



Chapter Three:

[Community Profile]



History of Bondurant

Bondurant, IA

Bondurant, Iowa, was founded in Polk County in 1884 and incorporated as a city a few years later in 1897. The community was named for one of the area's first settlers, Alexander C. Bondurant. One of Bondurant's first identifiable features was an in-town railway station that was constructed along the Chicago Great Western Railway in 1892.

The Chicago Great Western Railway linked the cities of Chicago, Minneapolis, Omaha, and Kansas City, and was open from 1885 until it was merged with another line in 1968. The rail line in Bondurant was active until 2005. Portions of this line were later used to create the regional Chichaqua Valley Trail that runs through and has a trailhead in Bondurant. The trailhead features a 1,440 square foot open-air shelter that is a replica of the train station that once stood in the community.

For many decades, Bondurant served a mainly rural and agricultural community. The 1900 Census listed Bondurant's estimated population at only 297. The community's population hovered in this range for many decades. The 1970 Census listed a population estimate of 462 residents.

Since the 1970s, Bondurant has continued to see an increase in population growth due to the surging population of the Des Moines metropolitan area. Between 1970 and 1980 Bondurant's population jumped up to over 1,200, a nearly 178% increase.

By 2010, Bondurant had grown to just under 4,000 residents. The following decade would bring continued strides in population growth likely due in part to a residential tax abatement program put in place to attract residential

growth to the area. Despite the sunsetting of this program, growth continues in Bondurant and not just in residential growth.

In the 2010s, Bondurant has seen a steady increase in light industrial / industrial users, especially in the area near Highway 65/Hubbell and Interstate 80. The most significant industrial win for the community came in 2020 when Iowa's first Amazon fulfillment center opened in Bondurant providing 1,800 jobs. A second Amazon facility nearby added an additional 300 jobs. In total, Bondurant has seen an increase in over 2,400 jobs since 2017 alone from a mix of industrial and commercial users.

As of 2020, Bondurant's population according to the U.S. Census Bureau was 7,365 residents. The community has come a long way since

its humble beginnings but remains known in the region for its hometown feel. With more population growth projected in the future and plenty of room to grow around the existing city limits, the opportunities are plentiful for this unique and growing suburban community.

Demographic Profile

Population

Population Change

Bondurant's population has experienced significant growth since 1990. Growing from 1,610 in 1990 to an estimated 7,365 in 2020. Between 2010 and 2020, Bondurant grew by approximately 90.8%. This was the second-highest percent increase for communities in Iowa during this 2010-2020 timeframe and this percent increase was the highest percent increase when compared to all other communities in the Des Moines Metropolitan area during this same timeframe.

Figure 3.1 Population Change from 1990-2020

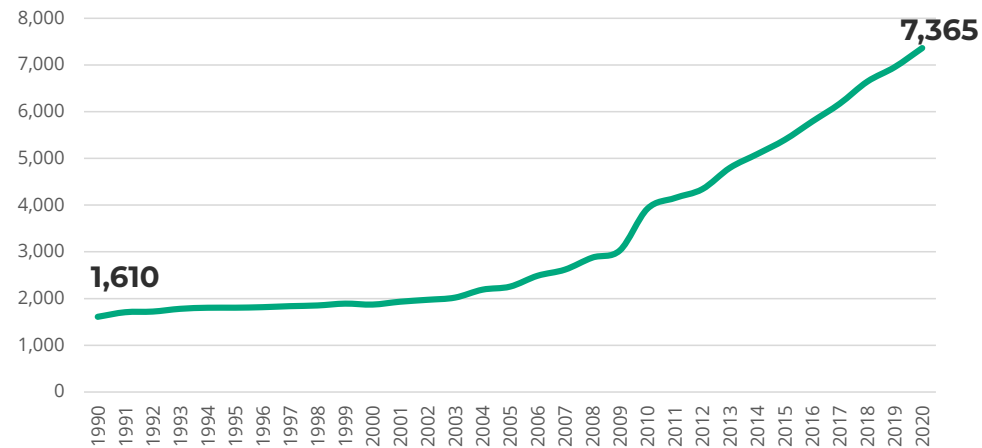
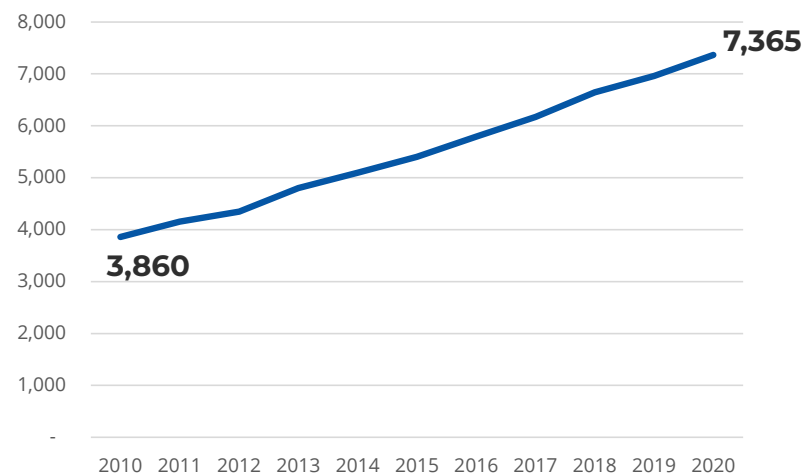


Figure 3.2 Population Change from 2010-2020



Source: U.S. Census Bureau

Demographic Profile

Age Profile

The age pyramid in Figure 3.3 shows the estimated percentage of Bondurant's population (divided by male and female) by age. A comparison to Polk County's age breakdown is also shown in a black dashed line. These estimates indicate Bondurant generally has a larger percentage of younger people than Polk County. There appears to be fewer young adults, ages 20 to 24; however, there are more adults ages 25 to 40. As residents age, there are fewer older adults ages 55 and older.

The median age in Bondurant is 32.5 years. This is substantially younger than the State of Iowa, which is 39.4 years. Polk County's is closer to Bondurant's at 36.7 years but nowhere near as young as Bondurant. Nearby Altoona and Ankeny are also older at 35.1 years. Table 3.1 summarizes these comparisons.

Figure 3.3 Age Pyramid Comparison for Bondurant and Polk County(2020)

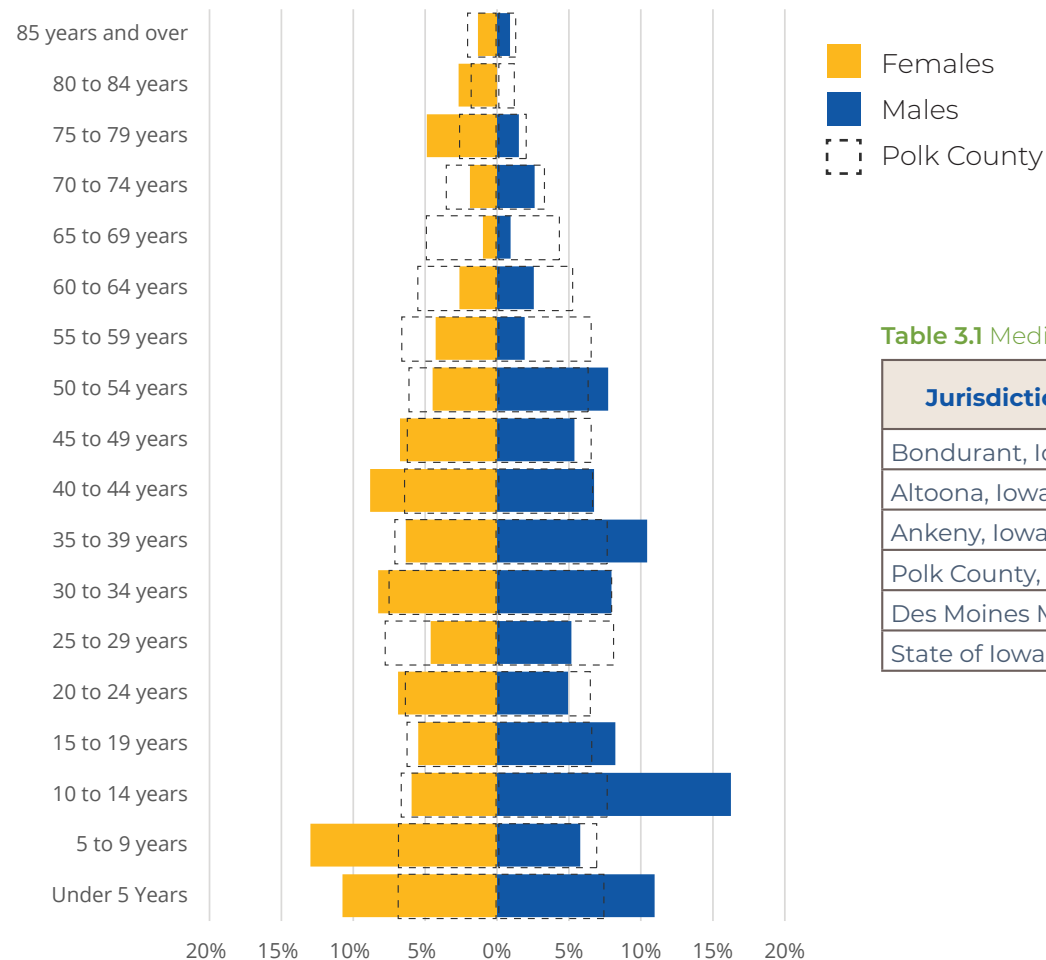


Table 3.1 Median Age Comparison (2021)

Jurisdiction	Median Age (2020)
Bondurant, Iowa	32.5 years
Altoona, Iowa	35.1 years
Ankeny, Iowa	35.1 years
Polk County, Iowa	36.7 years
Des Moines Metro	37.3 years
State of Iowa	39.4 years

Source: U.S. Census Bureau ACS 2020 5-Year Estimates

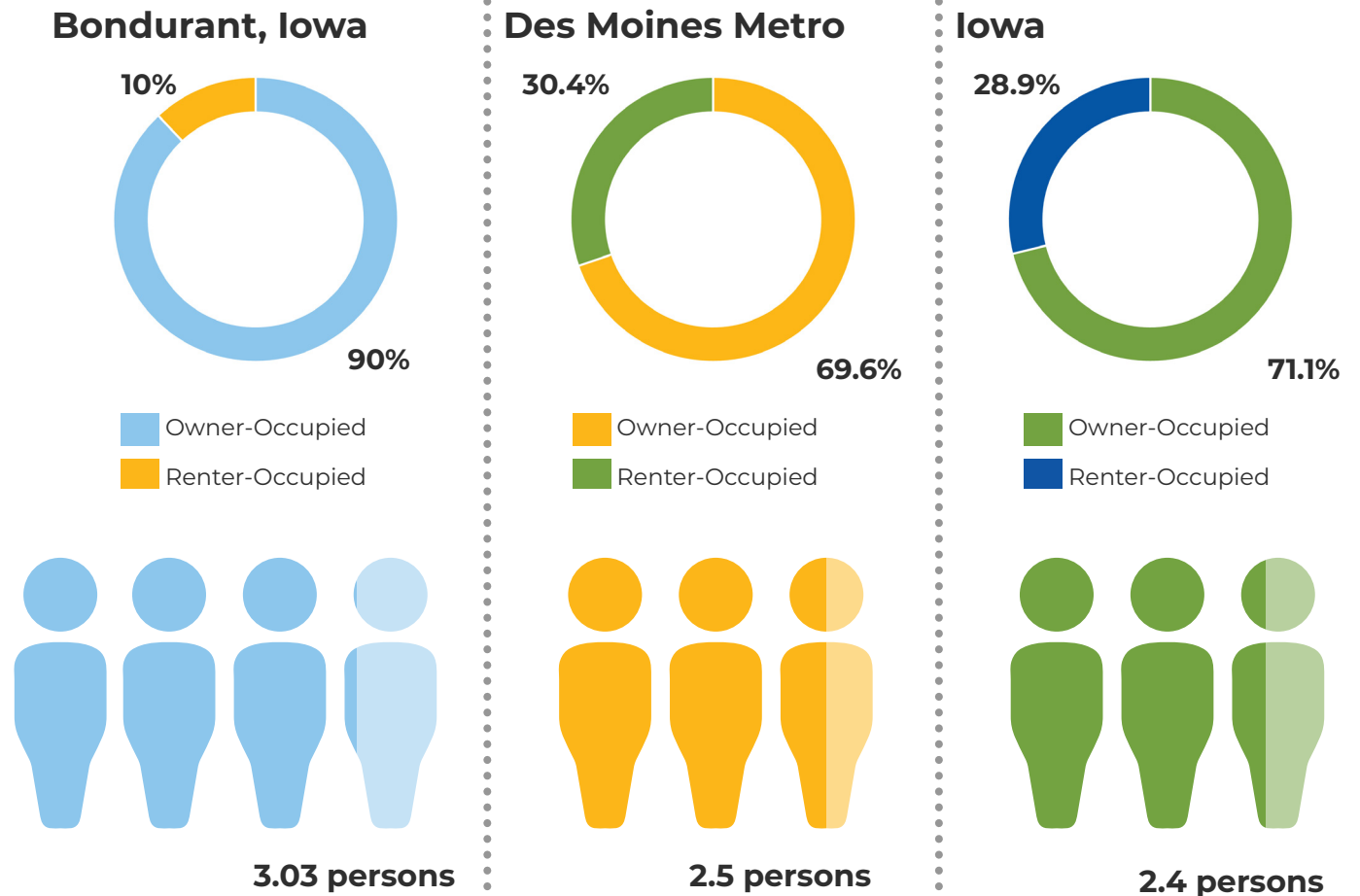
Demographic Profile

Housing Tenure + Average Household Size

According to the 2020 ACS 5-Year estimates, of Bondurant's 2,169 occupied housing units, 90% of those are owner-occupied and 10% are renter-occupied. Compared to the Des Moines metro and the State of Iowa, Bondurant has a higher presence of owner-occupied homes. Figure 3.4 summarizes the comparison.

