

Welcome

Bondurant Comprehensive Plan Open House

December 06, 2011
4:00 p.m. to 8:00 p.m.

Share your opinions, thoughts and ideas for the future of Bondurant!

comment card

Please use this comment card to provide written comments on the project.
If you would like to be contacted regarding the project, please write your name and number below.

No, you do not need to contact me.
 Yes, please contact me to discuss my comments/questions.

Contact me at:
Name: _____
Phone: _____
Email: _____

Please turn this sheet in at the Welcome Table before you leave tonight. Thank you!

City of Bondurant

VISION AND GUIDING PRINCIPLES

Vision Statement - 2030

We are a friendly, tranquil, growing community with rural qualities and small town values. With our close proximity to Des Moines and our location on the edge of the growing metropolitan region, we recognize that our community will continue to change. We have many desires for what that change might bring for the future of our community: a good grocery store, restaurants, more efficient services (and thus lower taxes), lower costs for water and sewer services, stronger walking and biking connections and great community spaces where we can gather as a community of neighbors. We will be a community that embraces growth by planning for our future. Through our planning efforts, Bondurant will shape future development in a way that preserves our small town qualities, our rural heritage and builds upon the quality of life that makes Bondurant a great place to live. Our vision for our community is to realize a pattern and form of community growth that is "on our terms" and that defines Bondurant as a unique place that is connected socially, economically and environmentally.

Guiding Principles

The guiding principles represent the basic goals of the plan as directed by the citizens of Bondurant. They reflect the needs, concerns and desires of our city and provide direction for achieving the vision. The guiding principles shape the plan, as well as its implementation in the future.



I like it!



It's OK



I don't like it!!

1. We will preserve our small town feel

Bondurant will retain our small town, community atmosphere. We enjoy living here because it provides a home where neighborly interaction still occurs, open spaces still define much of the landscape, and our community rallies around each other.

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2. We are part of a greater region

Bondurant will recognize the role we play in the region. As part of the Des Moines Metropolitan area, we have advantages that are not available to other towns our size. We understand there are potential "spill-over" effects and competition from neighboring communities and that many of our citizens regularly travel and work outside of our city limits.

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3. We will work towards a vibrant and local downtown area

Bondurant will focus on developing a vibrant downtown area that serves the local community. It will be a place that we can gather as a community or spend time with a neighbor. Small scale retail, mixed use buildings and community gathering space will be aimed at the needs of our citizens, and not as a regional center. We recognize that large scale development is more appropriate elsewhere and our land use decisions will reflect that understanding.

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4. We will grow thoughtfully, in a planned manner

Bondurant will consider the positive and negative implications of growth before we allow development. New developments will not happen haphazardly, but rather in locations that are appropriate to the ecological constraints, resource and energy use considerations, and our community's identity. It will fit and respond to our vision of growth for the city.

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5. We will develop healthy housing mixes

Bondurant will offer residential choices that serve our community's families and individuals with varied housing needs. A mix of quality housing options will allow us to continue calling Bondurant home.

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6. We will encourage business growth in appropriate locations

Bondurant recognizes the significance of expanding our job and tax base while making sure that growth is appropriate and in locations that do not detract from the quality of life of our citizens or the character of our city. We will address challenges for new and existing businesses, and capitalize on our advantages in order to improve the business climate and foster job growth in Bondurant.

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7. We will encourage retail that meets the needs of the city

Our population has grown to a level that will support additional retail services. Grocery, restaurants, and small retail will be targeted for development in Bondurant. Development will be done in a way that retains our city's community atmosphere and identity.

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8. We will treat natural elements as amenities, not hazards

Bondurant understands the value of our creeks, lakes, wetlands and topography as well the potential hazards they can present. We will emphasize enhancement, protection, preservation and restoration of our natural resources, agricultural assets and cultural/historic landscapes.

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9. We will create abundant, connected parks

Bondurant will continue to develop our park system to create a linked network of parks that are accessible to all neighborhoods. Our parks will serve multiple functions, addressing the needs of individual neighborhoods and the community as a whole.

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10. We will promote safe and efficient transportation

Bondurant will make sure that our transportation system serves to connect the city to the rest of the region while also providing safe alternatives for local automobile trips, public transportation, bikes and pedestrians.

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11. We will utilize appropriate, affordable infrastructure options

Bondurant will ensure our infrastructure system grows with the city in a cost effective, affordable way. When possible, we will utilize existing infrastructure to meet the needs of our city. Public investment in water, sewer and other services will be done in a thoughtful way that matches our development patterns and recognizes short and long term costs.

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12. We will support our great schools

Bondurant will support and assist the Bondurant-Farrar school district's efforts to maintain the high quality of our schools and strive for even higher academic achievement for our children. We will work collaboratively with the school district to adapt to changing conditions to ensure that our children receive great educational opportunities.

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13. We will have an involved and responsive local government

Bondurant's elected officials and hired staff will continue to respond to the needs of our community. They will conduct business in a timely and transparent manner and value citizen and stakeholder input.

