



Chapter Two: [Public Input]



Public Input

Overview

Public participation is a critical component of the planning process. It is through public input and feedback that a vision for the future can be created that accurately reflects the collective vision of the community. Exact opinions topics will vary, but the goal of public input is to identify the common themes that exist among all residents.

Throughout the process of creating the Building Bondurant Comprehensive Plan, the public was invited to engage and provide feedback in a variety of ways. There were traditional in-person meetings as well as pop-up event booths where engagement is brought to where people are already spending time. Lastly, a strong online component was added to expand the reach of engagement and provide a social distanced engagement option for residents.

Communication Plan

Early in the planning process, a communication plan was identified by city staff. This plan outlined the list of activities to occur during the public input process. For the Building Bondurant Comprehensive Plan this included:



Use of an Advisory Committee



Key Stakeholder Interviews



Public Workshop



Interactive Engagement Website



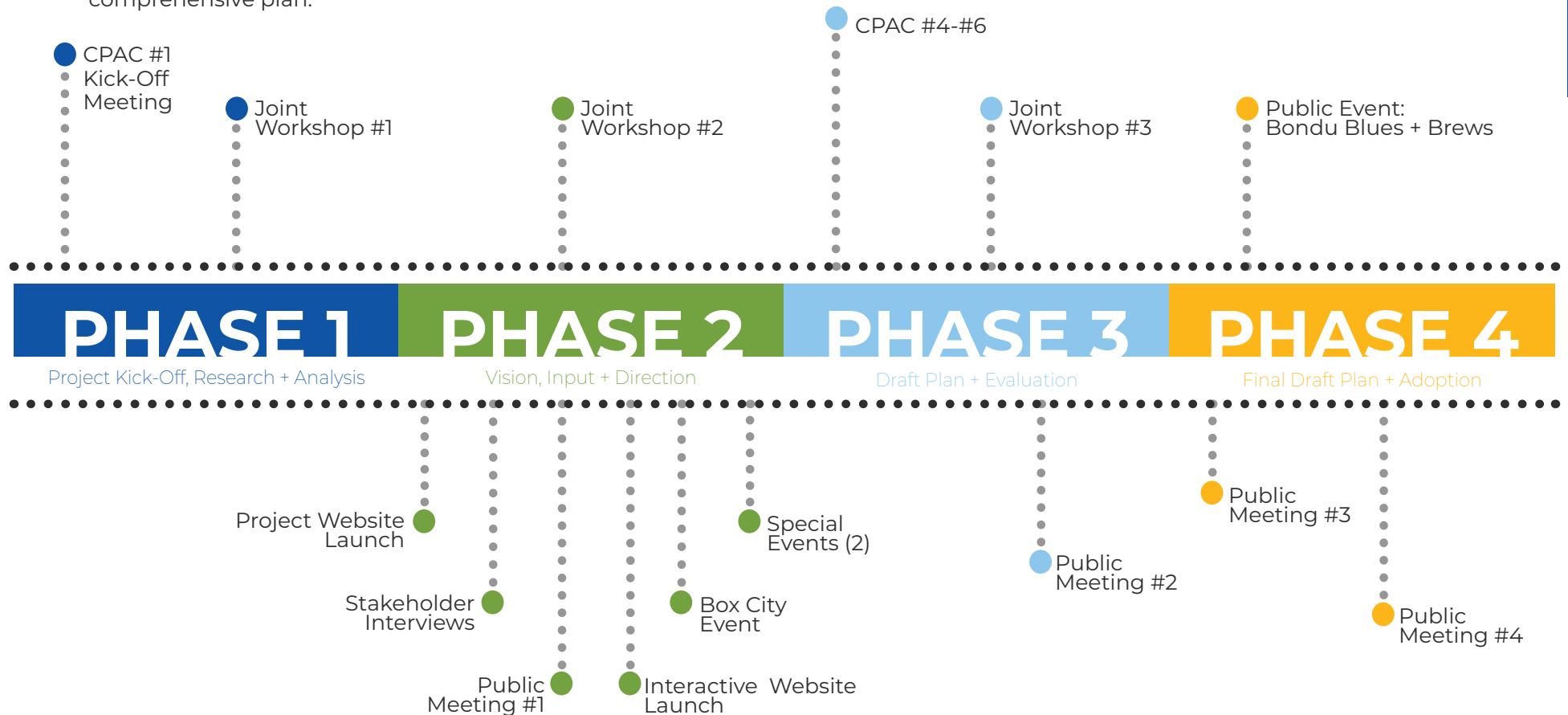
Special Event Booths

Public Input

Overview

Public Engagement Schedule

The graphic below illustrates the public input schedule across the four phases of the comprehensive plan.



Public Input

Advisory Committee

Comprehensive Plan Advisory Committee

The Building Bondurant Comprehensive Plan relied upon the use of a Comprehensive Plan Advisory Committee (CPAC) throughout the planning process. This CPAC was comprised of community stakeholders and leaders throughout Bondurant. The CPAC's role was to serve as an advisory body to the consultant team by providing feedback on the plan's direction and priorities, identifying areas of concern and opportunities, and evaluate and consider public input. The Committee was also asked to review the draft chapters of the plan and to deliver final recommendations for consideration by the Planning & Zoning Commission and City Council as part of their review and adoption of the Comprehensive Plan. The CPAC further serves as a community ambassador for the plan update-promoting awareness of events and encouraging participation.

Schedule

The CPAC met six times throughout the four phases of the planning process. These meetings were held both in-person and virtually to review progress to-date on the Comprehensive Plan. The consultant team conducted the meetings, prepared materials, and presentations to summarize progress.

Advisory Committee

The Building Bondurant Comprehensive Plan Advisory Committee (CPAC) was composed of the individuals listed to the right.

A Note on Joint Workshops

The Joint Workshop held during Phase 2 brought many parties to the table to discuss the Building Bondurant Comprehensive Plan, feedback received to-date, and provide input. Attendees included City Council, Planning & Zoning Commission, Board of Adjustment, and the Advisory Committee.

ADVISORY COMMITTEE MEMBERS

- **Doug Elrod**, Mayor
- **Tara Cox**, City Council
- **Bob Pepper**, City Council
- **Torey Cuellar**, Planning & Zoning Commission
- **Kristin Brostrom**, Planning & Zoning Commission
- **Wes Hoyer**, Planning & Zoning Commission
- **Kelsi Jurik**, Board of Adjustment
- **Dennis Lyman**, Parks & Rec Board
- **Rich Powers**, Bondurant-Farrar Community School Board, Superintendent
- **Chad Carlson**, Bondurant-Farrar Community School District, Director of Administrative Services
- **Sue Ugulini**, Bondurant-Farrar Community School District, School Board
- **Stacia Sanny**, Bondurant-Farrar Community School District, School Board
- **Leslie Foley**, Bondurant Chamber of Commerce
- **Brad Pfaltzgraff**, Bondurant Development Inc
- **Marketa Oliver**, City Administrator
- **Maggie Murray**, Planning & Community Development Director
- **Isaac Pezley**, City Planner
- **Tiffany Luing**, Economic Development Coordinator
- **John Horton**, Public Works Director
- **Nicole Van Houten**, Communications & Events Coordinator
- **Bob Veenstra**, City Engineer

Public Input

Advisory Committee Cont'd

Kick-Off Meeting Visioning Exercise Results

The Kick-Off Meeting for the Building Bondurant Comprehensive Plan was on July 27, 2021. This event was held in a hybrid format at City Hall, offering in-person and virtual options to meet due to COVID-19. The meeting detailed the planning process, the roles and responsibilities of the CPAC, schedule of the plan, and an initial snapshot of demographic data. At the end of the presentation, the consultant team asked the CPAC to partake in a series of engagement and visioning exercises to gain initial feedback. The results are summarized below and in the following pages.



BONDURANT COMPREHENSIVE PLAN

PLACE
STAMP
HERE

Dear Friend/Family,

It's 2050 and you should visit me here in Bondurant because...

Chapter 2: Public Input

BONDURANT COMPREHENSIVE PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Bondurant because...

"The network of bike and pedestrian trails and greenbelts make the community easy to traverse on foot or by bicycle."

BONDURANT COMPREHENSIVE PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Bondurant because...

"We have an amazing, inclusive community with so many amenities. These could include a pool, trails, parks and beautiful landscapes."

BONDURANT COMPREHENSIVE PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Bondurant because...

"We have the best small town community feel in the Des Moines metro region. We have an amazing downtown with trails and amenities for all ages."

BONDURANT COMPREHENSIVE PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Bondurant because...

"We have a delightful downtown with great shade trees, bike trail access, and cute little shops and restaurants. After, we can work off some calories at the tennis courts in the park."

Public Input

Advisory Committee Kick-Off Meeting

Kick-Off Meeting Visioning Exercise Results Cont'd

After the Postcard Exercise, the CPAC was asked a series of visioning questions. The results are below and in the following pages.

Q1:

Who are those stakeholders we need to meet with?

- Schools (Primarily students, parents, and teacher groups)
- Business owners
- Community Foundation in Bondurant
- Chamber of Commerce Board and Members
- Bondurant Development Inc. (BDI)
- Major landowners
- Developers
- Soccer
- Little League
- Civic Club
- Student Council
- Brickhouse Fitness
- Boy Scouts
- 4-H
- All major businesses

Q2:

What do you think is Bondurant's biggest advantage?

- Great school district
- Access to major Highways and Interstate
- General geography and location of the town
- Proximity to the Des Moines Metro
- Untapped potential for development
- Strategic use of advantageous location
- Trails in and around Bondurant
- The community's identity
- The community and people as a whole

Public Input

Advisory Committee Kick-Off Meeting

Q3:

What will be the most challenging aspect of updating this plan?

- Growth management
- Maintaining Bondurant's hometown feel
- The balance between ag and city
- Planning boundary and outward growth
- Resistant to diverse growth in housing
- Aging population and the availability of senior housing
- Preventing added traffic issues
- Improving and preserving transportation corridors
- Maintaining and improving trails and recreation
- Infrastructure and land use coordination
- Sustainable and resilient growth and to be a beacon and leader in cutting edge growth

Q4:

What are some HOUSING issues and opportunities in Bondurant?