Average household size data helps portray the composition of the community. In Bondurant, the larger household size of 3.03 persons per household demonstrates a family-centric community. The Des Moines metro and Iowa have a smaller average household size than Bondurant.

Figure 3.4 Housing Tenure and Average Household Size



Source: U.S. Census Bureau ACS 2020 5-Year Estimates

Demographic Profile

Owner-Occupied Home Values

Relating to owner-occupied homes in Bondurant, the median home value is approximately \$222,600 as of the 2020 ACS 5-Year estimates. Figure 3.5 details these value breakdowns by percentages for all owner-occupied home values in Bondurant. The majority of homes (54.5%) are valued to be in the \$200,000-\$299,999 range. The next dominant ranges include homes valued at \$150,000-\$199,999 (18.9%) and \$300,000-\$399,999 (12.8%).

Table 3.2 provides context as to where Bondurant stands in comparison to its regional peers. Bondurant's median home value of \$222,600 is high for the region, with only Ankeny (\$239,300) and the U.S. (\$239,100) median values being higher.

Housing data will be covered in more detail in Chapter 5 - Housing & Neighborhoods.

Figure 3.5 Owner-Occupied Home Value in Bondurant

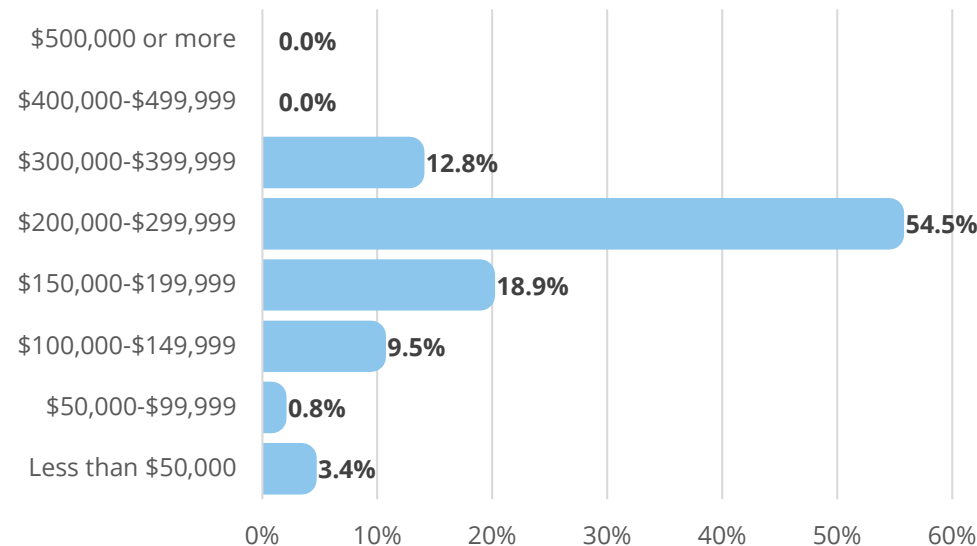


Table 3.2 Median Owner-Occupied Home Value Comparison (2020)

Jurisdiction	Median Home Value
Bondurant, Iowa	\$222,600
Altoona, Iowa	\$199,600
Ankeny, Iowa	\$239,300
Polk County, Iowa	\$190,400
Des Moines Metro	\$193,100
State of Iowa	\$153,900
United States	\$239,100

Source: U.S. Census Bureau ACS 2020 5-Year Estimates

Demographic Profile

Household Income in Bondurant

Figure 3.6 details household income for all of Bondurant. The income range with the greatest presence in Bondurant is the \$100,000-\$149,999 range at 37.6%. The next highest ranges include \$75,000-\$99,999 (18.4%) and \$125,000-\$149,999 (13.0%).

The median household income in Bondurant is on the high end at \$88,500 per year. This is significantly higher than Polk County (\$65,800) and Altoona (\$81,000). Table 3.3 summarizes these regional median household income trends.

Figure 3.6 Household Income in Bondurant

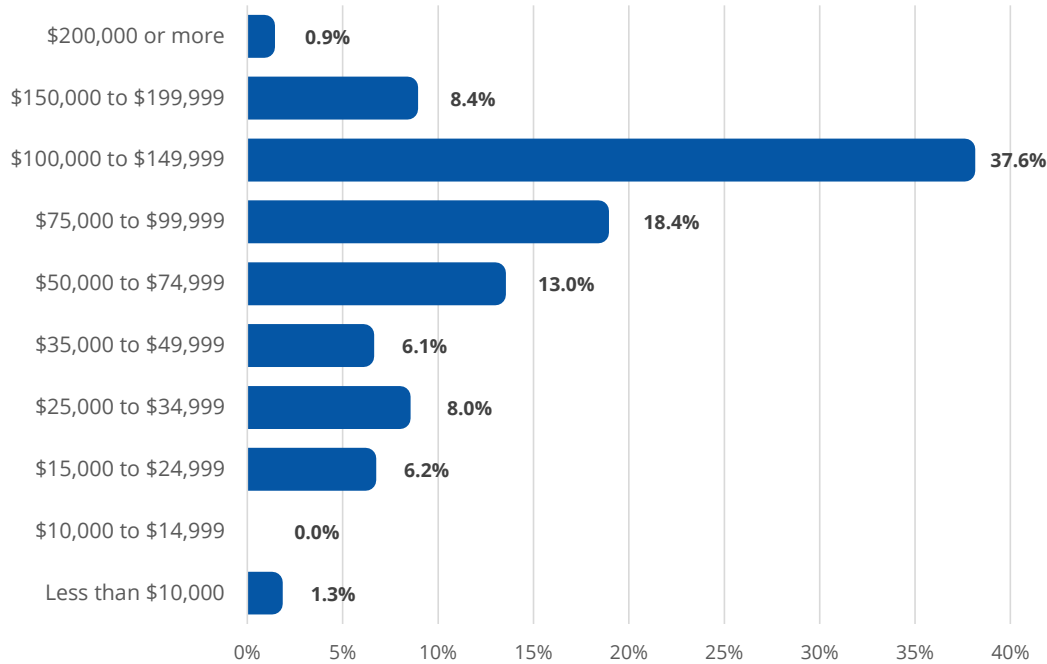


Table 3.3 Median Household Income Comparison (2020)

Jurisdiction	Median Household Income
Bondurant, Iowa	\$88,500
Altoona, Iowa	\$81,000
Des Moines Metro, Iowa	\$69,900
Polk County, Iowa	\$65,800

Source: Esri, 2021

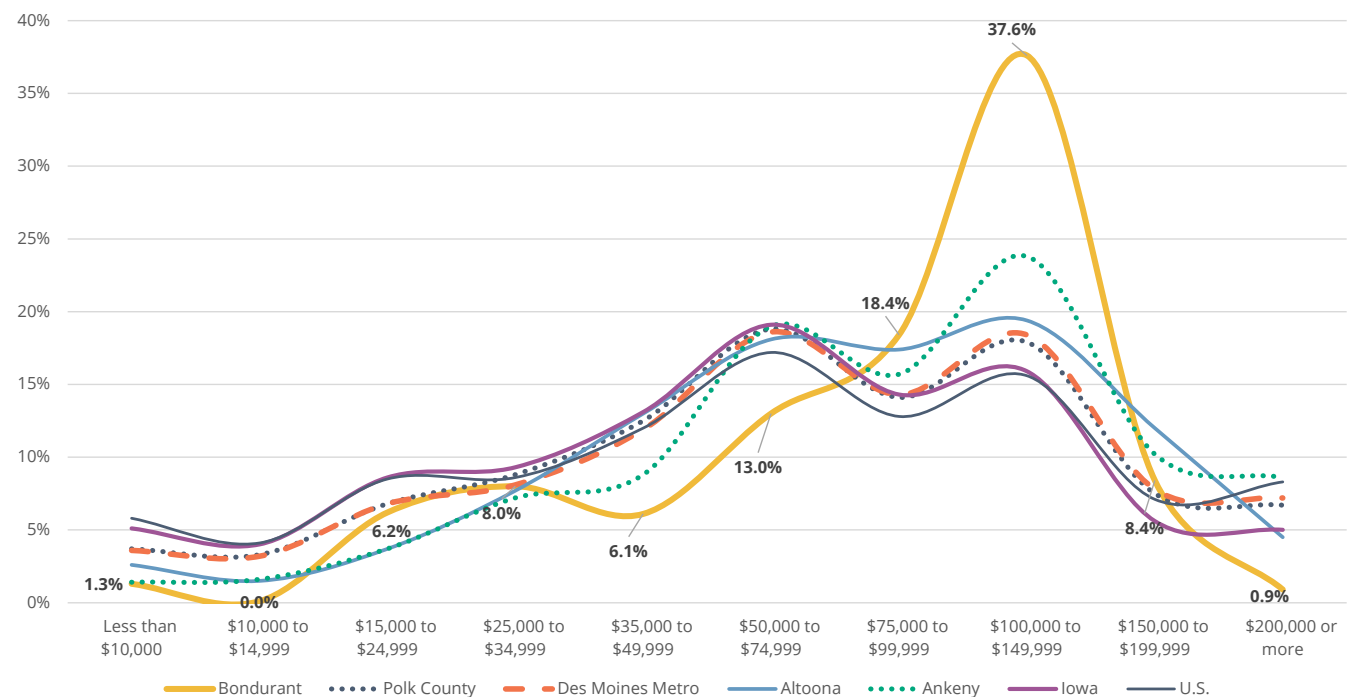
Demographic Profile

Median Household Income Regional Comparison

The median household income comparison, presented in Figure 3.7, provides additional context as to how Bondurant's income breakdowns compare to its regional peers. From this graph, it is apparent that Bondurant has a significantly higher presence of \$100,000-\$149,999 incomes than the rest of the region at 39.5 percent. The \$75,000-\$99,999 income range is also above the rest at 21.4 percent. Generally speaking, Bondurant has a lower presence of incomes below \$75,000.

The impact of income ranges in Bondurant on its existing and future housing stock will be discussed in further detail in Chapter 5 - Housing & Neighborhoods. This chapter will include a housing need by income type analysis.

Figure 3.7 Median Household Income Regional Comparison



Source: U.S. Census Bureau ACS 2020 5-Year Estimates

Demographic Profile

Race / Ethnicity

Figure 3.8 shows the race / ethnicity breakdown for Bondurant. Overall, Bondurant is predominantly White Alone, which accounts for an estimated 89.2% of residents in 2020. Black or African American Alone account for 8.6%. Approximately 1.0% of Bondurant residents also identify as Hispanic or Latino.

It is important to note that over the last two decades, Bondurant has experienced fluctuation in its racial and ethnic breakdowns. Since 2000, the White Alone population has decreased from 98.6% to 91.2%, whereas Black or African American Alone, Two or More Races, and Hispanic or Latino populations have all steadily increased.