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14. We will encourage active, healthy living choices

Bondurant is a great place to live. As we continue to grow and change, we will ensure a vision and policy that shapes our built environment so that it encourages active lifestyles: biking, walking, recreating and gardening.

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What is a Comprehensive Plan?

The Comprehensive Plan is a statement of what our community of Bondurant wants to become. It is a **set of goals and policies** designed to achieve a community wide **vision** that is based upon a series of community defined **guiding principles**. The plan is based on a composition of **concepts, patterns and relationships** that deal with integrating the social aspects of a community with its physical development. Unlike the zoning ordinance, the comprehensive plan is **futuristic in that it guides decisions that have yet to be made**. The word "comprehensive" in itself provides meaning to the plan: it deals with the **whole community and not just the parts**. The Comprehensive Plan is the **blueprint for the future** of Bondurant. It guides the use of every parcel of land (public and private) in our community. Land use is only the foundation of the Comprehensive Plan. Land use creates implications for city investments in infrastructure, facilities and services.

Why is a Comprehensive Plan Important?

Streets provide the capacity for land to develop and for movement within Bondurant. Planning seeks to ensure that we have a street system with the design and capacity to support future development. The character of streets and the volume of traffic also affects adjacent **land uses** and the ability to move people. The Comprehensive Plan must balance the transportation and land use aspects of the street system. Consideration of "complete streets" can maximize the value and impact of streets on the community. Development requires service from our **municipal sanitary sewer and water systems**. Development can only occur within the capacity of the city's sewer system. The City needs to be able to provide a safe water supply at pressures necessary for adequate fire protection. **Parks** are an important part of the **quality of life** here in Bondurant. Planning must consider the type and location of parks needed to meet the current and future needs of the community. A system of **trails and sidewalks** should allow people to move throughout the community on foot and bicycle, thus promoting an **active living and healthy lifestyle**. The pattern of development and the characteristics of the population influences the nature of public services. All of these factors create financial implications. Land use creates the value used for property taxation – the **primary source of revenue for the City**. Many revenues used to build public improvements come directly from new development. These factors make the process of updating the Comprehensive Plan critically important for Bondurant. **Planning helps us make the best use of our scarce resources**.

Project Process and Schedule

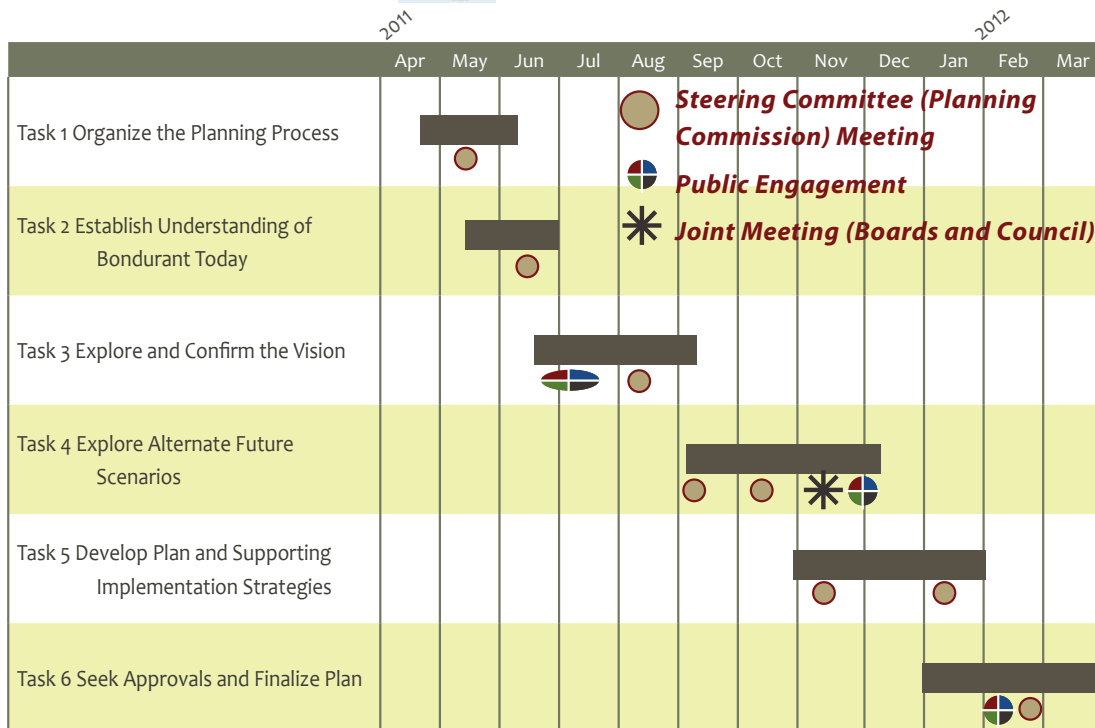
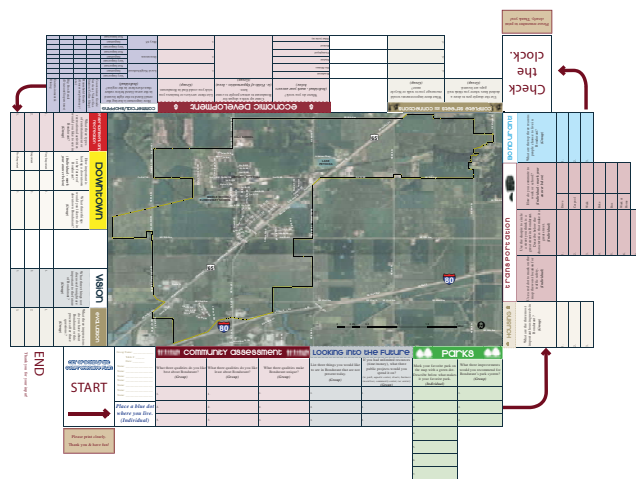
Our process will take 8 to 12 months. We began by tapping into the community to understand the characteristics, issues and opportunities through the use of a community survey completed by over 280 residents and through a game board exercise completed by several community groups. Using this input, we have developed a vision and set of guiding principles and begun to explore alternative concepts for how our community might grow in the future. Review of the vision and guiding principles is the primary purpose of this meeting.

