

New \$80M mixed-use lakeside development proposed

BY GREG OLIVER
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CLEMSON — Clemson businesswoman Julie Ibrahim said she is excited about plans for a new \$80 million mixed-use development featuring apartments, restaurants and retail that could open in a little more than two years where the historic Holiday Inn and Lake Hartwell Inn once stood.

"I have learned a lot, talked to a lot of differ-

ent developers, brokers, people who are knowledgeable in this area and feel as if I've made the right choice," said Ibrahim, who has owned the property since 2012. "The developers have presented this proposal to the city of Clemson, and I have confidence that they have the ability to make it happen and follow it through."

Clemson Docksides LP has presented plans for the more than 5-acre site to the city, featuring 322

nue West, adjacent to neighboring homes, the residential units are primarily one, two and three bedrooms. The building finally steps down again to four stories, presenting neighbors with smaller-scale wings framing courtyards, resulting in a tree-lined landscape punctuated by a series of landscaped spaces. On the second floor above the single-story restaurant space, an outdoor deck is proposed to be shared by residents and guests of the restaurant.

Outdoor amenities will be contained within the interior courtyards, minimizing the noise for neighbors.

"I think this is going to create a gathering place that's been missing in Clemson, especially to the adult community and young professionals, the demographic that used to visit the Holiday Inn when it was there," Ibrahim said. "It will be a place where townspeople and university people can gather and enjoy all the amenities Clemson has to offer — a restaurant, boardwalk and the ability to bring their boat up to the restaurant."

Ibrahim said the developers want to start

the project in January

2020 and estimates, with a minimum of 18 months construction, that a good target date for opening would be August 2021. She said of all the people she has spoken with and interviewed as potential developers of the property, this group

is the one that will bring such a project to fruition.

Plans for the new development could bring a happy conclusion to a site that has endured its share of difficulties since Holiday Inn and Lake Hartwell Inn closed in the mid-2000s. In late 2006, developers announced plans to demolish the former hotel and restaurant and build Clemson Grande Lakefront Condominiums — a \$5 million project that was to feature 93 residential units and 50,000 square feet of commer-

cial space — including two restaurants.

However, the Clemson Grande project came to a halt when the recession hit in 2008 and partial demolition remained until finally being cleared in 2012. Ibrahim bought the property — once named by the late Mayor Larry Abernathy

as one of the city's biggest eyesores due to the va-

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Julie Ibrahim
Property owner

cant, run-down buildings — at an auction that same year.

Ibrahim said the project is a product of the time, the economy and the impact the economy is having in Clemson.

"This is spectacular growth we're going through right now," she said. "I think the success of (Clemson football coach Dabo) Swinney and the success of the football team have contributed to that. It's the rising tide that floats all boats, and while I'm using the worst tide, I do feel that everything that is going on with the university is spilling over into the city of Clemson. It's making us a better place to live, work and play."

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residential units ranging from studio apartments to five bedrooms. The plan also calls for 14,000 square feet of restaurant space and 8,000 square feet for retail businesses.

The plans also include residential floors that would wrap a six-story parking garage, minimizing its impact on the site and the surrounding community.

Along Holiday Ave-