Figure 3.8 Race / Ethnicity (2020)

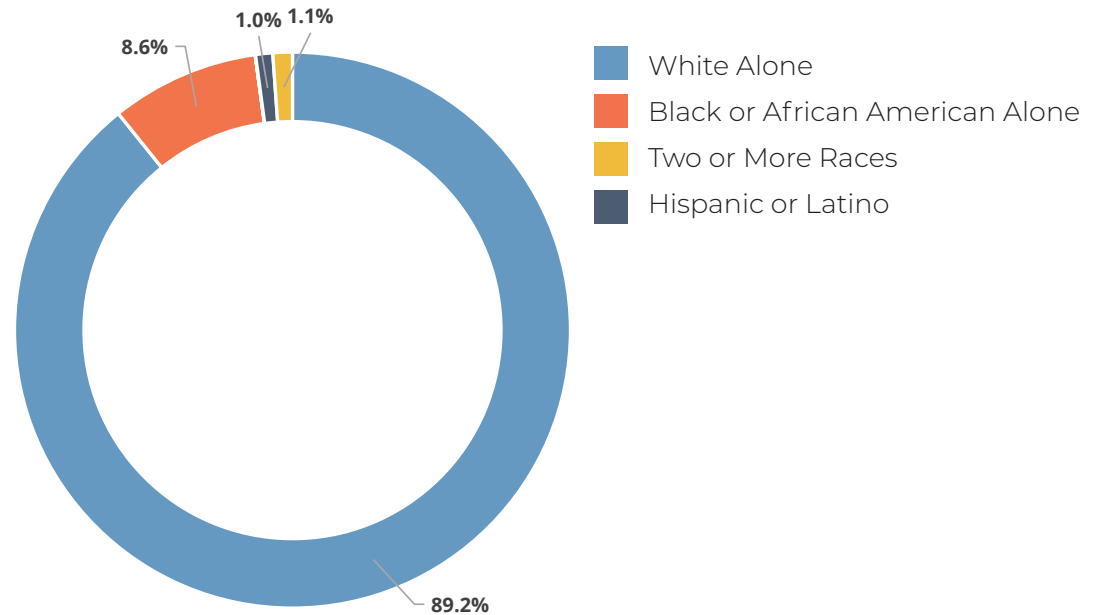


Table 3.4 Race / Ethnicity Percentage Change in Bondurant (2020)

Race / Ethnicity	Percentage in 2000	Percentage in 2010	Percentage in 2020
White Alone	98.4%	96.5%	91.2%
Black or African American Alone	0.0%	0.6%	1.6%
Two or More Races	0.9%	1.6%	4.7%
Hispanic or Latino	0.9%	1.7%	3.9%
TOTAL POPULATION	1,846	3,860	7,365

Source: U.S. Census Bureau ACS 2020 5-Year Estimates

Demographic Profile

Educational Attainment

Educational Attainment

Figure 3.9 shows the educational attainment levels for adults age 25+ in Bondurant as of 2019. Over 35% have at least a Bachelor's degree. An additional nearly 20% have up to a high school degree or equivalent. Around 8% are graduate or professional degree holders.

Median Earnings

The median earnings of Bondurant residents by educational attainment levels is shown in Figure 3.10. Interestingly, there is not a huge disparity between each educational attainment level in terms of median income. Graduate or professional degree holders have the slight edge in median earnings at \$59,942 as of 2020.

Figure 3.9 Educational Attainment Levels, Population Age 25+

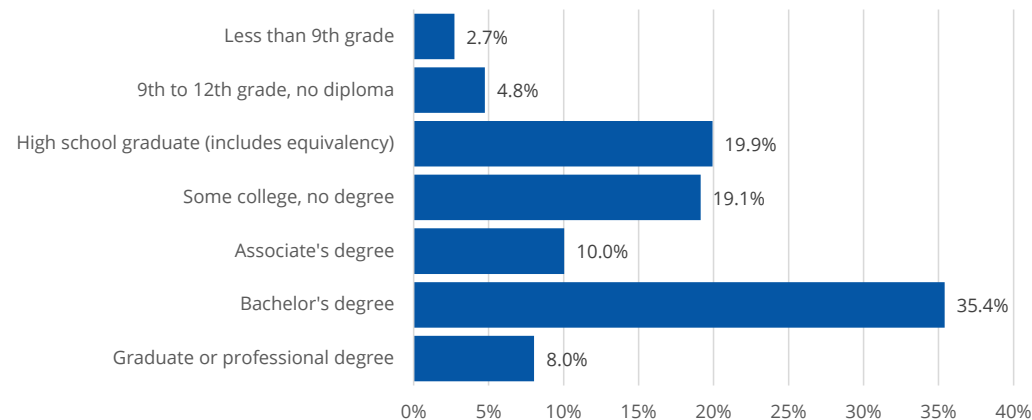
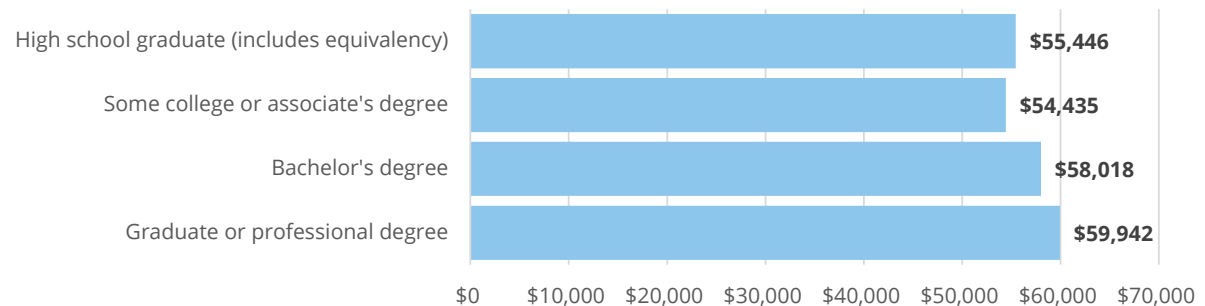


Figure 3.10 Median Earnings in Past 12 Months by Educational Attainment



Source: U.S. Census Bureau ACS 2020 5-Year Estimates

Physical Profile

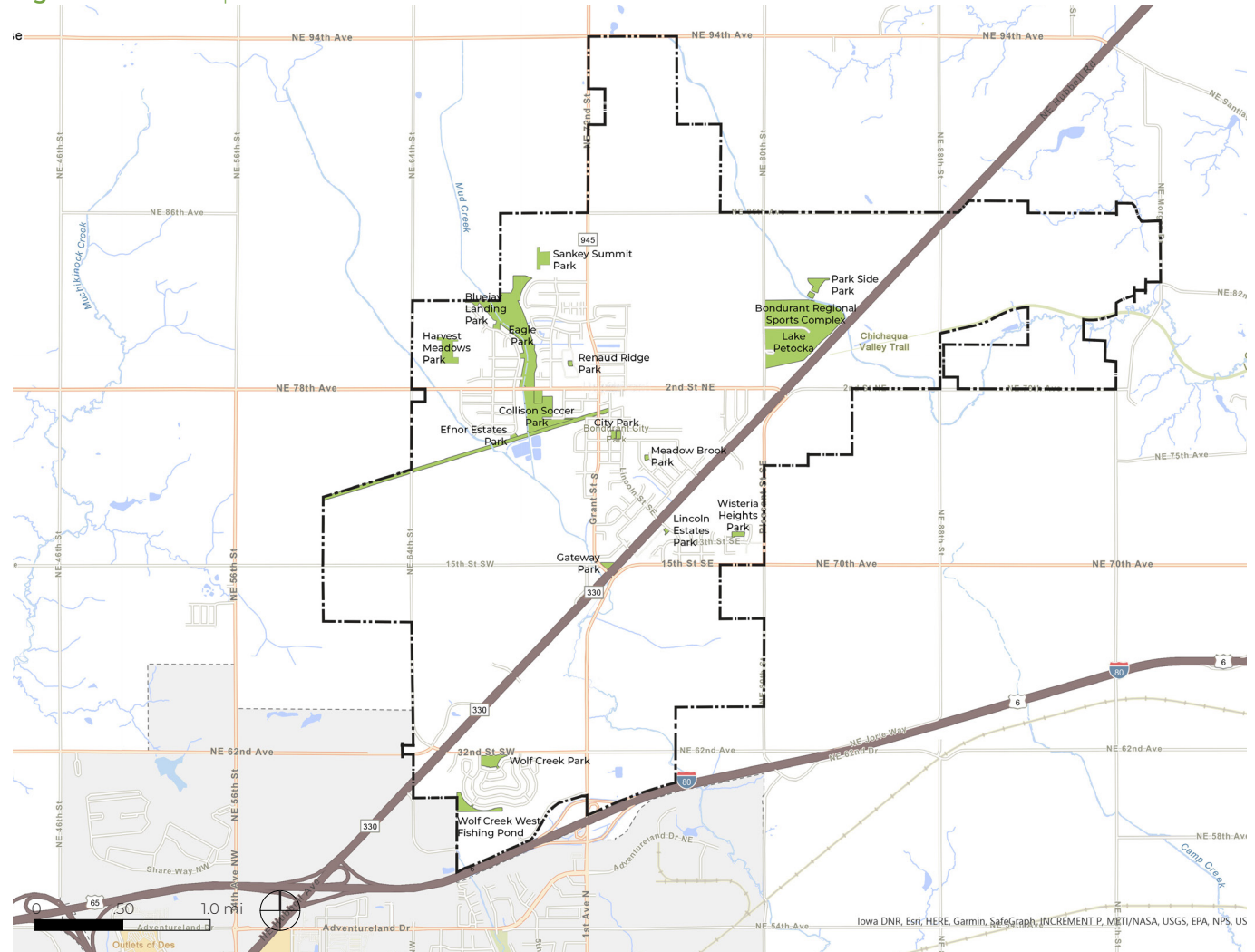
Base Map

Located in northeast Polk County, Bondurant's existing city limits encompass approximately 6,048 acres, or 9.45 square miles. Highway 65 bisects through town, running northeast to southwest, and Interstate 80 skirts the southern edge of town. Bondurant's proximity to the Des Moines Metro is a major draw to current and prospective residents. Downtown Des Moines is approximately 15 miles or 20 minutes away. Residents can be at the Des Moines International Airport in around 30 minutes.

Bondurant is surrounded by mainly flat agricultural land that is easy to develop with plenty of possible growth locations. Features that may limit Bondurant's growth include neighboring communities, such as Altoona to the southwest and Ankeny to the west, the Chichaqua Bottoms to the northeast, and the Interstate to the south. However, these obstacles are limited and opportunities are plentiful.