- A general lack of variety in town for:
 - Renting
 - Owning
 - First-Time Home-buyers
 - Entry- to mid-level
 - Executive level
 - Townhomes

Public Input

Advisory Committee Kick-Off Meeting

Q5:

**What are some
TRANSPORTATION
issues and
opportunities in
Bondurant?**

- Congestion
 - There are two main corridors in town
 - Find more opportunities to identify new collector and arterial streets
- School and drop-off areas
- Connectivity of corridors
- Rural cross section transitions

Q6:

**What are some
CONSERVATION
issues and
opportunities in
Bondurant?**

- Maintain and expand the tree canopy
 - 4% tree cover existing today
- Regional retention
- Amenity mindset
- Connect to trails
- Sustainability and resiliency
 - Having an awareness of growth and new construction
- Encourage farmers to communicate with Soil and Water Conservation
- Encourage farmers to plant barrier strip along streams and creeks and field edges

Public Input

Advisory Committee Kick-Off Meeting

Q7:

**What are some
ECONOMIC
DEVELOPMENT
issues and
opportunities in
Bondurant?**

- Being selective with what is next in Bondurant
- Attractive development
 - Get others to spend money here
- Entertainment district
 - Opportunities for a year-round sports complex
 - Trail and park-related active entertainment
 - Host 5K and 10K runs
- Be strategic with whom and where as development occurs

Public Engagement

Key Stakeholder Interviews

Talking to the Community

Key stakeholder interviews are critical to the public engagement process and the overall development of the comprehensive plan. Members of the consultant team met virtually with several different members of the Bondurant community that represented a diverse mix of residents, business and land owners, school officials and city leaders. Each interview included a 50-minute, one-on-one discussion where the stakeholder could freely discuss strengths, challenges, opportunities in Bondurant both currently and in the future. The feedback received during these interviews helped build the consultant team's understanding of Bondurant.

Groups represented in the key stakeholder interviews include:

- Land owners
- Realtors
- Bondurant organizations
- City Staff
- Current and former City Council and Planning +

- Zoning members
- Developers
- School district representatives
- Transportation advocates
- Business community

Major themes that come from these stakeholder interviews are presented to the right.



Working with the City



STRENGTHS

- City leadership - very involved and responsive
- Super easy to develop in Bondurant
- Compared to neighboring communities, developers do not have to do too much in order to get a project moving



CHALLENGES

- Concern about sewer and other fee costs increasing too much
- City needs to review its PUD ordinance



OPPORTUNITIES

- Could use some enhanced Design Standards to improve the look and feel of development
- If these Standards are implemented, then they need to be evenly applied
- Use West Des Moines as an example to adopt a philosophy to stay ahead of the curve while being economic development friendly with the growth of infrastructure
- Need to take a fresh look at the PUD ordinance

Retail/Commercial Growth



STRENGTHS

- Bondurant still has land available along key corridors and roadways to expand upon



CHALLENGES

- Other communities, like Altoona, have a head start on retail, which will make Bondurant's commercial growth more difficult
- Land near I-80 is very tricky. Landowners have a lot of time on their side due to tax implications (Capital gains etc.)



OPPORTUNITIES

- Utilizing the Regional Commercial Master Plan and potentially rethinking it to best suit Bondurant today
- Bondurant can expand retail in key areas, such as the west side of town to serve neighborhoods, along 2nd Street or along Highway 65
- There have been many requests for specific uses/users: pharmacy/ drug store/ health care and retail/ clothes/shoes

Industrial Growth



STRENGTHS

- Bondurant is more development friendly and accommodating for industrial
- The transportation corridor near Bondurant is suitable for industrial flex



CHALLENGES

- Identifying the locations for future industrial growth. Larger industrial projects require a lot of land and infrastructure
- The need to keep farming near and around town



OPPORTUNITIES

- Identify spots for industrial with the least fights and obstacles
- Metal buildings that allow outdoor storage is highly attractive and difficult to find in the Metro
- Much more opportunity to expand industrial growth in east Metro
- Potential to create an ag buffer around town to retain agriculture presence in the community and shield Bondurant from neighboring communities

Landus Property + Downtown



STRENGTHS

- Great location in the heart of Bondurant
- The Co-op leaving is what is needed to take Bondurant to the next level



CHALLENGES

- The Landus site has a lot of unknowns tied to it regarding its environmental suitability. There are and were many chemicals stored throughout its term of operation
- The Landus site would be a huge demolition undertaking



OPPORTUNITIES

- There is a need for event space in town. Currently, it is difficult to gather in Bondurant
- There is a lot of interest in downtown spaces, making it very easy to find occupants
- A major redevelopment downtown opens the doors for multi-family and true mixed-use structures to be built downtown
- There is no existing community center offering places for people to gather

Housing



CHALLENGES

- Not enough higher-end homes but the market is more difficult for them
- Need a mix of housing types—there is limited missing middle and high-end homes, lots of middle to lower-end homes
- Developers feel it is cheaper to build the same home in Ankeny than it is in Bondurant
- Lots of concern about slab on grade/ no basements, need shelters
- Mixed views on the small lot construction currently being built



OPPORTUNITIES

- In this plan, we can identify locations for providing a varied housing stock—producing more medium and high density homes
- There is a need for apartments, along Highway 65 or near the high school would be good locations
- Can improve the look and feel of neighborhoods with improved landscaping standards; however, there is concern for not wanting to add too much to the cost of development
- A strong need for workforce housing, particularly for Amazon workers, as many commute in now
- Need nice townhomes, as well as affordable options for retirees
- Consider a rental housing inspection program

Community Character



STRENGTHS

- The Library is doing a lot to enhance quality of life through providing hot spots for WiFi to serve families without access or means to get internet
- Facebook and Amazon have really helped the library with technology related donations
- The school district is a major draw for the community. They have handled the rapid growth well



CHALLENGES

- Need to establish an arts commission
- Desire for a vibrant downtown
- There is a lack of recreational and gathering spaces for kids 10 years of age and older
- It's hard for the school district to keep up with the city's rapid growth
- Some teachers and staff are getting poached to other districts



OPPORTUNITIES

- Build upon the existing arts community. Could do this by installing art around the trails or Lake Petocka
- Find ways to enhance the downtown and support local initiatives
- Small town feel is appreciated, but hometown feel may be better suited as Bondurant continues to grow

Connectivity



CHALLENGES

- Concern over the number of wrecks on Highway 65
- Lack of transit service for local workers
- Traffic around the school at pick-up / drop-off
- Sidewalk gaps



OPPORTUNITIES

- Need a connected bike trail system that connects into Altoona
- There is a need to identify ways to connect the two sides of Bondurant
- Explore options related to the Northeast Beltway. There were mixed views on this in discussions on whether it would happen and if the City should continue to pursue it
- There needs to be added or improved arterial roads in Bondurant, specifically, Grant Street

Parks + Recreation



STRENGTHS

- Lake Petocka is a great asset to the community that hosts many community events and festivals
- Excitement over the planned Central Park space
- Desire for a community center for people to gather / hold events



OPPORTUNITIES

- Can build off Lake Petocka's popularity and use by providing fishing and recreation areas. The City can also capitalize on visitors to the park with commercial opportunities for ice cream, gas stations, etc.
- Pool and tennis courts are desired
- Explore opportunities for a golf course
- There is a need for a trail that connects to Altoona

Public Engagement

Special Event Booths

Farmers Markets

During the public engagement process, members of the consultant team visited two Bondurant Farmers Market events to obtain valuable feedback from community members and visitors. Attending these events allowed the consultant team to be where the people are and have one-on-one conversations with them to discuss what the plan is intended to accomplish and their own aspirations for the community.

The team set up a temporary booth for visitors to stop by and respond to visual preferencing exercises and give input on general issues, opportunities or concerns within the community related to conditions today as well as future possibilities. The input gathered at these events has been incorporated into the findings of this report.

The two dates of the Bondurant Farmers Markets the team attended were:

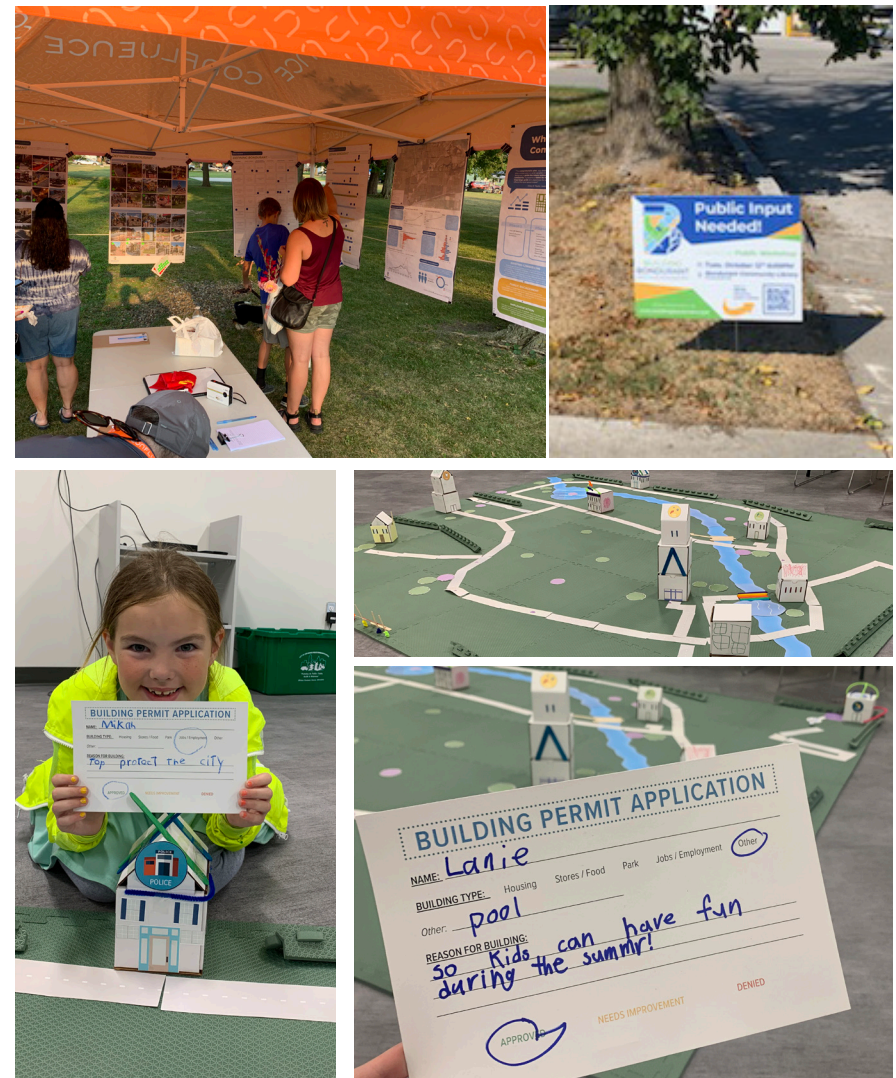
- August 18, 2021
- September 1, 2021

Box City Event

Additionally, the consultant team held a Box City Event to engage the youth of Bondurant. This event helps explain the planning process, takes the kids through their own permitting process to build their own Box City and allows them to thoughtfully consider what a community needs, where it will go, and how residents will get there. This event was held on October 27, 2021, at the Bondurant Community Library.

