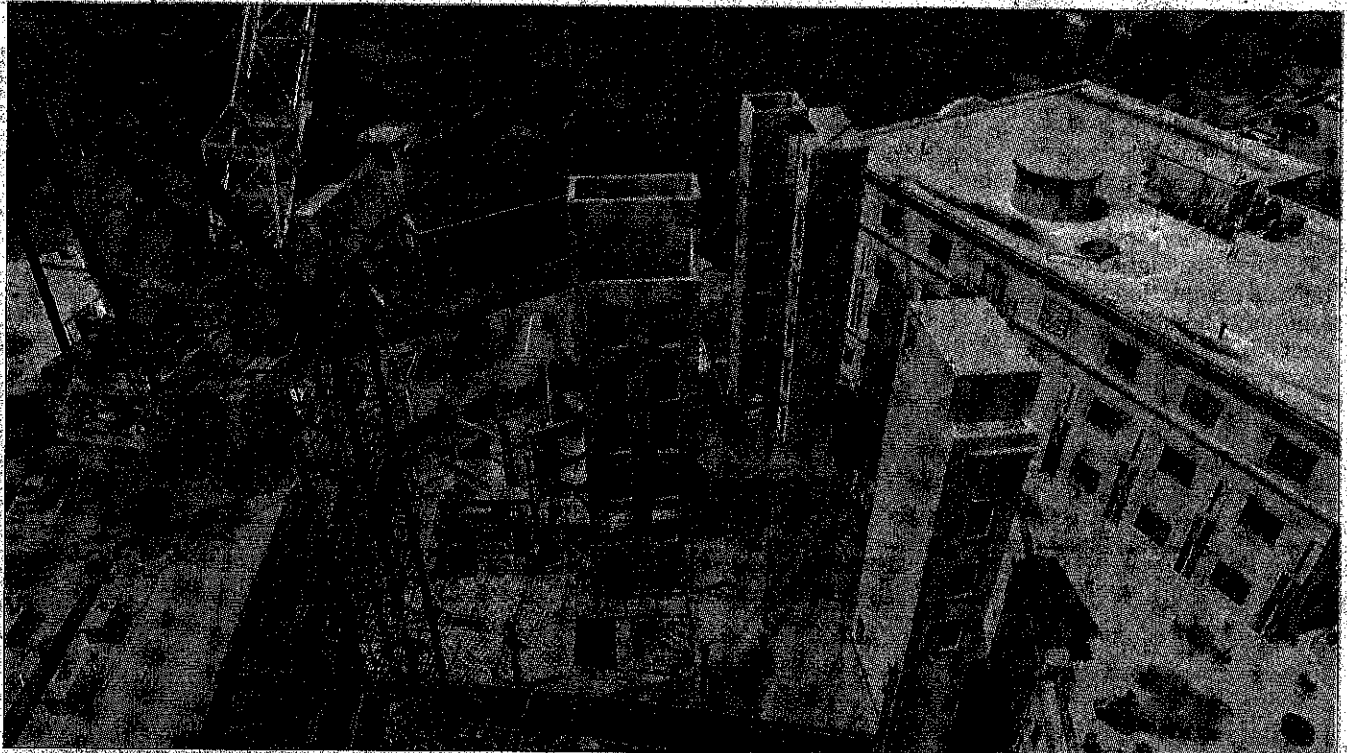


Rising above downtown



Construction is well underway on the Shepherd Hotel in downtown Clemson.

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Shepherd Hotel projected for April 2022 opening

BY GREG OLIVER
THE JOURNAL

CLEMSON — Construction of a 56,000-square-foot and 67-room boutique hotel in downtown Clemson staffed by special needs students is well underway, and officials say it is slated to open a year from now.

Abby Trammel, architectural and land planner for Pavilion Development Company, said the Shepherd Hotel is slated for completion in January 2022, with a projected

opening date to follow in April. The hotel is planned to be six stories tall.

"The goal of an April opening is to give our staff time to train and develop prior to a busy football season in the fall," Trammel said.

Groundbreaking for the hotel, located at the College Avenue site where BB&T once stood, happened in November 2019. Trammel said the building was designed using a system of pre-constructed panels created off-site and brought on-site and

assembled since the site is zero lot line, a term referring to a property with one boundary wall of a structure built right on the property line.

The pre-constructed panels and structural steel are currently going up, with a crane installed on the site.

HOTEL LOOKING TO PARTNER WITH CLEMSONLIFE

One unique component of the hotel is the employment of special

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HOTEL: Partnering with ClemsonLIFE program

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needs students. Trammel said the ownership group, led by Rick Hayduk and Rich Davies, is working closely with the ClemsonLIFE program at Clemson University to train future employees of the hotel.

ClemsonLIFE students have also been involved in the on-site construction process several days a week.

The ClemsonLIFE program at Clemson University is designed for students with intellectual disabilities who want a post-secondary experience on a college campus. Its mission is to provide a coordinated course of study that includes career exploration and preparation,

along with self-awareness, discovery and personal improvement through a framework of courses, job internships and community participation. Hayduk has a daughter with Down syndrome.

"The ownership group hopes to make a dent in the low employment rate of adults with intellectual disabilities," Trammel said.

SIGNAGE APPROVED

Final approval of building signage for the hotel was unanimously approved by the Clemson Board of Architectural Review (BAR) earlier this month. City zoning administrator Jacob Peabody said the design was "interesting" and "unlike anything else in Clemson"

with channel letters backlit facing the building for a halo effect.

"The proposal meets requirements and staff has no problems with the proposal," Peabody told the board.

Applicant Tony Guigliani said the sign proposed would be at the very top of the building. While he anticipated some "bleeding" from the light to the facade, Guigliani added, "We don't feel it will affect

to hire students



any of the rooms and interfere with the guests." At the request of the

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Construction workers walk behind a fence at the site of the Shepherd Hotel in downtown Clemson on Thursday.

was really the thought pattern behind the placement of the flags, a classic American hotel entrance," Hayduk told the board. "Right now, the monumental stairs we have in the lobby, you walk in through a metal awning with the letters, American and state flag above, you come in and see a grand staircase. It doesn't get much more classic in the hotel world than that."

Approval of the project also included the stipulation that not only would all lights on the signage be "dimnable," but that Peabody would inspect the site and ensure the request was validated.

No public or written comments were given during the meeting.

The Shepherd Hotel will join other high-rise buildings constructed on College Avenue in recent years, including U Centre on College, 114 Earle and Campus View.

BAR, hotel officials said the lights would contain a "dimnable" feature. The two flag poles at the entrance, which are 12 feet tall, will "emphasize entry into the hotel" although there are two separate pedestrian entries. They tried to keep things traditional and so that