- City Limits
- Nearby City Limits
- Parks

Figure 3.11 Base Map of Bondurant



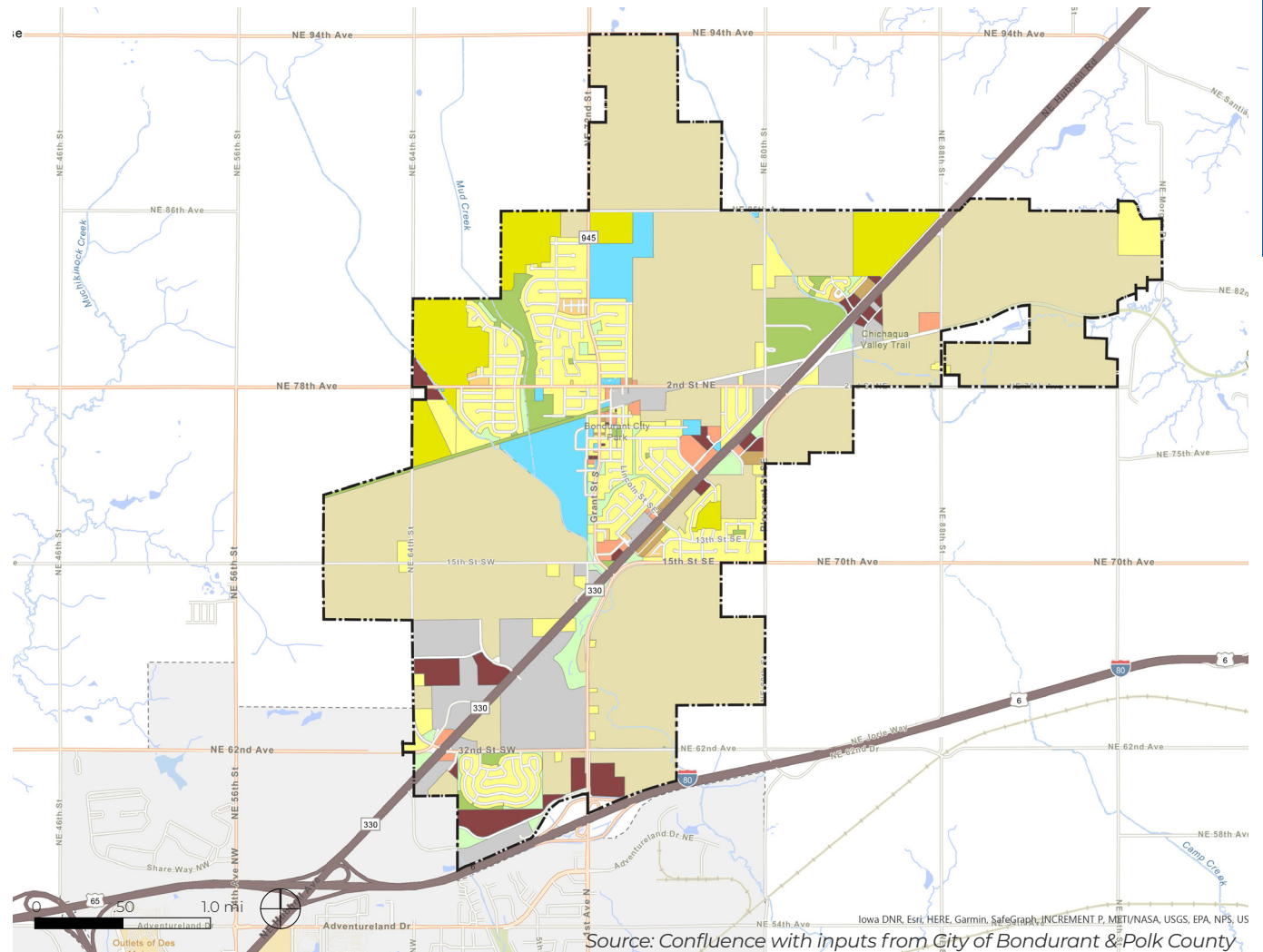
Physical Profile

Existing Land Use Map

Figure 3.12 defines land uses and their location in Bondurant as they stand today. Today, Bondurant is predominately comprised of undeveloped land that is mainly agricultural. However, as a fast-growing community, this is consistently in flux and much of it is likely temporary. Within the built environment, the most dominant land use is low-density residential, shown in the light yellow. This land use is primarily located in the heart of Bondurant, with some residential development located in the southwest corner of town. Industrial, shown in gray, is the third highest land use category and is mainly located along major roadways, which are generally conducive to the needs and demands for this type of industry.

Bondurant, like much of the eastern Des Moines metro, has been experiencing a boom in light industrial / industrial development. This trend is likely to continue.

Figure 3.12 Existing Land Uses in Bondurant



Physical Profile

Existing Land Use Breakdowns

Figure 3.13-3.14 show the existing land use breakdown for Bondurant. Figure 3.13 shows the percentage breakdown by acres for all land use types, including undeveloped/agricultural land. Figure 3.14 shows the breakdown for just the build environment (excluding agricultural/undeveloped land). This figure

gives a better understanding of the true developed form of the community.

Note, planned residential refers to all residential that has been submitted to the City as part of a development plan at the time of this planning process.

Figure 3.13 Existing Land Uses Breakdown including Ag Land

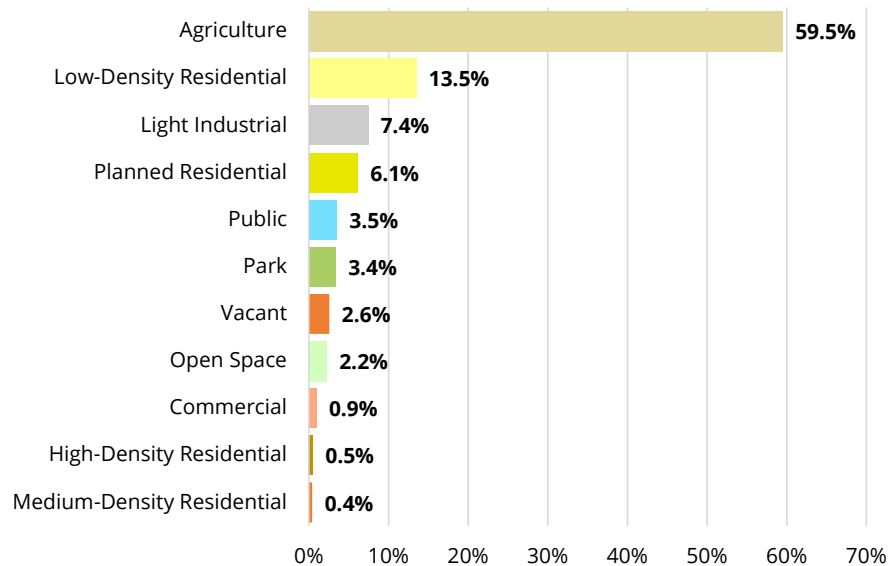
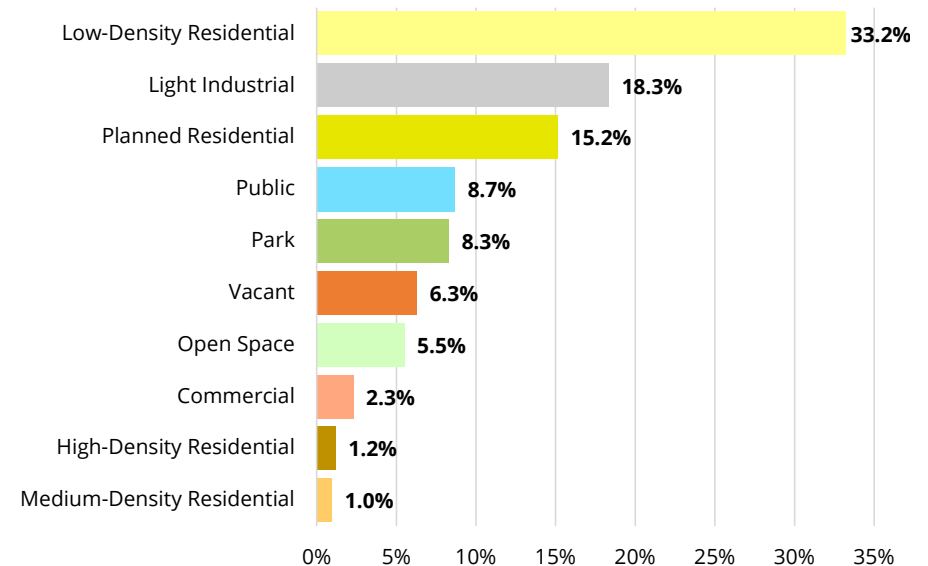


Figure 3.14 Existing Land Uses Breakdown excluding Ag Land



Physical Profile

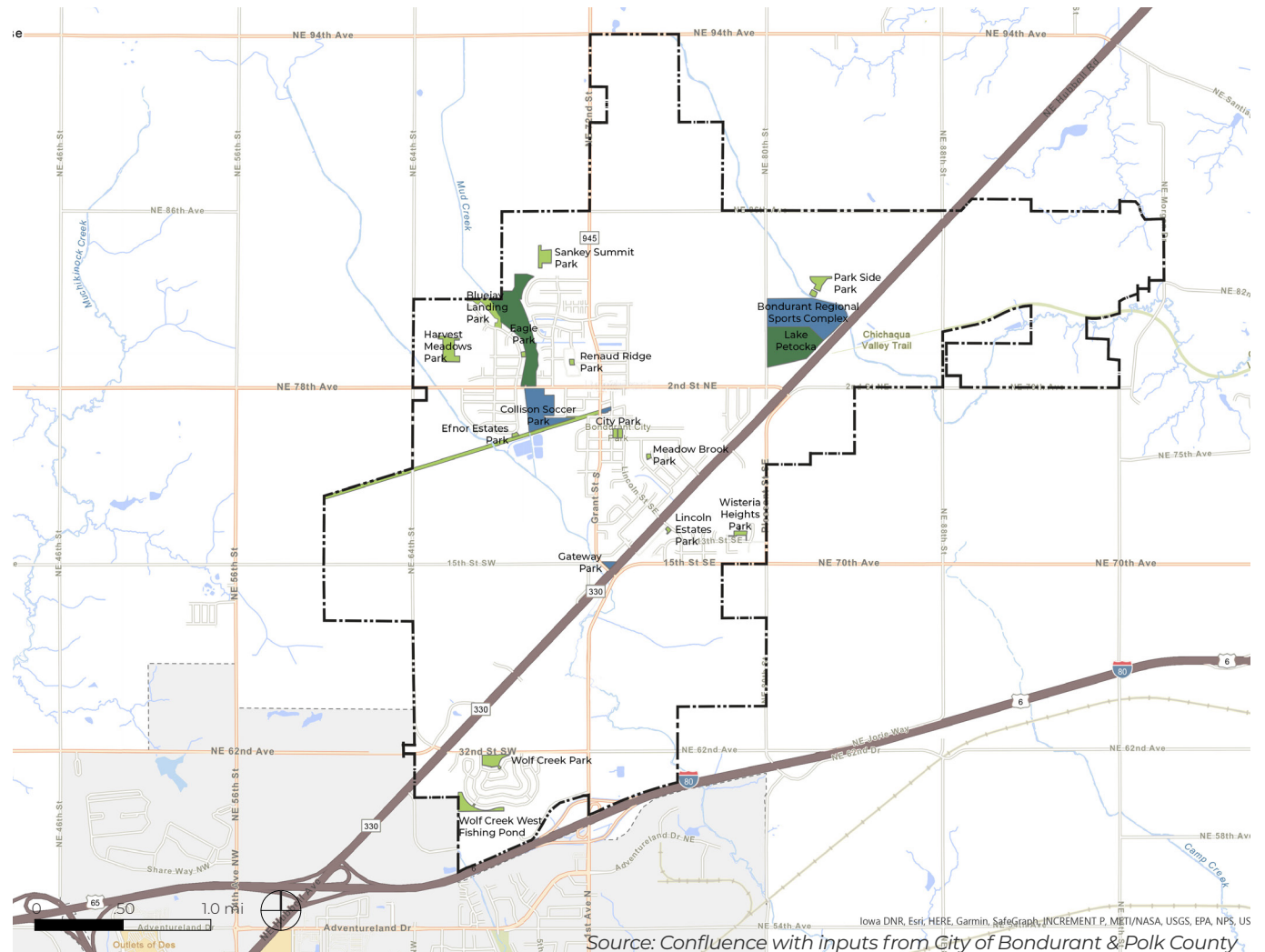
Existing Parks Map

The Parks Map shown in Figure 3.16 identifies the locations of parks in Bondurant. Bondurant maintains 12 community or neighborhood parks and 4 special use parks.

- Bondurant Regional Sports Complex (BRSC)
- Collision Soccer Park
- Bondurant Regional Trailhead (Depot)
- City Park
- Eagle Park
- Efnor Estates Park
- Gateway Park
- Lake Petocka
- Lincoln Estates Park
- Mallard Pointe Park
- Meadow Brook Park
- Park Side Park
- Renaud Ridge Park
- Wisteria Heights Park
- Wolf Creek West Fishing Pond
- Wolf Creek Park
- Sankey Summit Park
- Bluejay Landing Park

These parks combined account for a total of over 155 acres.

Figure 3.16 Existing Parks in Bondurant



Physical Profile

Level of Service Analysis

In total, parkland in Bondurant accounts for 155.27 acres. The Bondurant Regional Sports Complex (45.82), Lake Petocka (34.93), and Eagle Park (39.10) contribute the highest acreages to this total. Table 3.4 further breaks down acreages and Levels of Service by park type.

Level of Service (LOS) standards are based on total park acres per 1,000 residents. Most cities should aim to have at least 10.5 acres per 1,000 residents. Based on Bondurant's 2020 population of 7,365, the current level of service far exceeds the recommended LOS. However, it should be noted that not all of the contributing parks are currently improved but will be at a later date.

This high level of service for parks likely helps to support the high quality of life noted by many residents and is something that should be maintained as the community grows.