Yard Signs

The consultant team deployed several yard signs throughout the community in public spaces, such as parks, city hall, and the library to advertise public events related to the comprehensive planning process. The photo to the upper right provides an example of the yard sign.



Public Engagement

Public Workshop

Public Workshop

On October 12, 2021, the consultant team hosted a Public Workshop at the Bondurant Community Library. The Public Workshop had approximately 40 attendees. At this Workshop, the team gave a presentation that detailed what a comprehensive plan is, analysis of data, and then provided a variety of visioning exercises to engage the attendees.

The following pages detail the results from this Workshop's engagement activities. These activities included:

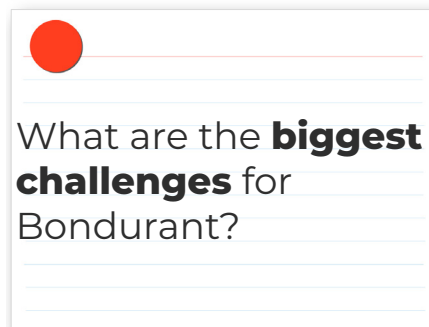
- Notecard exercises
- Image voting
- Preference Scales
- Puzzle Mapping
- One word prompts

Notecard Exercise



What are the **biggest opportunities** for Bondurant?

- School district
- Bike and pedestrian connections throughout town
- Lack of big box stores keeping the small town feel
- Proximity to Metro
- Community support for local businesses
- "Attract more employers and commercial development while still maintaining the ratio of current parkland"
- Good place for light to large businesses
- Active community members
- Lake Petocka
- "We are a young community so we can plan amenities to support our children and aging populations"
- Tight-knit community
- Keeping our parkland Level of Service ratio above average
- Easy city to work with
- "Growth is inevitable, we can make it positive"



What are the **biggest challenges** for Bondurant?

- Maintaining infrastructure
- Housing typologies-need a variety
- Need to maintain and increase affordability
- Protecting city boundaries from encroaching neighbors
- Stormwater infrastructure
- Water runoff and retention is poorly managed
- Growing too fast for schools to keep up
- Losing our small-town feel
- Not being choosy enough on developers and development types
- Maintaining parkland
- Small lot sizes for residential areas
- Unmanageable growth

Public Engagement

Public Workshop

Notecard Exercise

What is your **one big dream** for Bondurant?

- “Bondurant maintains our small town feel with our involved community in which everyone can feel at home.”
- A community future and current residents are proud of
- Safe, clean and healthy community
- Building a vibrant, active community
- Walkability and bikeability as a top priority
- Staying accessible to current and future residents
- Multi-modal components threaded throughout the city
- “A community with a multi-modal transportation network where all my daily needs can be met without needing a car”
- More activities for teens
- “To maintain its identity, to stand out, to not blend in”

What is your **one big fear** for Bondurant?

- Too many overpriced homes that only a certain demographic can afford- leading to no diversity and/or vacant homes
- Developing without consideration of infrastructure (water, roads, stormwater)
- That we will make this plan and then it will be immediately compromised because the City or developers can’t move fast enough
- Becoming our neighbors
- Big chain stores run out local businesses
- Bondurant becoming another impersonal, car dependent community
- Growth hurting our school district

Public Engagement

Public Workshop

Image Voting

The image voting boards presented to the right provide a variety of options for downtown, streetscapes, parks, and trails. Below, the text summarizes the results from these four sections.

- Related to the downtown, responses indicated a desire for beautification in the downtown and the establishment of gathering spaces
- Streetscape conveyed a need for greenscaping and highlighted pedestrian crossings, whether in the traditional sense or creatively painted cross walks
- The parks sections once again highlighted the desire for gathering spaces, large open spaces, and a dog park
- For the trails section, respondents indicated the need to have separated bike and ped paths from car traffic

building [downtown]

Please place a GREEN dot on the amenity or feature Bondurant should prioritize and a RED dot on the amenity or feature that is a lower priority.



How needed are downtown enhancements in Bondurant?

building [streetscapes]

Please place a GREEN dot on the amenity or feature Bondurant should prioritize and a RED dot on the amenity or feature that is a lower priority.



How needed are streetscape enhancements in Bondurant?

building [parks]

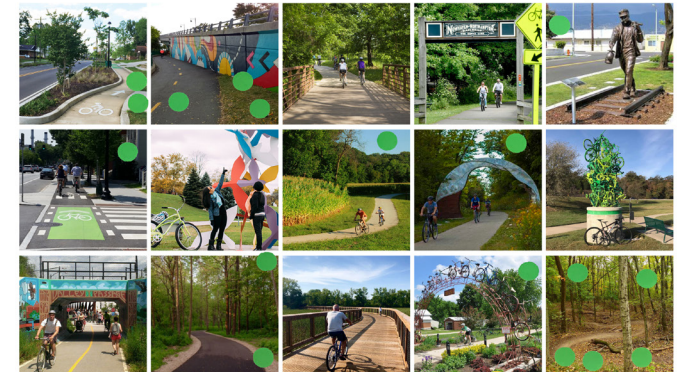
Please place a GREEN dot on the amenity or feature Bondurant should prioritize and a RED dot on the amenity or feature that is a lower priority.



How needed are park enhancements in Bondurant?

building [trails]

Please place a GREEN dot on the amenity or feature Bondurant should prioritize and a RED dot on the amenity or feature that is a lower priority.



How needed are trail enhancements in Bondurant?



CONFLUENCE



LELAND CONSULTING GROUP



KIRKHAM MICHAEL



CONFLUENCE



LELAND CONSULTING GROUP



KIRKHAM MICHAEL

Public Engagement

Public Workshop

Image Voting

The image voting boards presented to the right provide take a closer look at the needs and desires for residential development in Bondurant. The boards were broken down into small-, medium-, and large-lot single-family, medium-density, and high-density residential.

- There is a general need for a variety of housing types and sizes in Bondurant
- The desired construction style is more contemporary with vibrant colors
- Townhomes, rowhouses, and quadplexes in traditional architectural styles appear to be the most desirable medium-density homes
- Stacked triplexes received the most positive votes for high-density homes



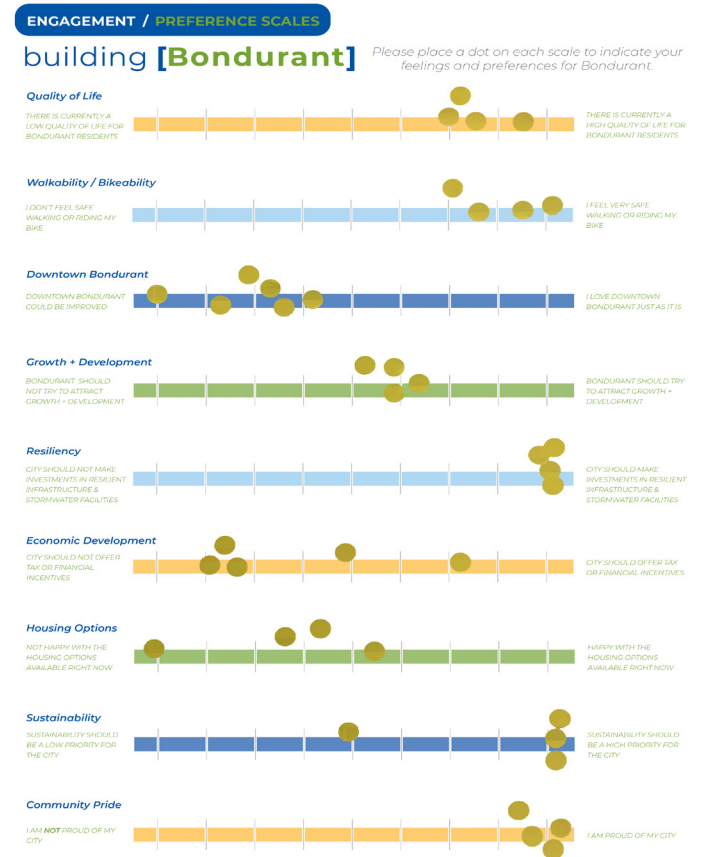
Public Engagement

Public Workshop

Preference Scales

The preference scale engagement boards help guide the recommendations for policies and action items for later implementation in the comprehensive plan. The text below summarizes these results.

- There was a desire for retirement and empty nester housing types and a general variety of types and densities
- Responses indicated the need to manage current infrastructure, a desire for more trails, and consideration water features for the parks and trails section
- There was a strong desire for an expanded sidewalk network
- Support for local businesses was conveyed in the downtown section
- In general, residents are happy with the existing amenities in Bondurant and are excited to see what is to come



Public Engagement

Project Website

Project Website

The Building Bondurant Comprehensive Plan project website is home to information on what a comprehensive plan is, the planning process, upcoming events, past presentations, and links to the interactive engagement website. This website was updated throughout the entire planning process to keep the public up-to-date on the most recent developments for the Building Bondurant Comprehensive Plan. Snapshots of the websites are presented to the right.



Upcoming Events

Stay involved in the planning process by participating in one of the upcoming events below

<p>Public Workshop</p> <p>Join us for a Public Workshop to learn more about the plan and provide input to help guide the vision for Building Bondurant!</p> <p>October 12, 2021 at 6:00 PM Bondurant Library</p>	<p>Engagement Site</p> <p>Visit our Interactive Engagement Website to provide virtual input on your vision for Bondurant now and in the future!</p> <p>Virtual / On Your Own Time Engagement Site</p>	<p>Box City Event</p> <p>Calling Bondurant kids! Join us at the Bondurant Library for a Box City Event - help use crafts to create a vision for Bondurant!</p> <p>October 27, 2021 from 3:30 - 6:30 PM Bondurant Library</p>
--	---	--

What is a Comprehensive Plan?

