

SWITCHYARD PARK

City of Bloomington Parks and Recreation
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2022 HIGHLIGHTS

Switchyard Park generated \$62k in rental revenue (48K in 2021).

31 Park Special Use Permits (16 in 2021)

\$7300 in Park Special Use permit revenue (\$1900 in 2021)

254 events outside at Switchyard Park

74 events inside the Pavilion

500,000 estimated park users

Staffing: General Manager, 2 Working Forepersons, PT Laborers, PT Event Supervisors

Contracts:

Centerstone - restroom monitoring

HFI - preventative maintenance

Marshall MSI - security

Green Dragon - mowing

GENERAL

Free public Wi-Fi

65 acres

8.2 acres of native plant restoration

3 acres of pervious pavers

15.5 acres of turf to be mowed

5 bridges

124 bicycle racks; 1 bicycle repair station

5 miles of trails/paths

65 cameras with a total of 188 viewing angles

PARKING

412 parking spaces spread out among 4 parking lots (26 accessible, 4 electric charging)

138 Rogers (12 accessible, 4 charging)

114 Grimes (10 accessible)

91 Rogers Overflow

43 Walnut (4 accessible)

RESTROOMS

BPD Substation restrooms open year round 7:30am-11pm

Spray Pad Restrooms open 10am-8pm during Spray Pad season (Memorial Day through end of Sept);
10am-6pm all other times of the year

PAVILION

11,000 sq. ft. total

7,000 sq. ft. usable event space

600 standing capacity, 442 seated capacity

catering kitchen, restrooms, acoustic panels

1



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LEED Silver: rainwater capture, living roof, solar panels, radiant flooring

.4 acres Pavilion Lawn

Event types: weddings, fashion show, proms, vendor expos, farmers markets, business training sessions, charity galas, university dinners, concerts, trivia nights, holiday parties, award luncheons, etc

SPRAY PAD

Open Memorial Day through end of September 10am-8pm.

226 spray pad bather load

90 spray nozzles and misters

3,500 gallons of water

The spray pad is a closed system that recycles water. New water is only added to replenish water lost to evaporation and spray loss. The Spray Pad uses multiple filter systems including a basket filter, sand filter, and UV filter.

PERFORMANCE STAGE AND EVENT LAWNS

2400 sq. ft. Performance Main Stage

2.9 acres Performance Main Stage lawn, can hold 4,000+ people

2.8 acres Secondary Performance Lawn

DOG PARK

4.7 acres combined between the Large Dog chamber and the Small Dog chamber

Approximately 1,260 ft. from Rogers parking lot to the dog park

2 Dog Waste Stations in each chamber and 3 Dog Waste Stations in the park itself

Rinse Station (coming summer 2023)

OTHER AMENITIES

North Activity Lawn: 29,795 sq. ft.

South Activity Lawn: 30,312 sq. ft.

Bosque: 4,800 sq. ft.

Picnic Shelter: 3,600 sq. ft., capacity 100. Available first-come, first serve except for large permitted event reservations. Fireplace shelter, electrical outlets, 2 grills

Skate Park: 12,580 sq. ft. with 30 different obstacles/events, locally designed and built

Sports Courts & Fitness: 4 pickleball courts, 3 bocce ball lanes, 1 basketball court, 9 fitness stations

Playground - Embankment slides, climbing net, climbing wall, balance beam, inter-active music play equipment, face-to-face parent/child swings, and adult porch swings

Community Gardens: 39 (4'x8') raised garden beds, (rental price \$45/\$52)

Water Tower holds 30,000 gallons

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PROPERTY ACQUISITIONS

245 W. Grimes Lane, the former McDoel Railroad Switchyard served as a regional hub for the railroad from 1892 until 2000, when CSX Railroad began to phase out its services. The last train left in 2004.

12 acres - abandoned Indiana Railroad corridor, from Country Club Road north to Rogers Street acquired (west of the B-Line Trail)

18 acres - section of B-Line Trail through the Switchyard (purchased and developed before the Switchyard property was acquired)

6.79 acres - "Triple C" property off Rogers Street (future park entrance and parking) acquired

.8 acres - "Wee Willies" property (Walnut Street park entrance) acquired

28 acres - Switchyard property purchased from CSX

CONSTRUCTION NOTES

Budget: \$34M; Design: \$3,011,354, Construction: \$27,150,060

Construction Duration: 19 months (substantial completion)

Considerations given to: Environmental Remediation, Floodplain, Wetland Mitigation/"Daylighting", LEED/Sustainability, WiFi and Camera Surveillance, Economic Development.

Existing limestone building B-Line Trail trailhead at Grimes Lane (former railroad maintenance office) renovated to serve as a City of Bloomington Police Department substation.

Mitigation - around 38,000 cubic yards of coal ash and cinders were mitigated through this project mostly through being built into containment berms. Only about 2,000 cubic yards of contaminated material were removed from the site to approved disposal sites.

TIMELINE

Dec 4, 2016 - Bloomington Mayor John Hamilton announced at a press conference that the first construction project to take place at Switchyard Park is a sanitary sewer line being installed by the City of Bloomington Utilities Department. The 40" sewer line is a crucial piece of infrastructure for the surrounding area. Installation began in spring 2017.

Apr 16, 2018 - Bloomington Redevelopment Commission and City Controller approve the award of the Switchyard Park construction contract to Weddle Brothers Building Group LLC.

Apr 24, 2018 - Board of Park Commissioners awarded the construction contract for Switchyard Park to Weddle Brothers Building Group LLC for a total cost of \$25,857,200.

May 2, 2018 - Weddle Brothers Building Group LLC receives official notice to proceed with construction

May 11, 2018 - groundbreaking

Nov 2, 2019 - ribbon cutting

Nov 4, 2019 - substantial completion and facilities open and operational

May 2020 - full completion

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