Table 3.5 Park Level of Service Assessment

Park Name (Existing)	Acres	Category
Bluejay Landing Park	5.59	Neighborhood
Bondurant Regional Sports Complex	45.82	Special Use
Collison Soccer Park	9.5	Special Use
Bondurant Regional Trailhead (Depot)	0.67	Special Use
City Park	1.70	Community
Eagle Park	39.10	Community
Efnor Estates park	0.50	Neighborhood
Gateway Park (Porch Swings & Fireflies)	1.30	Special Use
Lake Petocka	34.93	Community
Lincoln Estates Park	0.38	Neighborhood
Mallard Pointe Park	0.46	Neighborhood
Meadow Brook Park	0.41	Neighborhood
Park Side Park	3.74	Neighborhood
Sankey Summit Park	4.03	Neighborhood
Renaud Ridge Park	0.48	Neighborhood
Wisteria Heights Park	1.32	Neighborhood
Wolf Creek West Fishing Pond	3.87	Neighborhood
Wolf Creek Park	1.47	Neighborhood
TOTAL	155.27	-
Park Name (Future)	Acres	Category
Prairie Point View Park	1.57	Neighborhood
Harvest Meadows Park	6.94	Neighborhood
Featherstone Park	2.51	Neighborhood
TOTAL	11.02	-

Existing Population (2020)	7,365	-
Existing Level of Service (LOS)	21.1	-
Future Level of Service (LOS)	22.6	-
Level of Service by Type	Acres	Level of Service
Neighborhood Park (Existing)	22.25	3.02
Neighborhood Park (Planned)	33.27	4.51
Community Park	75.73	10.28
Special Use Park	57.29	7.77
Total (Existing)	155.27	21.1
Total (Planned)	166.29	22.6
Level of Service (LOS) Recommendations	Recommended LOS*	Existing LOS*
Neighborhood Park	1.25 to 2.0	3.02
Community Park	5.5 to 8.0	10.3
Special Use Park	-	7.77
TOTAL	10.5	21.1

* LOS - Level of Services is an attempt at standardizing how well a community is served by parks on a total acre per a certain amount of population. National standards are identified by the National Recreation and Parks Association (NRPA) as well as Planner's Estimating Guides

Physical Profile

Walk Time Analysis

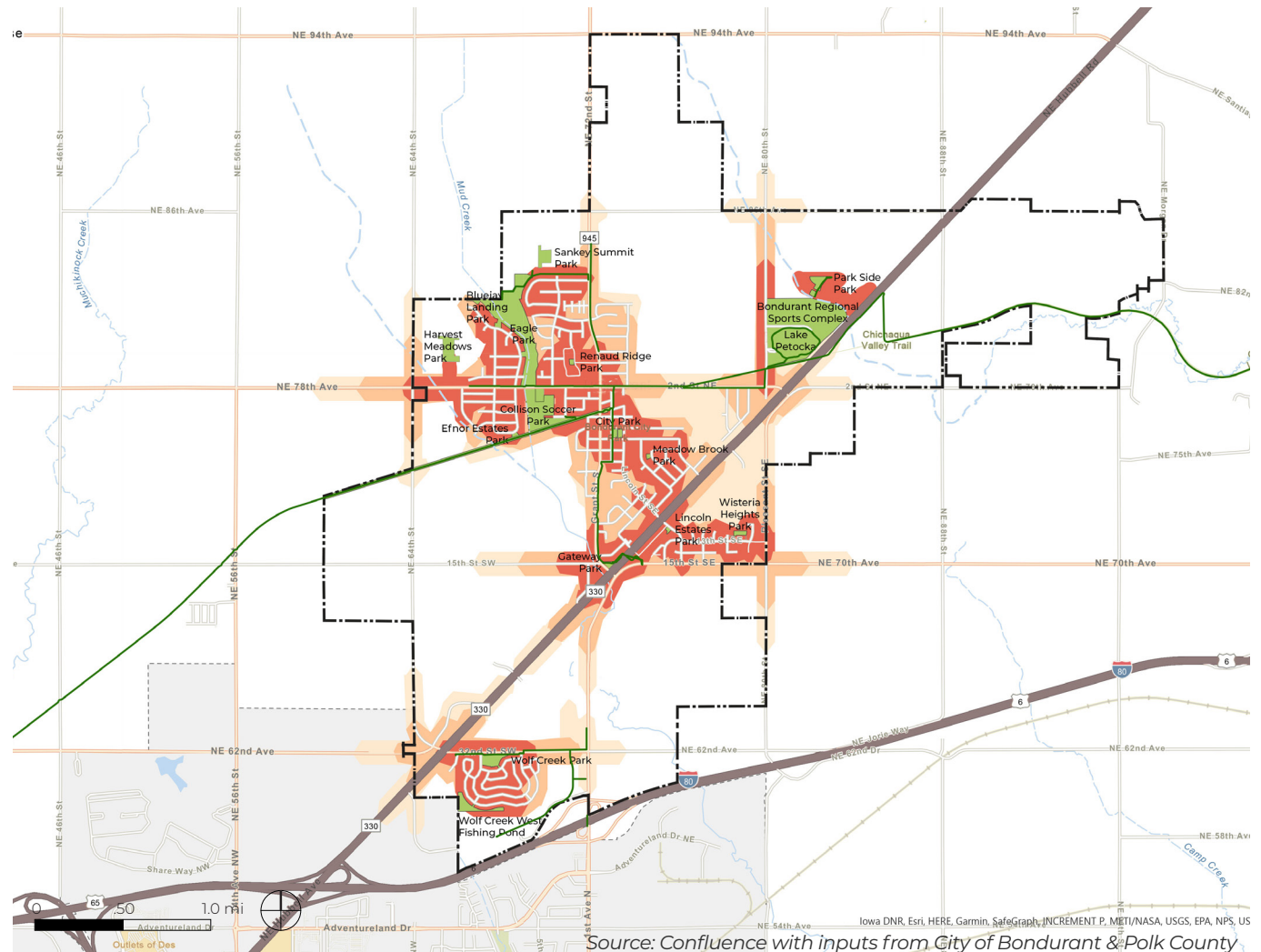
Another way to analyze how well a park system serves its residents is through a walk-time analysis. The Walk Time Analysis map, shown in Figure 3.17, assesses how much of the community is able to walk to the nearest park or trail from their home within a reasonable walk time of between 5 and 15 minutes.

Overall, most residents are able to reach a neighborhood park in 5 or 10-minute walk time.

There are around 2,623 existing residential parcels in Bondurant today. Approximately 1,801 of these residential parcels, or 68.7%, live within the 5-minute walk time. Another 601 parcels are within 10-minutes, representing 91.6% of parcels. Within 15-minutes, an estimated 96% of existing residential parcels are within a reasonable walking distance.

- City Limits
- Park
- Trail
- 5-Minute Walk Time
- 10-Minute Walk Time
- 15-Minute Walk Time

Figure 3.17 Walk Time Analysis



Physical Profile

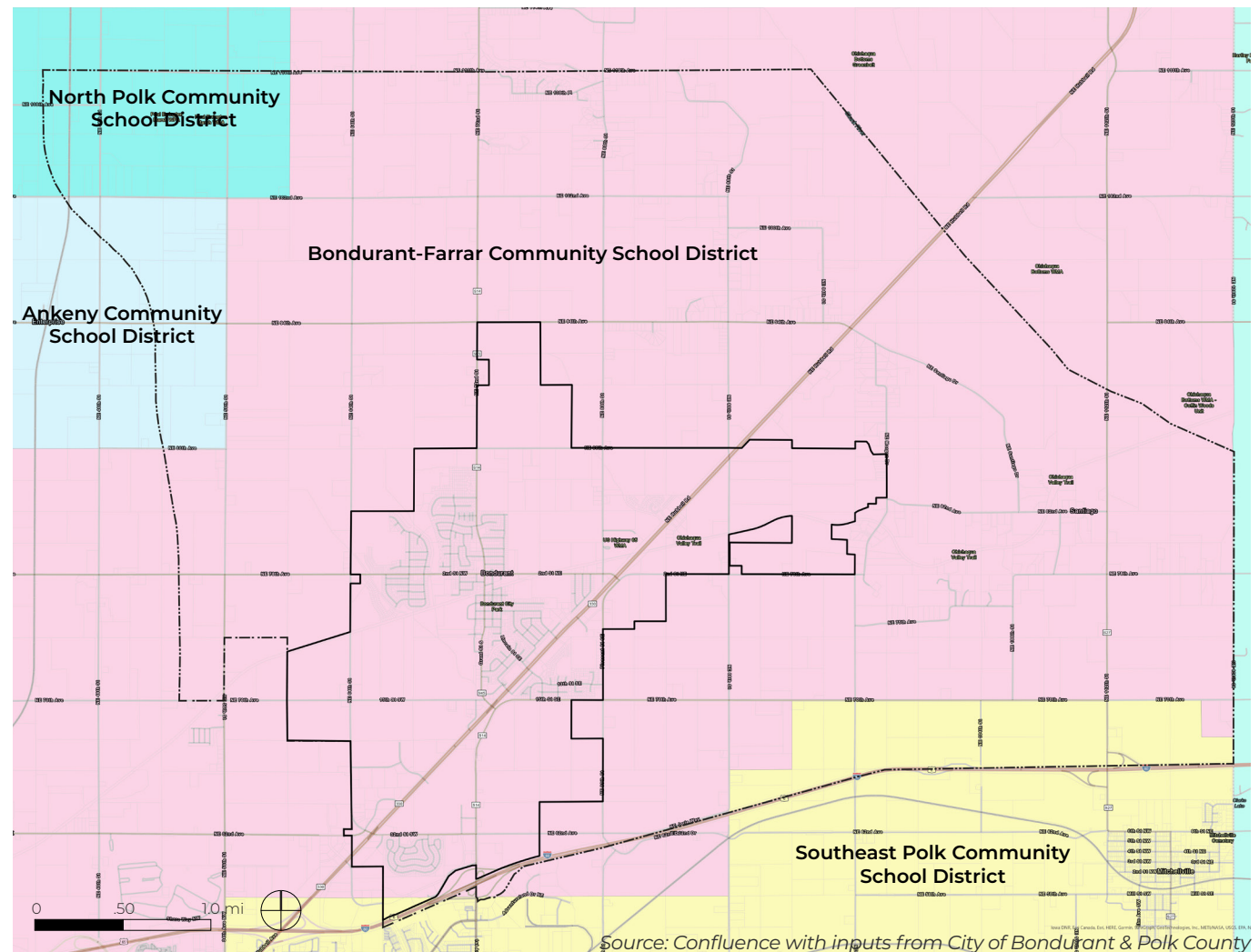
School District Boundaries

School District Boundaries

Figure 3.18 shows the school district boundary for the Bondurant-Farrar Community School District as well as the other nearby areas within the planning boundary.

Most of the planning boundary falls within the Bondurant-Farrar Community School District. However, small areas of the southeast and northwest corners of the planning boundary are within Ankeny, North Polk, and Southeast Polk Community School Districts.

Figure 3.18 School District Boundaries Map



- Planning Boundary
- Bondurant City Limits
- Bondurant-Farrar Community School District
- Ankeny Community School District
- North Polk Community School District
- Southeast Polk Community School District