A Comprehensive Plan is a guiding document for growth and development within a community

The Building Bondurant Comprehensive Plan can be divided into three main phases:

<p>Phase 1 Analysis + Review</p> <p>An assessment of the existing conditions in Bondurant including socioeconomic data, land use, transportation and other features</p>	<p>Phase 2 Public Engagement</p> <p>Public engagement is key to identifying a vision for Bondurant and will be obtained through many engagement opportunities</p>	<p>Phase 3 Adoption + Implementation</p> <p>The new comprehensive plan will provide a guide to implement the vision and recommendations included within the plan</p>
---	---	--

Participate on the interactive engagement website

An online tool to provide input has been created to enhance the feedback received and provide a socially distant way to engage

[ONLINE ENGAGEMENT SITE](#)

Public Engagement

Interactive Engagement Website

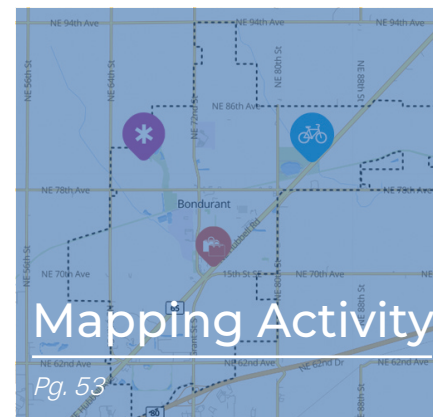
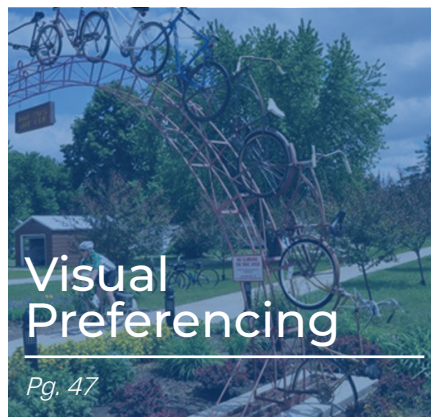
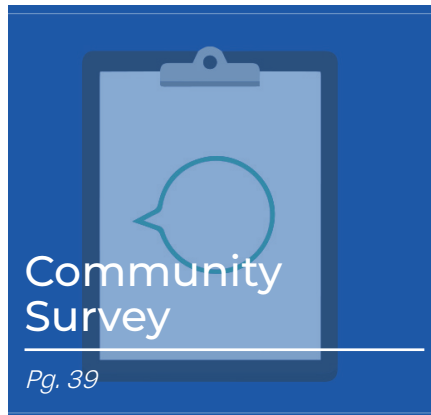
Virtual Public Engagement

One of the most important tools the planning team used to gather as much input as possible was the interactive engagement website. This online platform gives every resident of the community the opportunity to provide feedback from the comfort and convenience of their own home. The activities on this website are the same as any traditional in-person meeting and all the results from both the online platform and in-person meetings have been tabulated together for the development of this plan.

Activities on the website included:

- A community survey
- Priority ranking
- Visual preferencing
- An interactive mapping activity

The following pages will describe all the results received through the website.



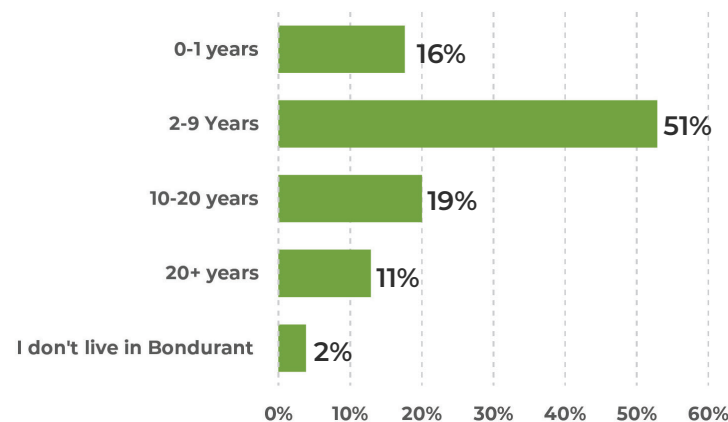
Public Engagement

Community Survey

The community survey found on the project's interactive website was comprised of 20 questions. The responses received are summarized on the next several pages. In total, 208 people completed the survey.

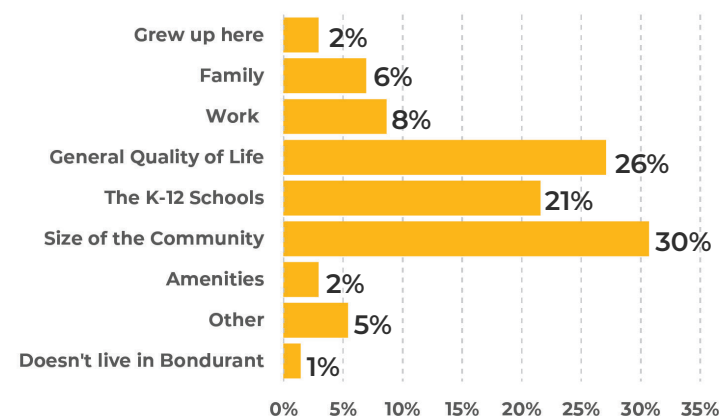
Question 1: How long have you lived in Bondurant?

The majority of participants have lived in Bondurant for 2-9 years. The next highest groupings of responses are 10-20 years and 0-1 years. This is a strong mix of resident tenure in Bondurant.



Question 2: What are the three most important reasons you choose to live in Bondurant?

The number one reason folks live in Bondurant is because of the general size of the community. The K-12 Schools and quality of life that Bondurant offers are the next highest responses. Those that answered "other" typically responded with proximity to the metro, church organizations, or the sense of community Bondurant offers.

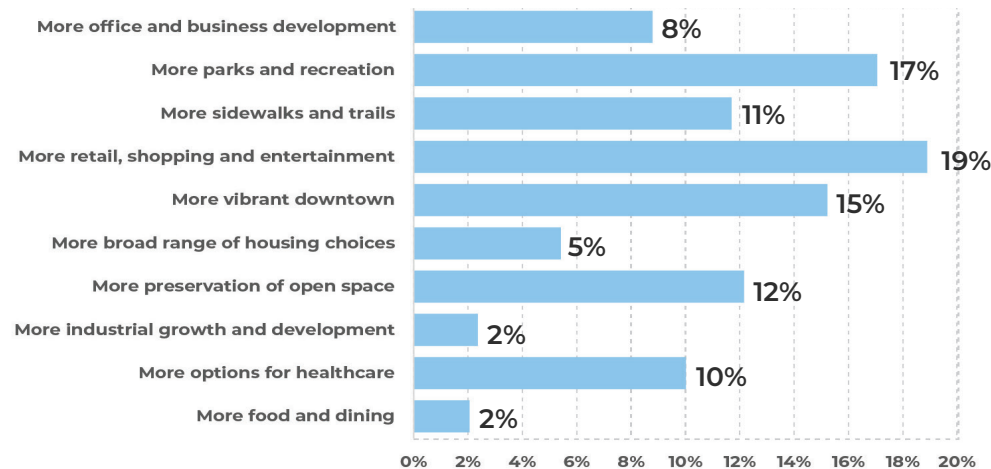


Public Engagement

Community Survey Cont'd

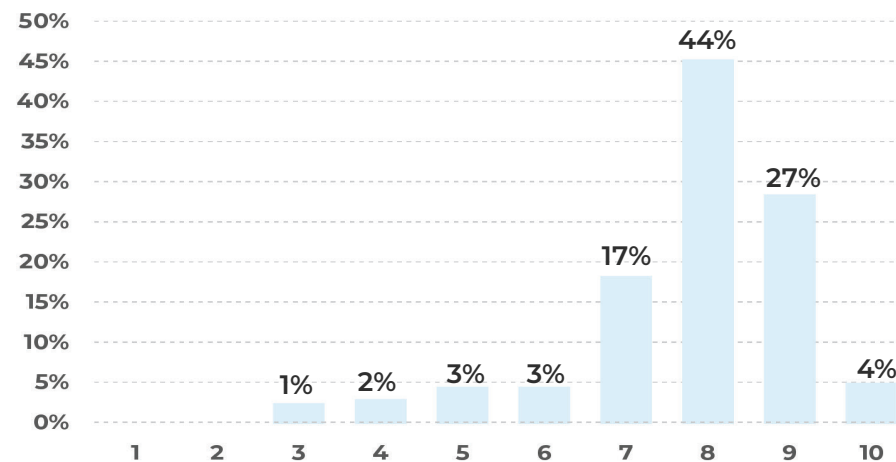
Question 3: Bondurant needs more of the following. Select all that apply.

Participants indicated that they would like to see more retail, shopping and entertainment amenities, parks and recreation, a vibrant downtown, and the preservation of open space.



Question 4: How would you rate the quality of life in Bondurant?

From the responses gathered, participants rated Bondurant with a high quality of life with 74% of responses being an 8 or higher.

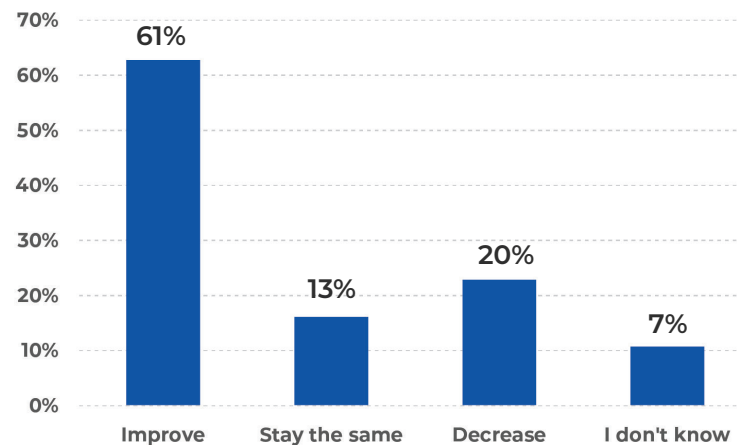


Public Engagement

Community Survey Cont'd

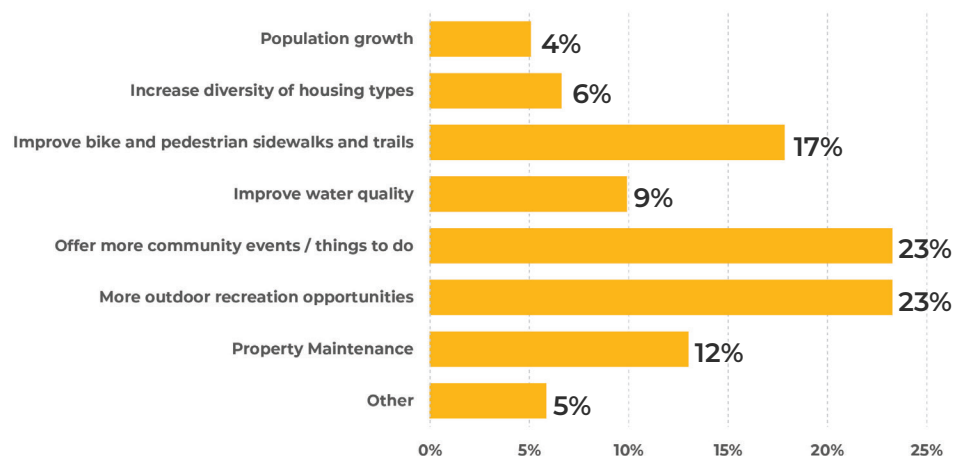
Question 5: Over time, you expect the quality of life in Bondurant to:

In general, respondents indicated that they believe the quality of life in Bondurant will improve more over time.



