

Dockside project set to begin

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CLEMSON — The controversial Dockside project, a mixed-use student housing project planned on Tiger Boulevard in Clemson, is set to begin construction next month.

"We have some of our civil and site work approvals in hand and have a few to go," said Brent Little, president of Dallas-based Fountain Residential Partners. "At this time, all plans have been

submitted to the city and state agencies for permitting, and construction is expected to commence by the end of October."

Dockside will feature 200 apartments, 755 parking spaces and 20,000 square feet of commercial and retail stores on 5.1 acres. When the project was first announced in May 2019, it immediately generated controversy with nearby Holiday Avenue residents concerned about noise, traffic and access to their neighborhood. Although Holiday Avenue

residents repeatedly urged Clemson City Council to quash plans for the project, council in January deemed that Dockside, Patrick Square, Pacolet Milliken, 405 College Avenue and Cambridge Creek were far enough along in the development process to be excluded from the city's development moratorium.

The Clemson Board of Architectural Review also unanimously approved the project, but with stipulations of additional possi-

construction next month

bilities on exterior light configuration, that the wall just north of the residents' entryway be dropped down to 6 feet and that a landscape plan be finalized. Dockside officials, at the request of Holiday Avenue neighbors, said among other things that the pool area would be screened by trees, with stone in the middle and panels on either side.

In addition, Holiday Avenue West will feature additional plantings outside the privacy walls in addition to those

required by code to soften noise and provide buffering.

Sherman Construction was announced in June as the general contractor for the project. Little said plans are for Dockside to open in the fall of 2022.

Little added that plans for a four-way signalized intersection with sidewalks have been submitted and reviewed by the state as well.