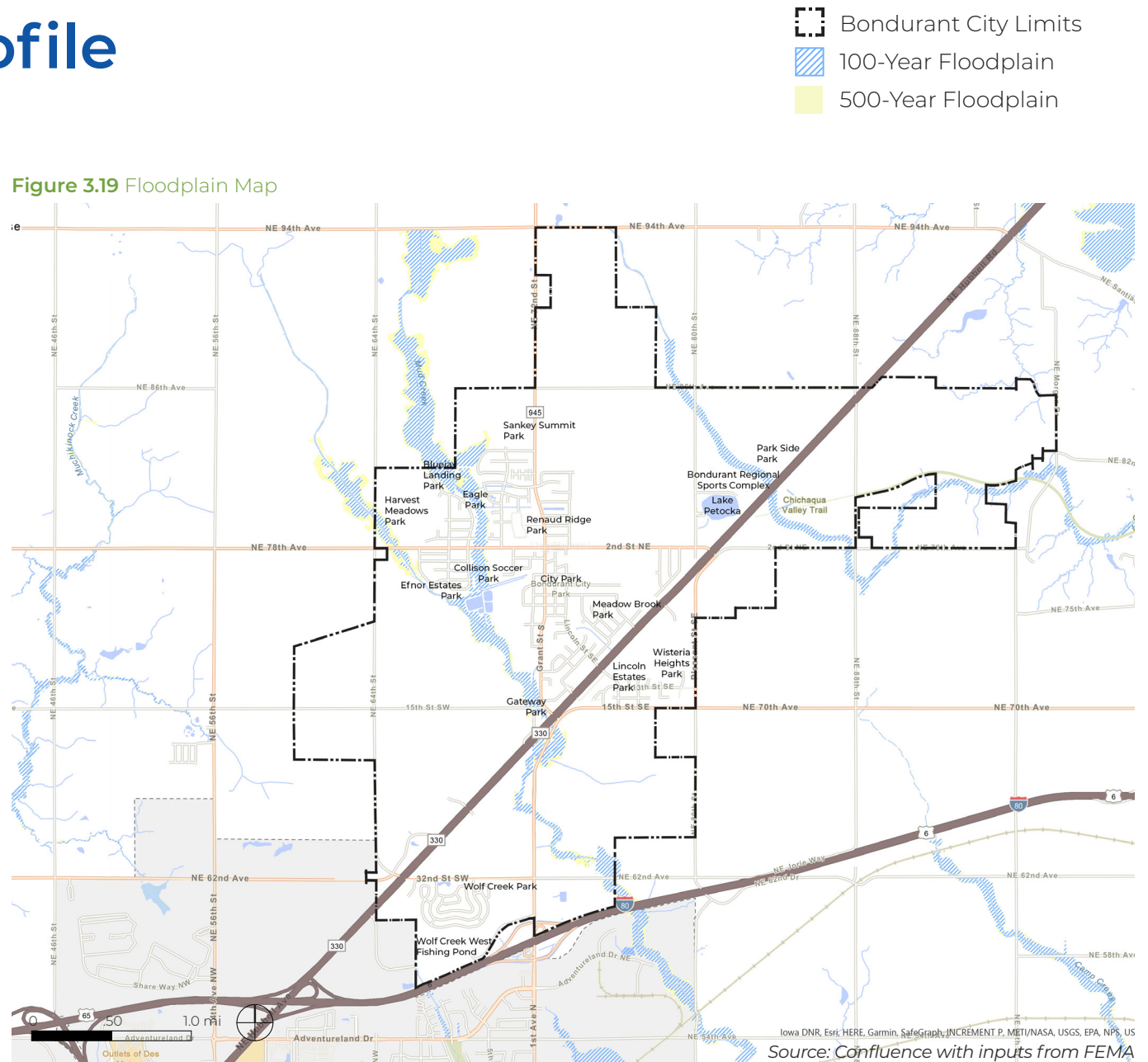
Physical Profile

Floodplain Map

Floodplain is generally found in flood-lying areas near streams that are periodically inundated with water due to storms or snowmelt. The 100-year floodplain includes areas with a 1% chance of flooding every year. The 500-year floodplain includes areas with a 0.2% chance of flooding every year. These environmentally sensitive areas should be left undeveloped to prevent unnecessary property damage or loss of life as well as protecting important natural functions. Approximately 285 acres, or 4.9%, of Bondurant falls within the 100 or 500-year floodplain.

Bondurant's floodplain follows the stream paths of both the Mud and Santiago Creeks. The floodplain surrounding Mud Creek includes Eagle Park and the Collison Soccer Park. Both are large open spaces of land that help mitigate flood hazards.

This topic will be covered in more detail in Chapter 10 - Natural Resources.



Physical Profile

Stream Map

Streams are often categorized into perennial (type 1) and intermittent (type 2) streams. Perennial Streams contain water throughout the year, except for infrequent periods of severe drought. Intermittent streams contain water for only part of the year, but more than just after rainstorm or snowmelt. The main type 1 stream in Bondurant is Mud Creek.

Bondurant has adopted a stream buffer protection and management ordinance that establishes minimum requirements for the design of buffers in the city limits. Covered within the ordinance are type 1, type 2, and type 3 streams. The width of the buffer varies also based on the presence or lack thereof floodway.

This topic will be covered in more detail in Chapter 10 - Natural Resources.




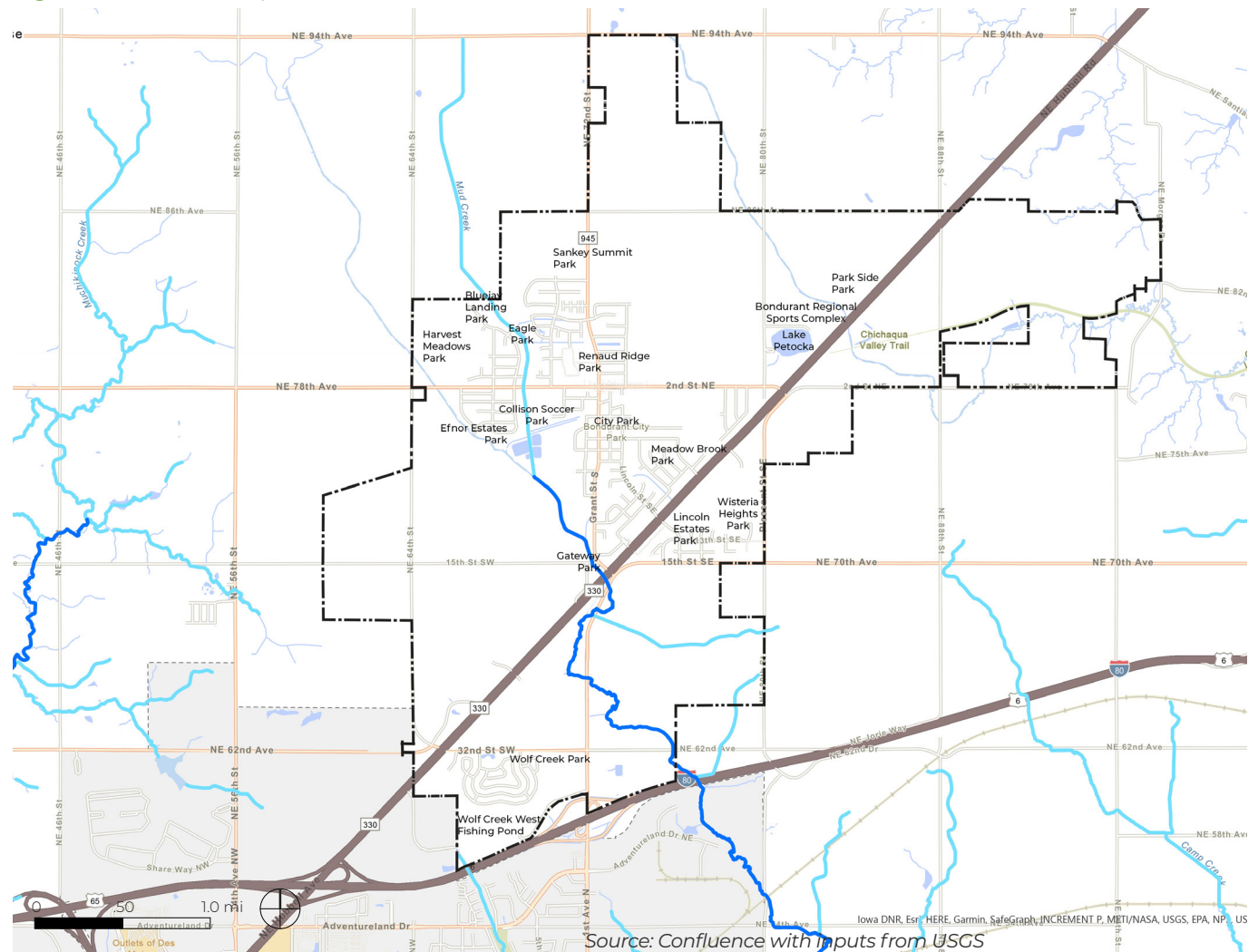
-  Bondurant City Limits
-  Type 1 Perennial Streams
-  Type 2 Intermittent Streams

Figure 3.20 Stream Map



Physical Profile

Wetlands Map

Wetlands are valuable environmental features where water covers the soil, or is present at or near the soil, for varying periods of time during the year. Wetlands also help promote a healthy ecosystem and have numerous benefits including flood control, water quality, recreation, wildlife habitat, or stormwater filtration. Figure 3.21 helps identify the location of freshwater emergent wetlands, freshwater forested or shrub wetlands, freshwater ponds, lakes, and riverines in Bondurant. There are a few locations of freshwater ponds within Bondurant city limits; however, there are more water features to the west and east of town.

This topic will be covered in more detail in Chapter 10 - Natural Resources.







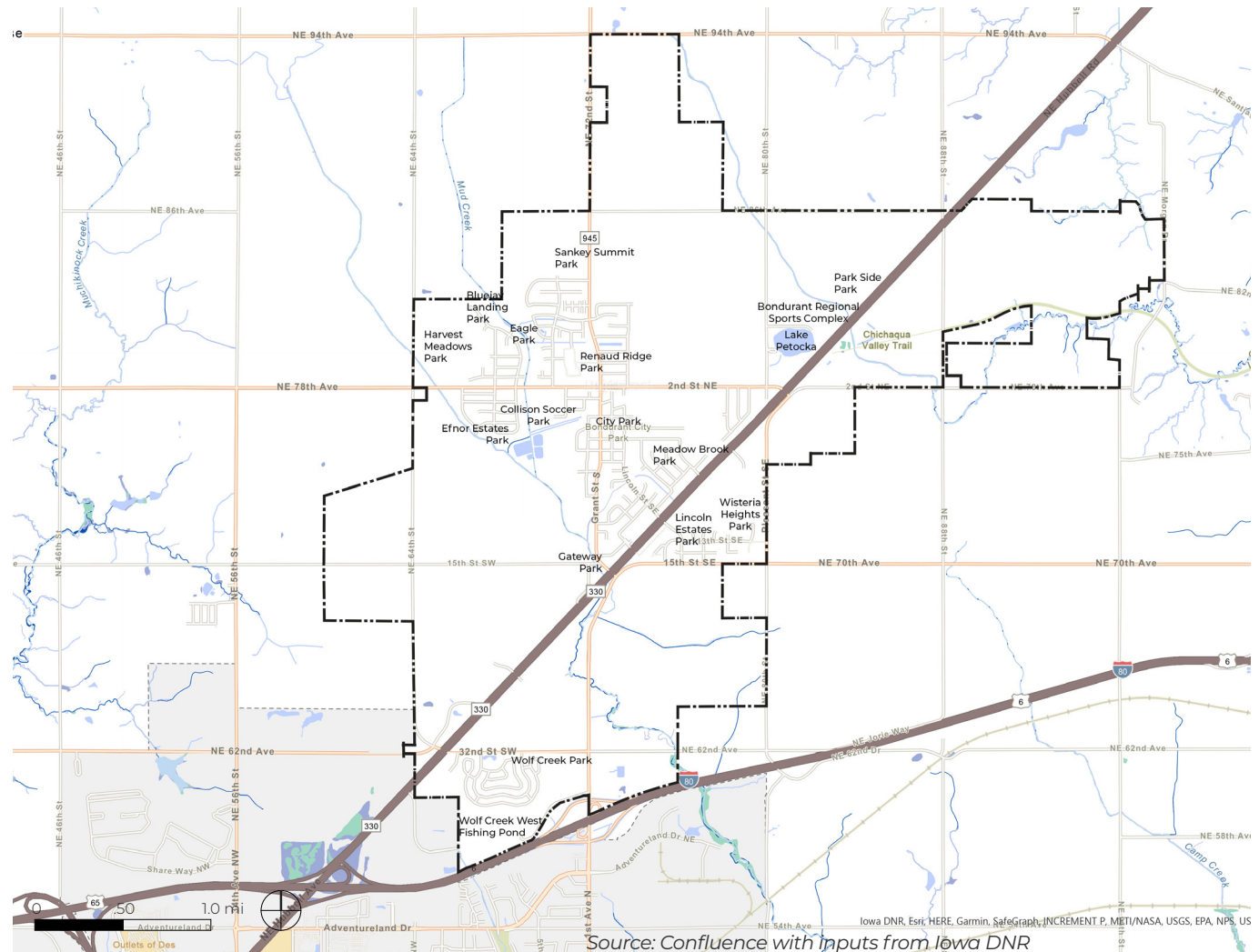
-  Bondurant City Limits
-  Freshwater Emergent Wetland
-  Freshwater Forested / Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Figure 3.21 Wetlands Map