Question 6: Please indicate the changes you think would improve the quality of life in Bondurant? (Select up to 3)

The top two changes participants wished to see to improve the quality of life in Bondurant are “More outdoor recreation opportunities” and “Offer more community events and things to do”.

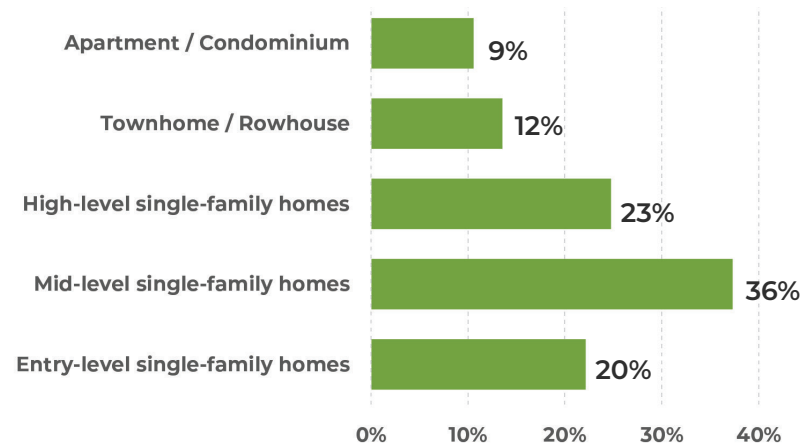


Public Engagement

Community Survey Cont'd

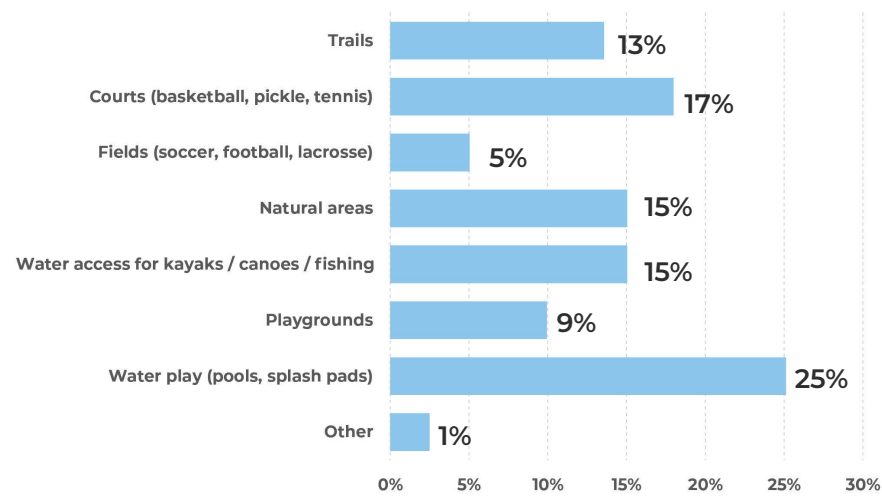
Question 7: What type of housing is most needed in Bondurant?

Participants indicated a general support for a diverse housing stock in Bondurant, with greater preference for mid-level (36%) and high-level (23%) single-family homes.



Question 8: Bondurant needs more of the following recreation amenities. Select all that apply.

Water play, water access, courts, natural areas, and trails were the highest requested recreation amenities.

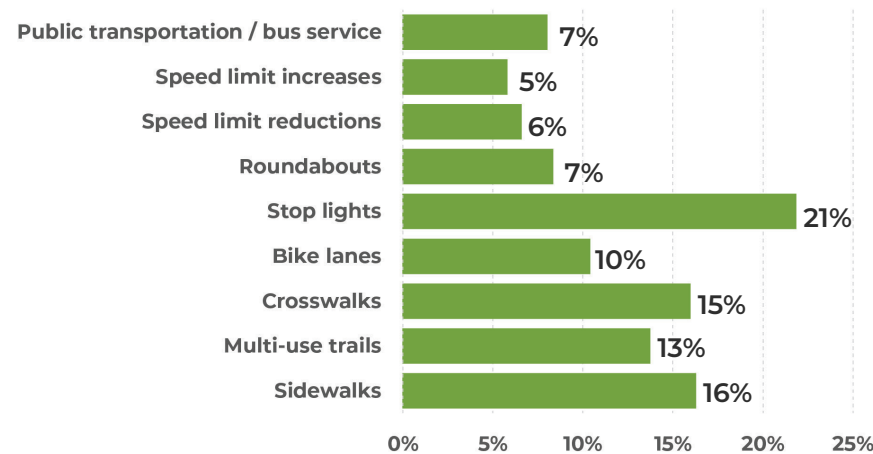


Public Engagement

Community Survey Cont'd

Question 9: In the next 10-15 years, Bondurant will need more of the following transportation changes:

The top responses from this question include stop lights (21%), sidewalks (16%), crosswalks (15%), and multi-use trails (13%).



Question 10: What retail or commercial options does Bondurant need most?

Restaurants and healthcare services were the most frequent themes from this question. Specific desires include Hyvee or Fareway, Target, Dollar General, Cabin Coffee or another coffee shop type, and a Walgreens or CVS.

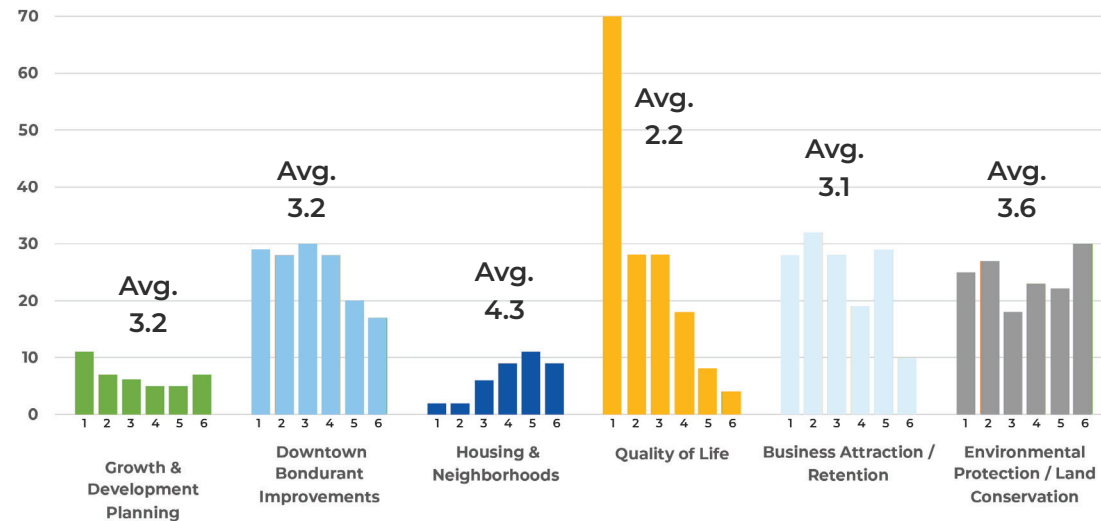


Public Engagement

Community Survey Cont'd

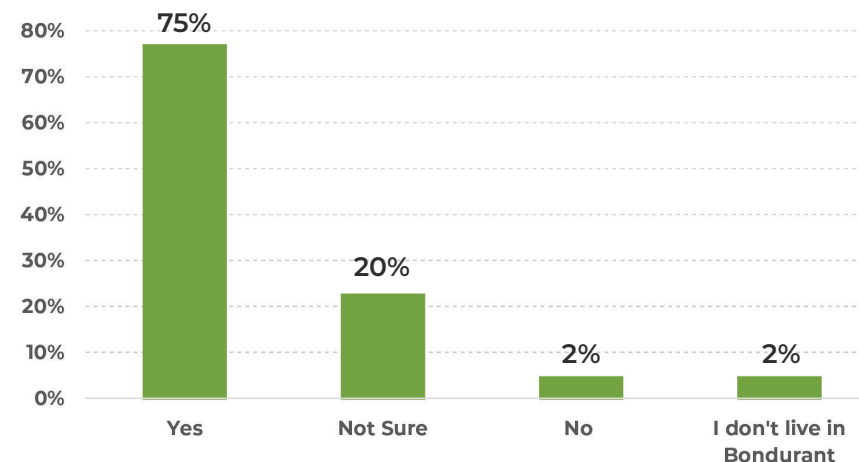
Question 11: Please rank the following priorities by how important they should be to Bondurant. 1= Highest, 6 = Lowest

Survey takers were given six different themes to rank (1 though 6, 1 being the highest and six being the lowest) in terms of which should be the priority for the City of Bondurant. Quality of Life had the highest ranked average answer of 2.2, with Business Attraction and Retention ranking second with 3.1.



Question 12: Five years from now, do you still plan on living in Bondurant?

The vast majority of participants (75%) indicated that they envision themselves living in Bondurant five years from now.



Public Engagement

Community Survey Cont'd

Question 13: Based on your answers to question 12, what might change your answer?

The graphic presented to the right represents frequently stated themes and comments. There were a variety of comments made, many pertained to growth and development and resulting factors of it.

Too much growth **Career or job changes**
 Class sizes increase throughout the school district Lack of care for land protection
 Increased crime **Lack of activities for school-aged children**
Bondurant becoming a factory town **Traffic and congestion**
Bondurant losing its identity **Too high of property taxes**
 Inundating existing infrastructure with continued over development
Over development **Increasing housing opportunities and diversity**

Question 14: What is your favorite thing about Bondurant?

Many participants were proud of Bondurant's hometown feel and the family-friendly community. Natural features, such as the Chichaqua Bottoms, were also mentioned as a favorite thing of Bondurant. Lastly, Bondurant's general proximity to the Des Moines Metro is quite appealing.

Proximity **Small town feel**
Family Friendly **Growing** **Friendly**
Chichaqua Valley **Community**

Public Engagement

Priority Ranking

Priority Ranking

The Priority Ranking exercise allows participants to convey where they believe City dollars should be allocated. As recommendations are provided throughout the rest of the plan, this exercise will be referenced for the priority of implementation portion. There was a total of \$100,000 for each participant to allocate funds to. Each category was given a designated cost to budget for, depending on the magnitude of updates it would be higher or lower.

The results presented to the right identify park enhancements and expansions, downtown improvements, and sidewalk and pedestrian safety as the top three preferences for spending budgetary dollars. Trail connections and community events were the next highest ranked items.



Public Engagement

Visual Preferencing

Visual Preferencing

Downtown Bondurant and Streetscapes contribute greatly to the character of a community. The results below are from the visual preferencing exercises on the public engagement website.

Downtown Improvements



Outdoor seating and various streetscape improvements such as street trees and pedestrian-oriented building treatments (awnings, signage, window displays, etc.) were the most preferred amenities for downtown enhancements. These elements are tried and true features of a pleasant, walkable urban environment.

