

Patrick Square makes it past square one

By GREG OLIVER
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CLEMSON — A week after the 179-acre planned development on Issaqueena Trail was formally named Patrick Square, Clemson City Council Monday night unanimously approved first reading of the multi-use property.

The site, previously known as the Digital Tract, features a mix of residential styles ranging from single-family homes on small, medium and large lots to duplexes, condominiums, "Live/Work" and retail units. The various unit types would be interspersed throughout the city "in order to create more varied and interesting

streetscapes" with the various lot sizes and different housing types attracting "a diverse group of potential residents — from young professionals to empty-nesters."

Street sections under the plan would consist of Main, Office and Boulevard, with all featuring either a six-foot or eight-foot planting strip or planting box as well as trees spaced approximately 40 feet on center. Streetlights would be spaced between trees at appropriate locations.

Homes would feature front porches and streets would feature sidewalks to allow neighbors to interact in the traditional community style.

In addition, a town center containing retail businesses, including a grocery store, drug store, restaurants and a "state-of-the-art" 120-bed assisted living facility would also be featured.

The plan features sidewalks on both sides of the streets, with the sidewalks in the main street and office street sections varying in width to accommodate appro-

appropriate pedestrian volumes and any street furniture. Tree planting strips would be located on all streets contiguous to the parking lane to buffer the traffic lane and blocks would be grained and sized to create a walkable, pedestrian-friendly neighborhood.

The plan also calls for open spaces to be "interspersed throughout the site, within close proximity to residences and commercial spaces." The parks would serve as both "formal and informal" gathering spaces for residents and visitors and allow for both "passive and active" recreation.

The lower 42 acres of the site are located in a floodplain, with the natural wetlands and streams preserved and a large man-made lake created to serve as both a stormwater management pond and a recreational feature. A community garden would also be located in the area with walking paths, bike trails and boardwalks, with scenic overlooks, connecting the two features. The walking paths/trails would connect to

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Nettles Park.

Developer Michael Cheezem, working with Torti Gallas, of Maryland, who is handling the conceptual design, told council members last week that they have spent a lot of time listening to input from various stakeholders in the community. Torti Gallas developer Robert Whittle said Chapman Hill Road will be slightly rerouted for a safer 90-degree intersection with Issaqueena Trail directly across from the entrance to the Camelot subdivision.

City Council is scheduled to hold second and final reading of the planned development at its August 6 meeting. Once construction on the project officially begins, it is expected to take six years to complete.

