



North elevation — Tiger Boulevard

RENDERINGS SPECIAL TO THE JOURNAL

Clemson BAR delays vote on updated Dockside project

BY GREG OLIVER
THE JOURNAL

CLEMSON — Members of the Clemson Board of Architectural Review were generally pleased with revisions presented by the developer of the mixed-use Dockside project Tuesday night, but they decided to hold off on final approval until a few additional changes are made.

“The process works, and I think we’re getting closer and closer to it — maybe, hopefully, just one more trip

to the BAR in January,” Brent Little, president of Fountain Residential Partners, said. “So I’m very excited about it.”

Proposed at the site of the former Holiday Inn on Tiger Boulevard, the mixed-use project has already been revised several times. Holiday Avenue residents living near the site oppose the multi-story project due to concerns including increased traffic congestion, student housing and the density for that particular site. One concern involving plans for a parking reduc-

tion sought by Dockside was alleviated when the city denied that request.

Architect Eli Storch told the board some of the changes made came at the request of the BAR, some from neighboring Holiday Avenue and some in an effort to increase the parking count. A proposed parking deck located in the middle of the site is now longer, and there is more viable parking access to commercial units proposed for the development.

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West elevation — Lake Hartwell

Storch said efforts to have a signalized intersection at Tiger Boulevard “are still in the process” but added that plans are to make the area more walkable and “easier to move around.” As far as elevations go, the architect said the project will have a lodge look and a color scheme of green and gray, requested by neighbors rather than brown as originally proposed.

Kay Barrett, former city attorney and a resident of Holiday West for more than 33 years, said concerns about the project go beyond the adjacent neighborhood.

“Our concerns are for all of those who live in, visit in, work in, shop in or own

businesses in Clemson,” Barrett said. “All of us are affected by the way this development will look, which is awful, taking up as it will, all by itself, an entire city block, and how it will negatively impact the traffic on Highway 123.

“It takes up way too much room and will look ridiculous in its setting across from the condos, the hotel and the AnMed facility, which will face it. This is not what the city of Clemson needs as a gateway to one of our prettiest entrances.”

Jane Brown, of Holiday Avenue, said she was pleased with the idea of having a higher wall near the pool and courtyard area.

“Soundproofing the

effects of the pool with the neighborhood, I think that’s a highlight,” Brown said.

While Brown felt the tone of the meeting was more positive than previous ones, she and other residents oppose plans for a sidewalk. Residents are considering the possibility of seeking a variance from city engineer Kent Guthrie.

“It is required by ordinances, and we need to petition the city engineer to ask for them not to require the sidewalk anywhere except for private residents,” Brown said.

Dockside is expected to be discussed by the BAR in January.

goliver@upstatetoday.com | (864) 973-6687

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CHANGES TO THE DOCKSIDE PROJECT:

- Stories: From six on Tiger Boulevard, five for the majority of the building and four at Holiday Avenue West, to four
- Height: 80 feet at six stories, 70 feet at five stories, and 90 feet with architectural elements; to 42 feet, with 10 percent architectural features up to 52 feet
- Units: from 322 to 200
- Beds: from 770 to 640
- Maximum unit size: Five bedrooms to four bedrooms
- Commercial space: 22,000 gross square feet to 20,700 gross square feet
- Parking: 623 spaces to 755 spaces
- Parking Ratio Per Bed: 0.60 spaces to 1.00 spaces per bed
- Lakeside public green space: 3,000 gross square feet to 10,200 gross square feet
- Total lakeside public open space: 8,800 gross square feet to 14,000 gross square feet
- Boardwalk: 5,650 gross square feet to 6,000 gross square feet

ADDITIONAL CHANGES REQUESTED AT TUESDAY NIGHT’S MEETING:

- Place wall approximately 20 feet high around pool and courtyard area to mitigate light and sound impacting adjacent Holiday Avenue
- Update plans for tree plantings and have more of a diversity of canopy trees along Tiger Boulevard and Holiday Avenue West
- Work with Clemson Arts and Cultural Commission on determining type of art to go into three public art locations proposed for the development