Public Engagement

Visual Prefencing Cont'd

Streetscape



The most preferred streetscape elements: lighting, street trees, gathering spaces, and resiliency, all seek to activate streets by encouraging gatherings and catering to the pedestrian experience. Other top elements include seating, beautification, and pedestrian safety.

Public Engagement

Visual Preferencing Cont'd

Low-Density Residential



The low-density residential images that garnered the most votes were the medium lot 4, small lot 6, and medium lot 1. These responses indicate a desire for more entry- to mid-level homes in Bondurant with some additions of larger, more executive-style homes.

Public Engagement

Visual Preferencing Cont'd

Multi-Family Residential



The top three most preferred multi-family residential images all portrayed bi-attached homes or rowhouses, indicating the desire for this type of medium-density residential within Bondurant. Also ranking high were townhomes and a few higher-density apartment. Larger, multi-story buildings were found more in the neutral and least preferred zones, indicating a differing preferences for this housing type.

Public Engagement

Visual Preferecing Cont'd

Parks + Recreation



Community Park, Inclusive Park, and Courts or Fields were the top three preferred options for parks and recreation amenities. These three amenities provide a variety of active uses that are appropriate for users of all ages and add the quality of life of residents. Playground equipment, large open space, dog park and gathering space were also higher preferred amenities.

Public Engagement

Visual Prefencing Cont'd

Trails



When thinking about trails, the top responses indicate a desire for a well-connected trail network that take advantage of Bondurant's natural landscape. Multi-use paths are an economically strategic option to increase connectivity and recreational opportunities throughout Bondurant. The planned trail underpass, once completed in 2022, will help further connect the two sides of Bondurant and make crossing Highway 65 safer.

Chapter 2: Public Input

Public Engagement Mapping Exercise

Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



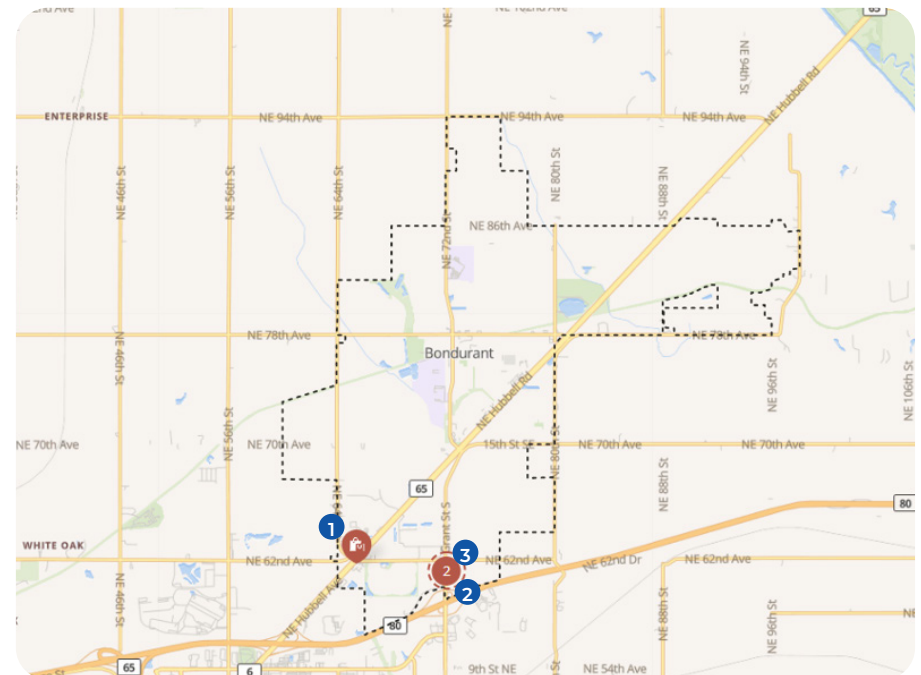
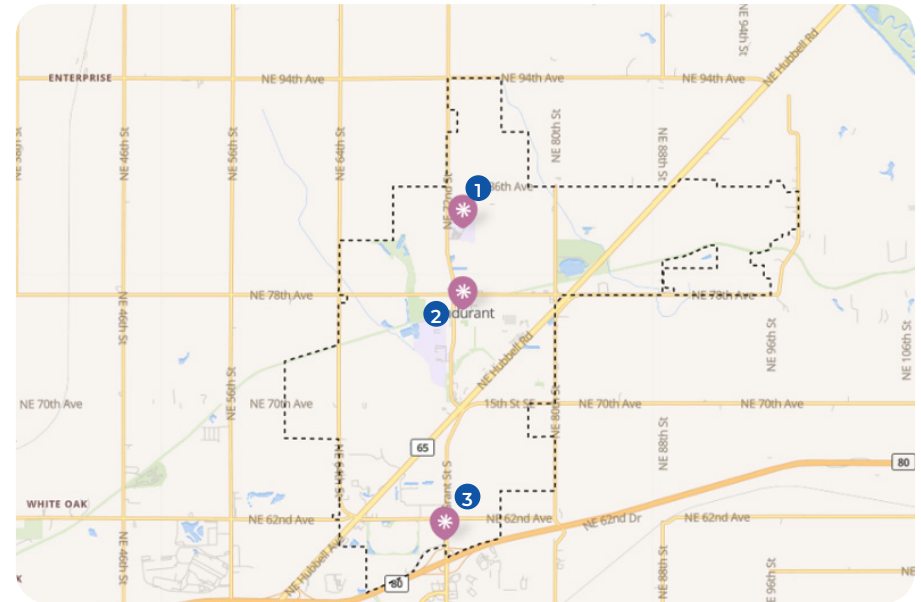
Favorite Place

- 1 "High school facility"
- 2 "Reclaimed Rails is my second home"
- 3 "Quiet entrance to the community"



More Retail Here

- 1 Fast food
- 2 Retail, restaurants, healthcare, indoor recreation or stadium
- 3 Chick-fil-A or Jimmy Johns



The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



-



Chapter 2: Public Input

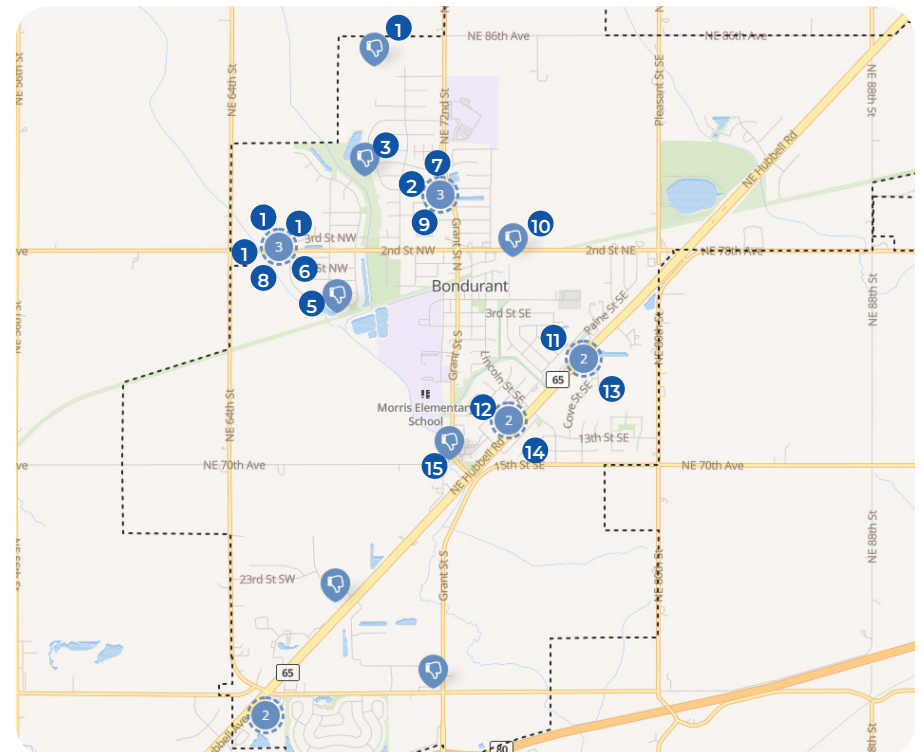
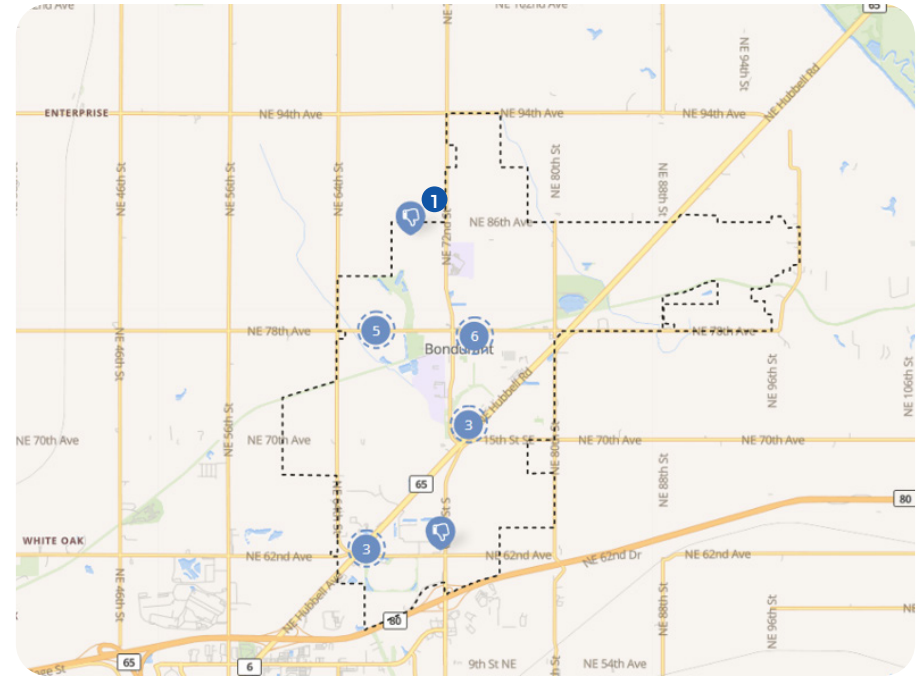
Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



Less of This

- 1 Several complaints about growth / housing growth
- 2 'Developers should be required to make connections – fewer dead ends and cul de sacs.'
- 3 Connectivity issues between neighborhoods
- 4 Need to be able to get around without having to go down 2nd Street
- 5 "No vehicular connection between NE 64th and Grant for neighborhoods north and south of the trail."
- 6 Neighborhoods should be connected not just around the perimeter.
- 7 Comment about HOA ponds that should be under City management / control
- 8 "New houses look awful as you are coming into town and the first thing you see is their junk in their backyard. This was a HUGE mistake to allow them to build them this close and facing the backside."
- 9 "Issues with stop light at Grant St & 2nd St"
- 10 "Outskirts of co-op looks super junky with trailers and parking."
- 11 "Stop the McMansion blandness. We don't have to be an Anytown USA."
- 12 "Less McMansion suburbia - character, trees, connections to community, efficiency, should be prioritized over these sterile neighborhoods"
- 13 "Less building"
- 14 "Medium to high density housing is not helping the local schools."
- 15 "The city needs provide multiple means of moving from west to East. This should be done thinking long term to maintain higher speed routes."



