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Whitney begins infrastructure for development

By Josh Mitchell

Staff reporter

Workers on Wednesday began installing the infrastructure for a large residential and commercial development on Grinnell Avenue.

Water and sewer lines are being installed for the proposed Whitney Benefits Inc. development that is expected to ultimately provide 95,000 square feet of office space, 45,000 square feet of retail, and 76 new residences.

Up until the infrastructure began being installed, the project existed only on paper.

Whitney Benefits Inc. Board President Tom Kinnison said it is exciting to see the project physically under way.



Tom Kinnison
Whitney Board President

"We need to get it (infrastructure) in right now because of the new (school district) administration building," he said.

Kinnison said the District 2 administrative building will be going up "fairly soon."

Assistant Public Works Director Mike Cole said the infrastructure is the first step toward getting the development built. He said building alone can

_____ said building plans can not be approved until the infrastructure is under way.

The development has two aspects — Grinnell Square and Grinnell Park Place. Grinnell Square will be the urban area of the development and consist of office, retail and residential space.

Grinnell Park Place would include single-fam-

ly residences, town homes and live-work residences. Live-work residences would put people within walking distance of downtown jobs.

The development will be located on 12 acres near the intersection of Grinnell Avenue and Connor Street.

In addition to bringing more businesses and residences to the city, Whitney Benefits says the project will revitalize an industrial side of downtown.

While the work is taking place, one lane of traffic will remain open, said Harry Clark, a foreman for Buckley Construction of Sheridan, which is doing the work.

One block of Grinnell and a half-block of Connor will receive 8-inch water and sewer pipes. Ultimately, the development will require much more infrastructure, Cole said.

Installing the infrastructure for Grinnell and Connor will take around two months and be completely paid for by Whitney Benefits.

This phase of installing water and sewer pipes is costing Whitney Benefits about \$70,000, Kinnison said.