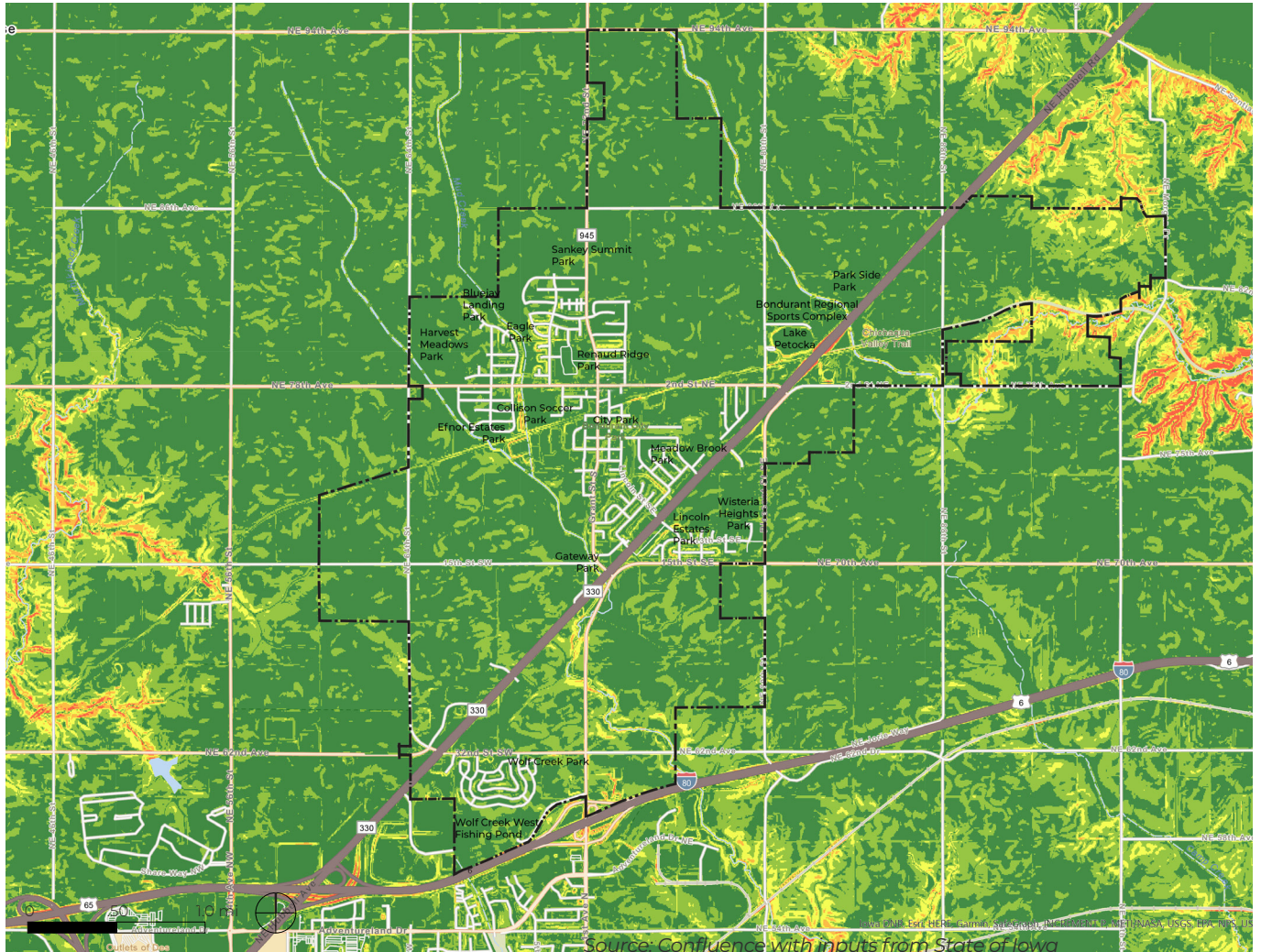


Physical Profile

Slope Map

Areas with steep slopes are environmental features sensitive to development and erosion. When improperly maintained, slope can become hazardous. While slopes can often provide beauty to an area, if they begin to erode, they can degrade water quality by increasing the amount of dissolved solids entering the stream. The areas in orange and red have steeper slopes.

As seen in Figure 3.22, Bondurant is predominantly covered in green, indicating it is a fairly flat area except for land near stream beds.



Source: Confluence with inputs from State of Iowa

Physical Profile

Tree Cover Map

Currently, there is not a significant amount of tree cover in Bondurant. Much of the new growth area land's prior use was agricultural, which does not necessarily contain much existing tree cover. Figure 3.23 shows the estimated tree cover for Bondurant, which was extracted from high resolution land cover data created by the State of Iowa in 2009.

Trees are crucial natural resources because they reduce urban heat island effect, improve air quality, increase property values, and supporting a diverse habitat and wildlife.

In 2021 to help grow the urban tree canopy, the City Council approved an ordinance to allow for planting of street trees if a permit is approved. Also in 2021, the City planted 90 trees to help kickstart the street tree program and to address trees lost as a result of the 2020 derecho and the Emerald Ash Borer disease.

These topics will be discussed in greater detail in Chapter 10 - Natural Resources.



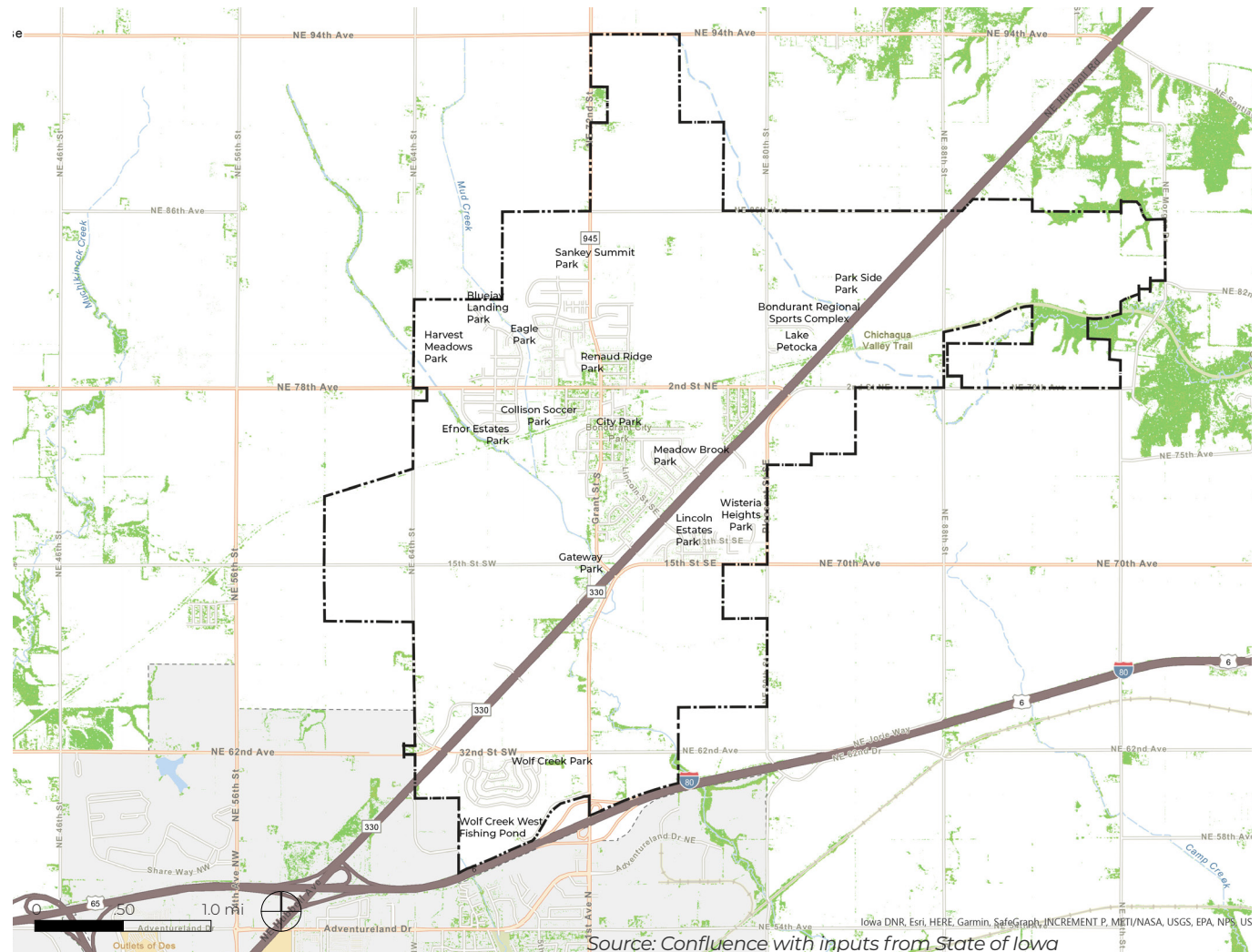
-  Bondurant City Limits
-  Tree Cover

Figure 3.23 Tree Cover Map



Economic Profile

Drive Time Map

A Drive Time Analysis was conducted to better understand Bondurant's accessibility and connectivity within the region. Bondurant's convenient location grants residents the opportunity to travel into the Des Moines Metro for amenities and employment opportunities.

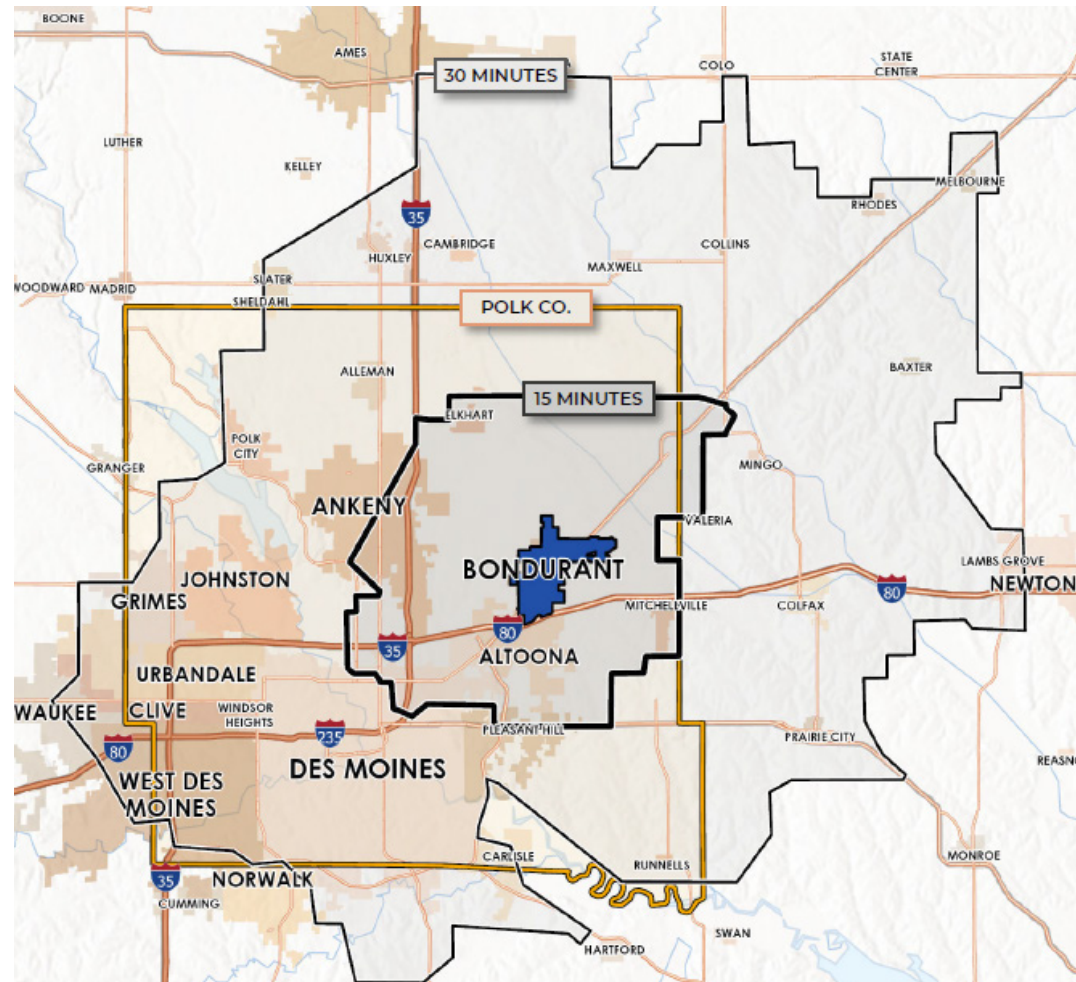
15-Minute Drive

A 15-minute drive encompasses portions of Ankeny and Altoona, as well as unincorporated Polk County. This radius includes a total of 95,000 people.

30-Minute Drive

The 30-minute drive time encompasses a large portion of the Des Moines Metro, including Des Moines, the remainder of Ankeny, West Des Moines, Urbandale, Clive, Grimes, and Johnston. Overall, there are approximately 588,000 residents within the 30-minute drive time. The 30-minute drive time provides the greatest opportunities for Bondurant residents to seek employment throughout the entire Des Moines Metro.

Figure 3.24 Drive Time Boundary Map (Esri, 2021)



Source: LCG with inputs from Esri

Economic Profile

Jobs Data and Bondurant

Jobs Data and Bondurant

The Longitudinal Employer-Household Dynamics provides high-quality labor market data as a joint partnership between the U.S. Census Bureau and U.S. State data. The latest available LEHD data is from 2019. There has been significant job growth in Bondurant since 2019 that will not be adequately captured in this data. To supplement, recent job growth will be covered separately.