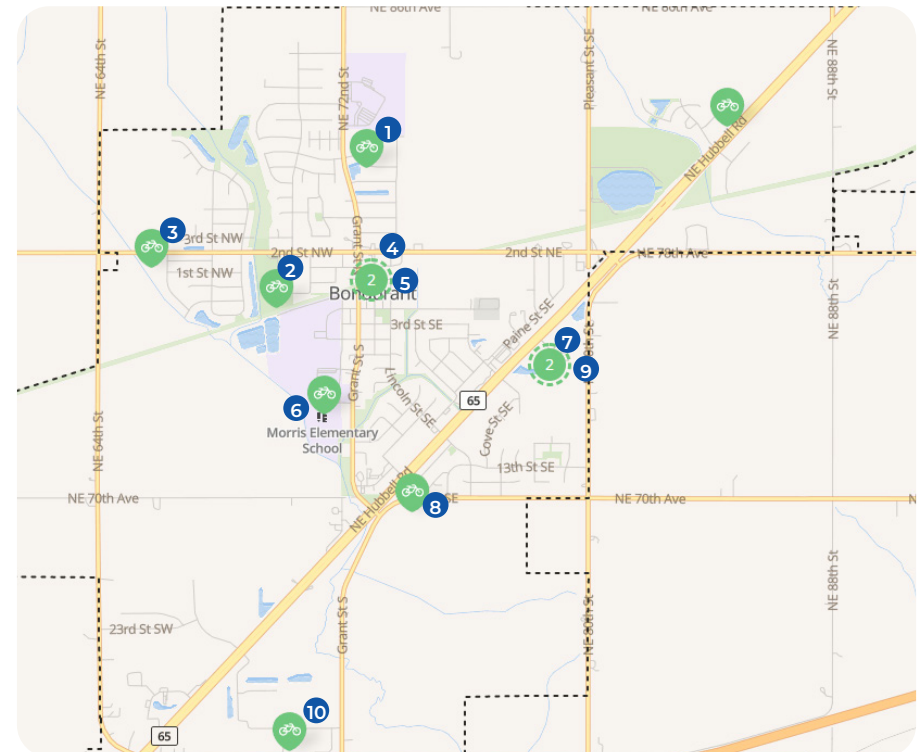
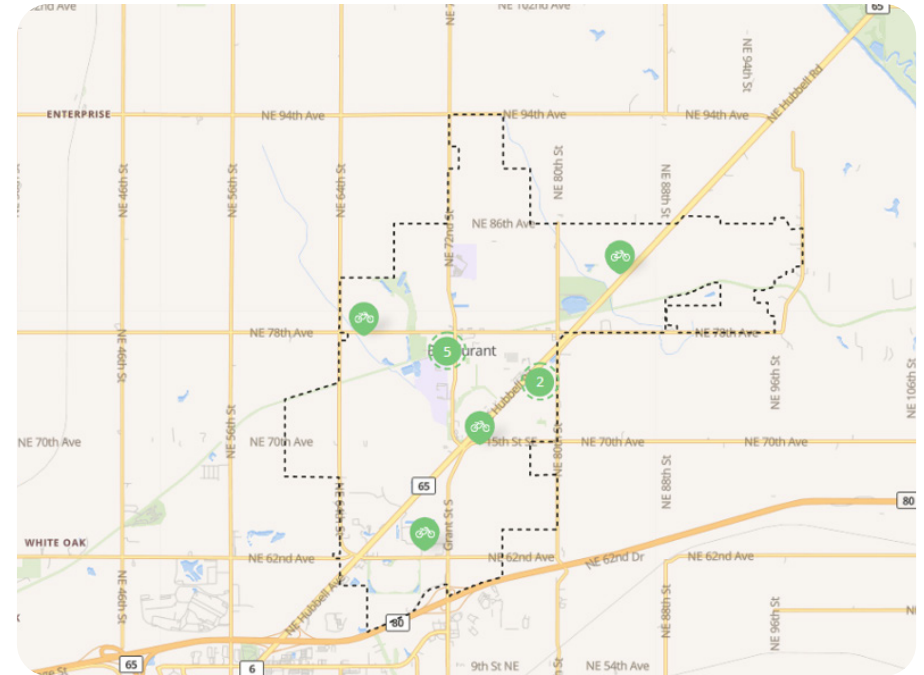
Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



Bike/Pedestrian Idea

- 1 Pleasant Grove needs a park like the other subdivisions.
- 2 Trail access to soccer complex
- 3 Trailhead for bike trail
- 4 Downtown district and whole city take advantage of Chichaqua Valley Trail to become a bike and pedestrian friendly city
- 5 Kids Bicycle Park or Pump track
- 6 Community organized "Bike Bus" to reduce pickup/drop off traffic.
- 7 New businesses should have bike racks. Less cars on residential streets and promotes use of trails
- 8 Gay Lea Wilson Trail connection to Altoona trail at I-80 along Mud Creek
- 9 "Connect CVT and GLW trails along Pleasant and 15th. This will allow Country Estates residents access for exercise and connection to city businesses and services. This creates another nice trail loop within the city."
- 10 Trail Access to the neighborhood furthest from town needed



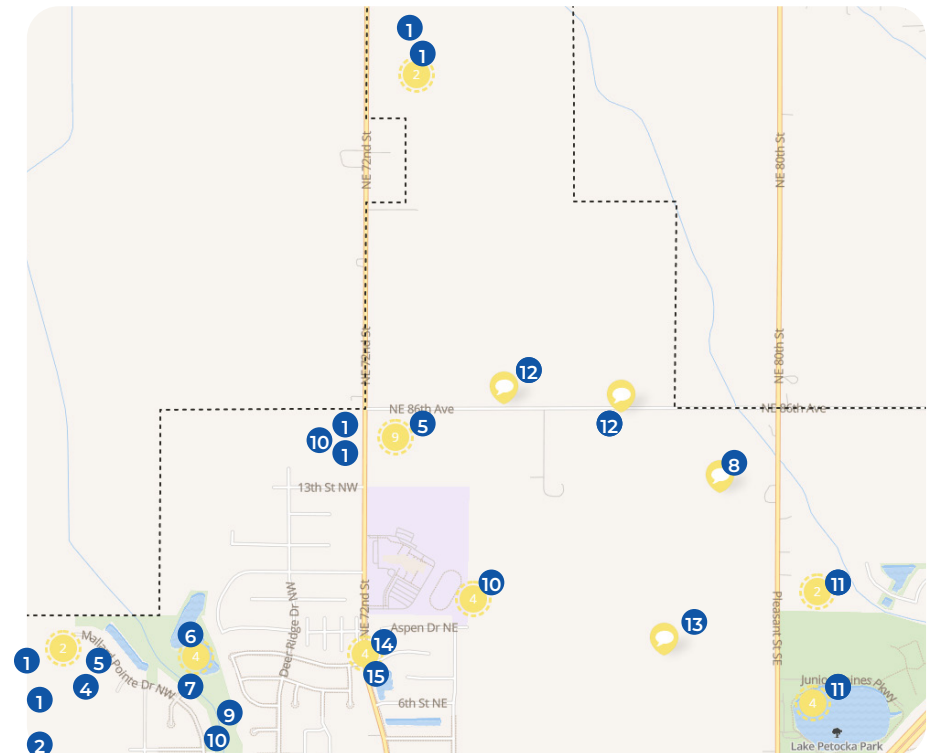
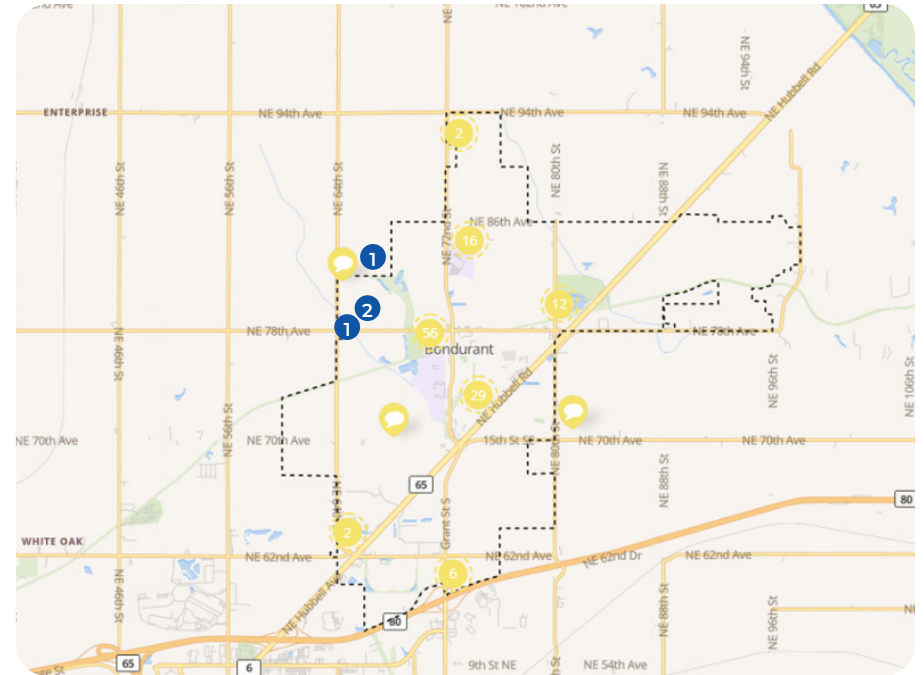
Chapter 2: **Public Input**

Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.

Idea!

