

Patrick Square brings Traditional Neighborhood Design to Clemson

Limited number of phase-one homesites now available to be reserved

By Rebecca Howerton
UPSTATE HOMES WRITER

Within three miles of Clemson University, a new community will soon be springing to

life, offering residents an opportunity to recapture the neighborly atmosphere of a bygone era.

Planned according to the principles of Traditional Neighborhood Design, Patrick Square, named for Revolutionary War hero Patrick Calhoun, will offer a wide range of residential choices, including single-family homes, condominiums, and live-work spaces. Its tree-lined streets and on-site recreation, education, and retail amenities are designed to encourage pedestrian activity.

Developer Michael Cheezem said Patrick Square's varied residential offerings, including a planned assisted living facility, represent a continuum to welcome people in all stages of life.

"This is a community for all ages, from young couples to retirees, with different generations living together," he said. "It's a different model, bringing back the social values of the past and the best of small-town living."

Nature figures prominently in the design of Patrick Square, with 62 acres set aside for gardens, parks, woods, and fields, as well as Eighteen-mile Creek and a six-acre lake. A foot bridge will lead to the recently opened Nettles Park, which has ball fields, play areas, tennis courts, and a pavilion.

In the community's early planning stages, Cheezem solicited input from city and university officials, as well as local builders and realtors. Their response indicated a desire for a gathering place rather than a major retailer with a large parking lot. A town center, patterned after the historic square of Pendleton, South Carolina, was created to fulfill that wish.

"In designing the town center, we were sensitive to the future needs of the community and the university," he said. "The town square will host farmer's markets and craft shows, Easter egg hunts, speakers and concerts, and a steady stream of activities to bring the Clemson community together."

Located within walking distance of homes, the town center will have office space, shops with storefront windows, and wide sidewalks to accommodate outdoor cafes. Sales executive Joey Martin said a grocer, day care center, hotel, and condominiums are planned for the town center, which will be designed by Historical Concepts of Atlanta. Martin said the central area will function as the "living room" of the neighborhood.

"The town square is the heartbeat of the community, the site of events and gatherings, a place where lifelong friendships are formed," he said.

The centerpiece of the town square will be the Charles K. Cheezem Education Center, according to Ross



Renderings Provided.

Southern Homes of the Upstate. They were designed by Lew Oliver of Hometown Solutions, who is also the town architect.

The community's 4,000-square-foot clubhouse and community pool will be completed with phase one of construction, and are scheduled to open on Memorial Day 2009, Woodley said.

Although it is designed to resemble a historic town, Patrick Square takes advantage of the latest in contemporary technology, Woodley said.

"A fiber-to-the-home network will provide all residents with cutting-edge digital TV, phone and the highest speed internet available to residential customers. This will all be in place with phase one," he said.

Patrick Square is pursuing EarthCraft Community certification, a standard for sustainable residential development. All homes and community buildings will be built according to EarthCraft guidelines, Woodley said. For more information see

www.EarthCrafthome.com.

Hanahan, development manager. Patrick Square is donating both the land and the two-story, 8,200-square-foot building to Clemson University, to house the Osher Lifelong Learning Institute (OLLI) which offers college-level courses to adults.

"Traditionally, the most prominent site in a town square was a building dedicated to civic use," Hanahan said. "The Osher Lifelong Learning Institute will be the focal point of Patrick Square."

The education center is named for Charles K. Cheezem, father of the developer. A member of Clemson's class of 1944, Cheezem was drafted along with his entire class to serve in World War II. After the war, Cheezem spent 16 months working to repair Berlin's infrastructure, finally completing his degree in 1948. He spent most of his career in Florida, developing retirement communities and condominiums, and was instrumental in the revitalization of South Beach.

In 1985, he moved back to the town of his alma mater, intending to retire. He bought several parcels of land, including one which he developed into Country Walk, and another, sold two years ago to his son's development company, which will become the site of Patrick Square.

Construction of the town center is expected to begin in 2009. A sales and visitor center is open now in what will become the common area.

Kevin Woodley, project manager, said the 65 homesites of phase one are now available to be reserved, including 14 larger custom homesites. The remaining 51 semi-custom homes will be built by a partnership between Tom Winkopp and

Pricing: \$290,000s and up (in first phase)

Number of homes: 65 in phase I, total 415

Square footage: 1,600-4,000+

Amenities: Town square featuring Osher Lifelong Learning

Center, 62 acres of protected green space and wetlands,

six-acre lake, community garden, parks and fields,

fiber-to-the-home network, footbridge access to

Clemson's new Nettles Park.

Schools: Clemson Elementary, Edwards Middle,

Daniel High

Sales center information: Address- 578 Issaqueena Trail,

Clemson S.C. 29631 (Corner of Issaqueena Trail and

Chapman Hill Road) Phone- 864-654-1500.

Hours: 1 - 4 p.m. Sundays, 11 a.m. to 6 p.m. Monday - Saturday