Key characteristics that have emerged through the process thus far include the following:

- **A small town feel and character ... "a sense of place"**
- **A Grocery Store....and casual Restaurants in town!**
- **Quality schools and education**
- **Good, cost effective and affordable municipal infrastructure (water, sewer, roads)**
- **Housing choice and affordability**
- **Recreation opportunities and parks**
- **Connectivity--ability to get around town by auto, bike or walk -- safely and efficiently**
- **Land use balance - commercial growth that balances tax base and provides jobs**

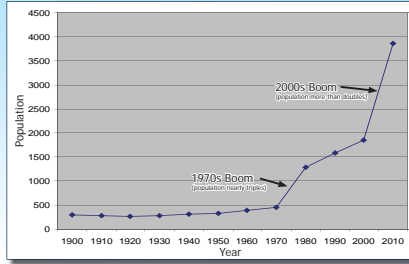
Top issues in the future expressed through the process:

- **Ability and need to provide municipal services**
- **Stormwater management**
- **Lack of convenience shopping**
- **Cost of utility services (water, sewer)**
- **Managing growth and development**
- **Ability to retain small town feel**



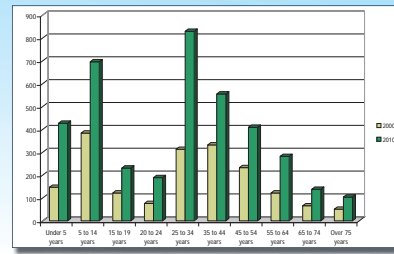
Demographics Population Growth

BONDURANT 20 80



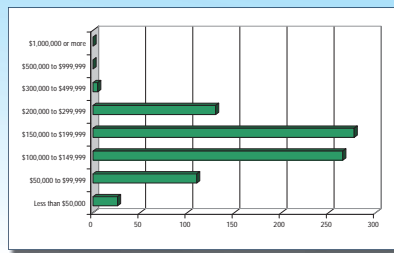
Demographics Population by Age

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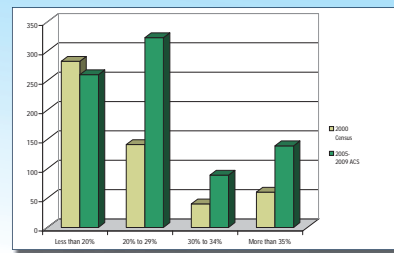
Demographics Home Values

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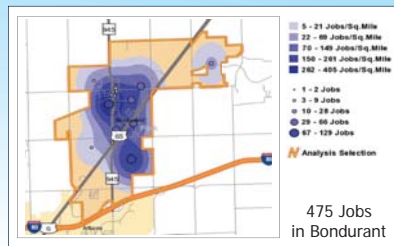
Demographics Housing Costs: % of Income

BONDURANT 20 80



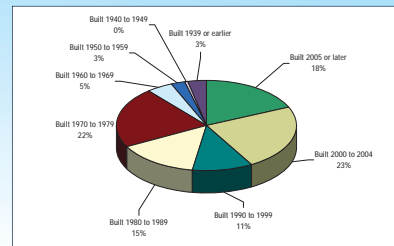
Demographics Jobs in Bondurant

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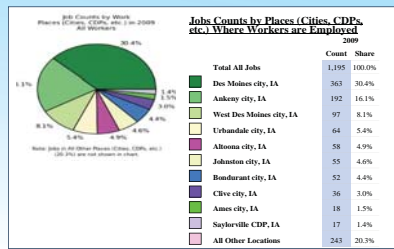
Demographics Age of Housing

BONDURANT 20 80



Demographics Workers from Bondurant

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Demographics Jobs in Bondurant

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