- 1 Gas station/Car wash/Strip Mall
- 2 Small Hospital/Urgent Care
- 3 "This would be a good place for a gas station. (right on the way out of town) or maybe a small 4 store business strip"
- 4 Golf course
- 5 Events center
- 6 Playground
- 7 Concern with what the condition of a soft trail around the pond would be – consistently wet / messy
- 8 Hoping to see a marathon trail loop around or within city
- 9 Walking trails
- 10 Would like to see tennis or pickleball courts
- 11 A desire for additional amenities (fishing pier, beach, year-round bathrooms, kayaks/canoes, disc golf)
- 12 Pave 86th and connect to NE 64th for north connector road
- 13 "If this ag land was to be developed would love to see this stay a green space, maybe with the addition of a public golf course"
- 14 "This needs to be turned into a stop light within the next 5 years"
- 15 "Make this a well-marked roundabout with protected and/or high-visibility pedestrian crossings"



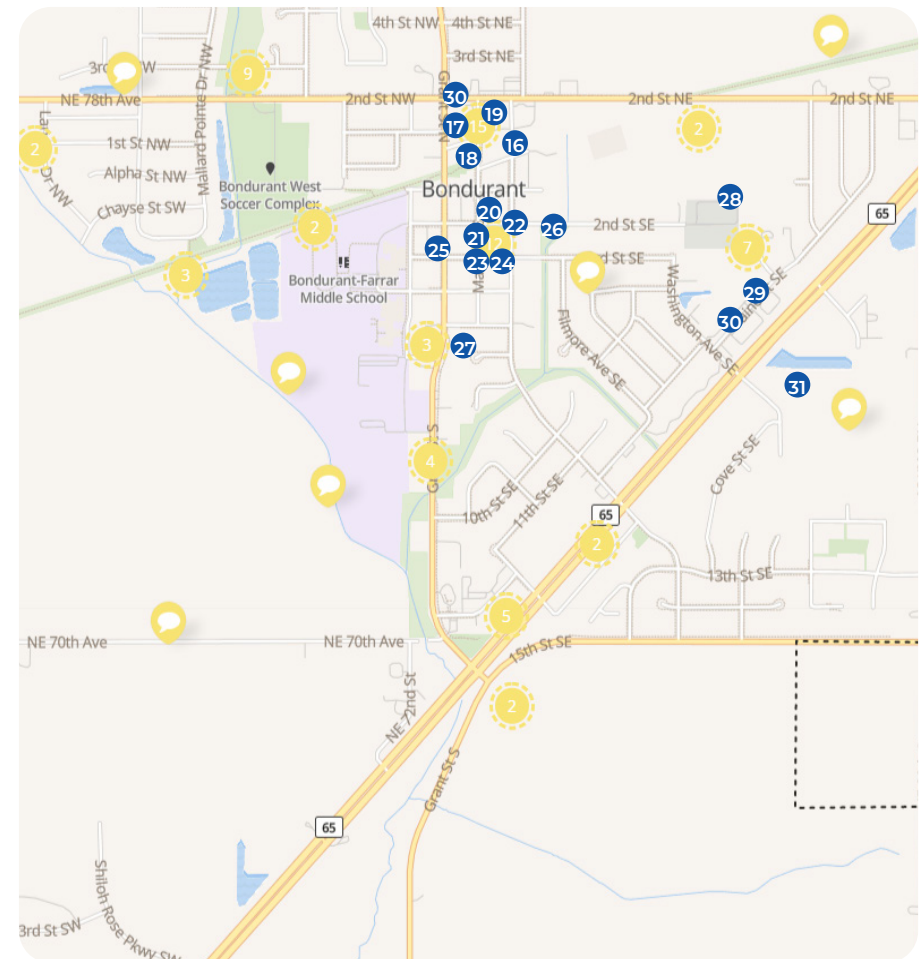
Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



Idea! Cont'd

- 16 It would be nice if Lincoln Street connected all the way through when the co-op is sold.
- 17 'If business/retail/commercial is proposed here, consider moving parking underground to allow for more green and retail space above. Will make this area more walkable and desirable.'
- 18 Main St Streetscape improvements
- 19 Would be nice to see a row of shops on this street to resemble some sort of an actual downtown street. (once coop is gone)
- 20 Bury downtown electrical lines - one benefit will allow Summerfest carnival to expand
- 21 Natural playscape or inclusive playground
- 22 Restroom open year round
- 23 Splash pad
- 24 Keep basketball court and open green space
- 25 'This spot is very dangerous for children to cross...after school especially, a 4-way stop is needed...every corner around the park needs to be a 4-way stop.'
- 26 Place snow here from plowing streets to create a sledding hill, this could be done at each neighborhood park too
- 27 'Address climate change. How are we incorporating renewable energy, alternative transportation, resilient neighborhoods?? We are currently feeding the problem that is urban sprawl. Let's be better.'
- 28 Refurbish Bondurant family head stones and add small white fence around Bondurant family area
- 29 City Pool/Rec area
- 30 Walk-in Clinic/Pharmacy
- 31 'When are we ever going to get our promised underpass? We need a way to connect the "cove" to the rest of town.'



Chapter 2: Public Input

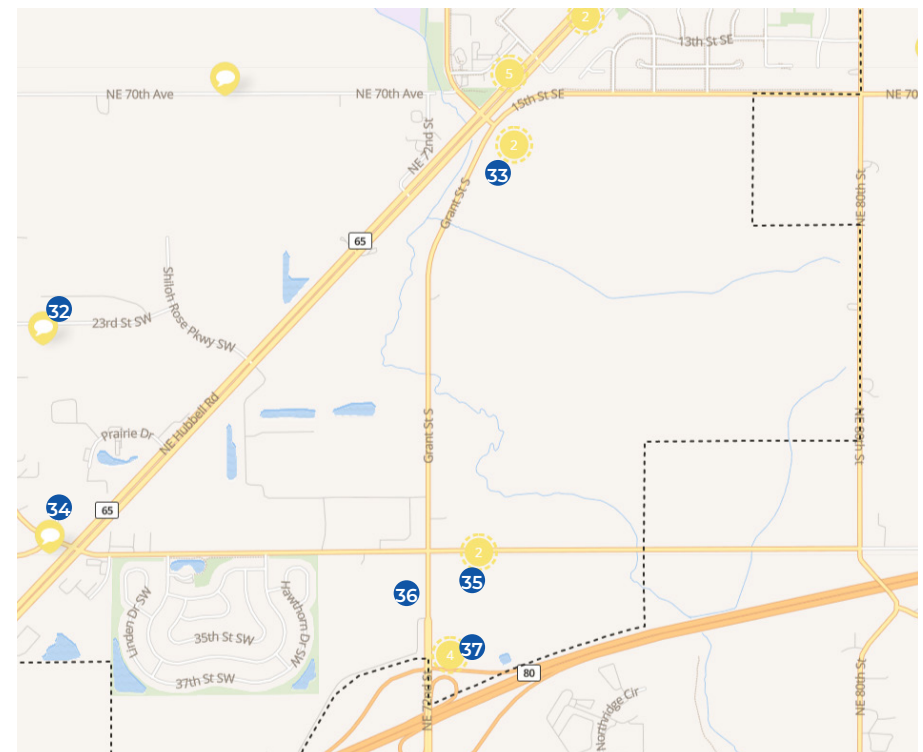
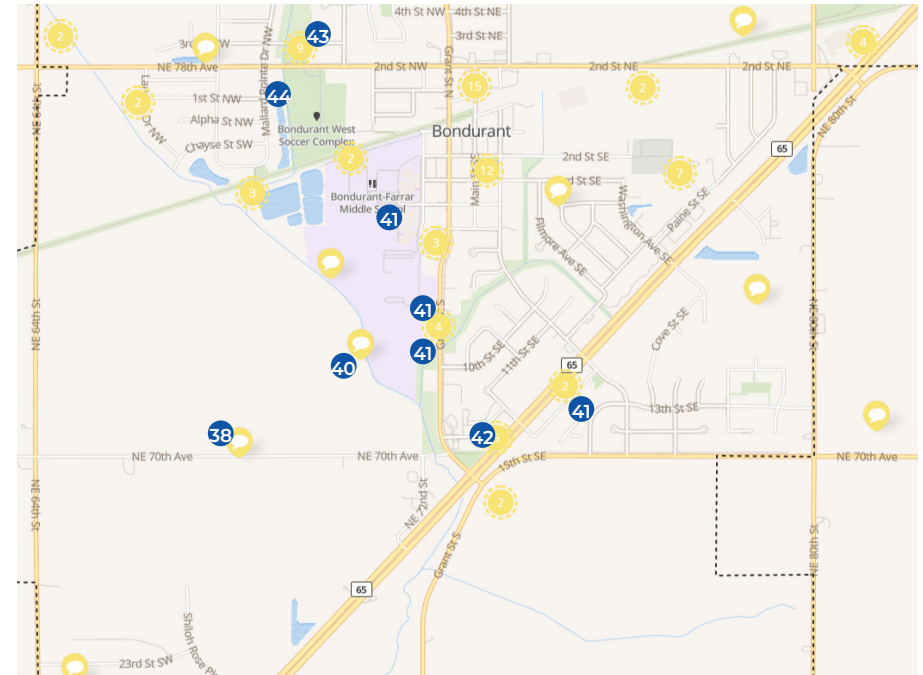
Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



Idea! Cont'd

- 32 Indoor training facility and agility for youth or leagues. Indoor field and weights/pool area. Similar to that newly designed out west Used for : Soccer Football Lacrosse Softball/basement. Training
- 33 'When this area is developed with better traffic flow, a purpose built children's theatre would be great! This is something the children's theatre in Altoona has discussed regarding expanding to a bigger space.'
- 34 Welcome to Bondurant City Sign
- 35 Fareway, Retail Stores- Doctor office- Pharmacy
- 36 Street trees, manicured streetscapes
- 37 Top Golf, Hotel
- 38 "Pave the road and fix the bridge"
- 39 "Mud Creek Watershed Outdoor Classroom"
- 40 "Have 10th street SE extend for school access and then also tap into the future housing and business development behind the schools"
- 41 Traffic concern
- 42 "This area could also be developed for a transportation hub with DART, there is parking available too for those that want to park and ride"
- 43 "Trail access to Eagle Park from 2nd Street"
- 44 "Sidewalk on south side of 2nd Street"



Disclaimer

The following listed comments are summaries of major themes included in the mapping activities. Each individual comment comes from a single-user and may not be representative of the community's views as a whole. Common themes have been identified as they occur.



Sidewalk/Trail Idea

- 1 Trail
- 2 Sidewalk on the south side of 2nd street to access soccer fields
- 3 "Is there going to be a road here at some point? It is difficult to get over to the strip mall and new post office and I'm sure people from Paine Heights are tired of people driving through their streets"
- 4 Sidewalks
- 5 "Jogging trail along waterway and parks"
- 6 "Neighborhood access to trail and lake across drainage ditch"
- 7 "Gay Lea Wilson Trail connect to Wolf Creek Trail to bring more unity to this neighborhood"
- 8 "Sidewalk extend to 10th and crosswalk for these kiddos on this side of town"
- 9 "Trail access for the Wolf Creek neighborhood"
- 10 "Connect the trail to the other side of Hubbell"
- 11 "Consider feasibility of making Main Street a pedestrian only area"
- 12 "Sidewalks along Main St SE for safer access to school"