The economic profile for Bondurant will be explored in greater detail in Chapter 6 - Economic Development.



Economic Profile

Dramatic Recent Job Growth

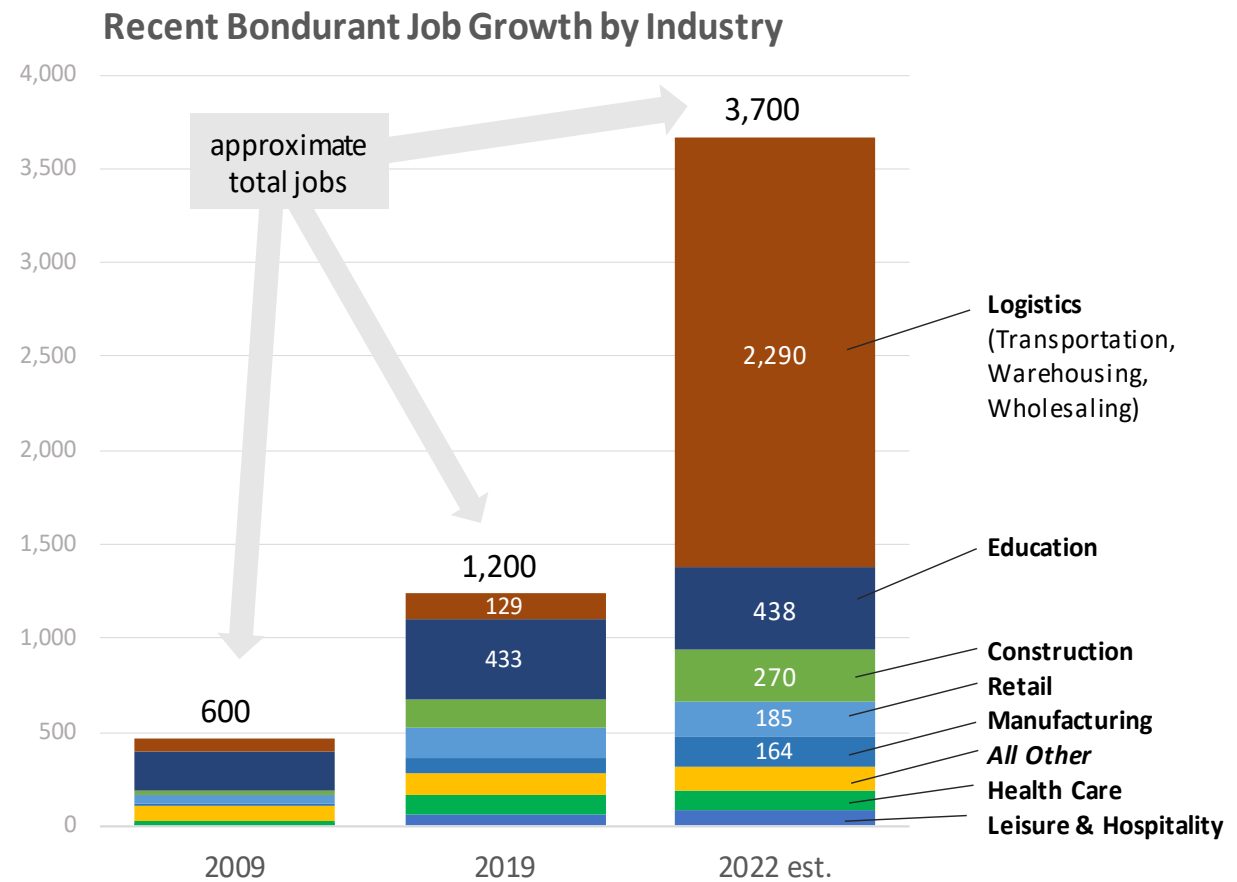
Recent Bondurant Job Growth by Industry

Bondurant's employment mix has been drastically transformed by the arrival of two new Amazon facilities (along with several smaller, primarily industrial developments).

Between 2009 and 2019, total employment at Bondurant workplaces doubled from around 600 to 1,200 jobs. In just three years since, that total has nearly tripled – driven by nearly 2,300 new (or expected/committed) jobs in the logistics cluster alone.

While Amazon (and related facilities) tend to have a “multiplier” effect – spurring new local spending and jobs in other industries, those effects tend to occur at the regional level. Bondurant's small size relative to the metro area will naturally limit the extent to which it can capture some of that expected spin-off development and employment.

Figure 3.25 Bondurant Jobs by Industry, 2019



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Economic Profile

Jobs in Bondurant Since 2017

Jobs in Bondurant Since 2017

Table 3.5 shows a summary of jobs added within Bondurant's city limits since 2017. Overall, there has been over 2,400 jobs added. When compared to the estimated 1,238 jobs in 2019, this represents a huge jump in total jobs located in the community.

Major job growth has occurred in the Transportation & Warehousing industry sector with the addition of two large Amazon facilities. Other industrial / light industrial growth as well as some commercial / office growth has occurred in recent years. New planned developments are coming online frequently.

Table 3.6 Jobs Created in Bondurant Since 2017

Site Name	Number of Jobs Created Since 2017
Amazon / Project Bluejay	1,800
Amazon / Project Omega	300
JAS Concrete	70
Bondurant Industrial Park sites	55
Midstates Precast Products	50
Generation Next Daycare	46
Road Machinery & Supplies	44
Kum & Go	25
Mid Country Machinery	15
Combined others with 10 or fewer new jobs since 2017	69
TOTAL ADDED JOBS	2,474

Source: City of Bondurant

Economic Profile

Commuting Dynamics by Industry

The completion of massive new Amazon distribution facilities adds over 2,000 jobs to the logistics-related industry group (wholesale, transportation, warehousing) that now dominates Bondurant workplaces.

Based on other smaller suburban cities throughout the country where new Amazon warehouses were built between 2012 and 2017, about 90-95% of new Amazon employees will commute in from locations outside the suburb in question. (depending in part on how much residential development capacity has)

Even with such a small percentage likely to both work and live in Bondurant, Amazon and other new developments will likely drive demand for hundreds of potential new Bondurant housing units.

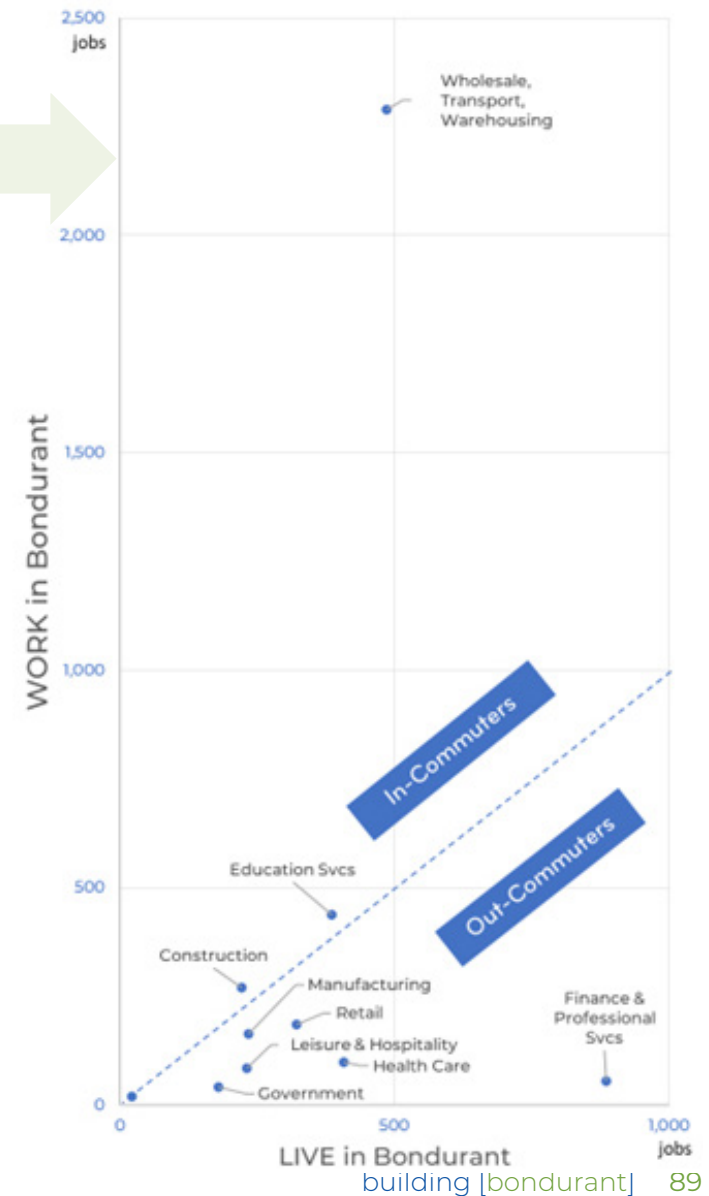
This chart shows estimated jobs in 2022 by industry.

Industry groups higher on the chart employ more workers in Bondurant workplaces (regardless of residence)

Industries further to the right have more Bondurant residents working in those industries (regardless of workplace).

Industries above the dotted line are more likely to commute in from outside Bondurant; those below are more likely to commute out.

Figure 3.26 Bondurant Workers by Industry (2022 est.)



Economic Profile

Commuting Patterns

Worker Inflow + Outflow

Figure 3.27 shows the commuting patterns in Bondurant as of 2019.

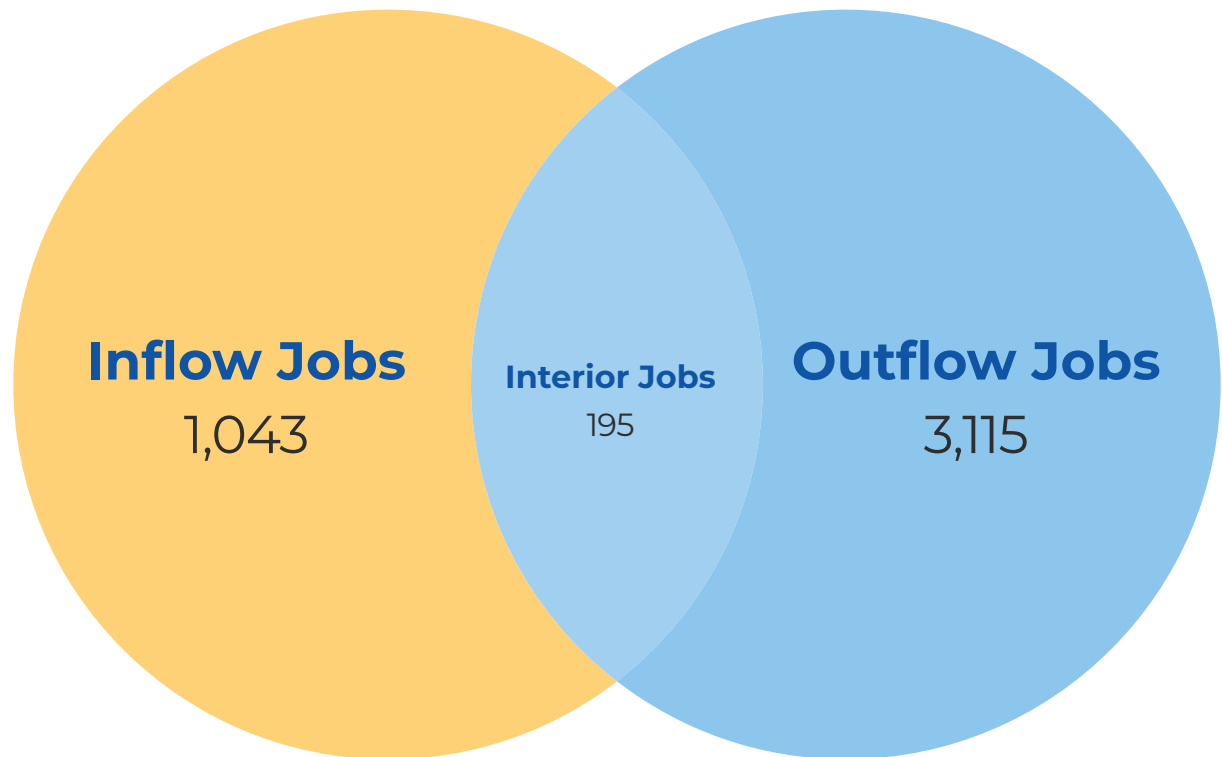
Inflow Jobs - are those workers that live elsewhere but work in Bondurant. These are commuters into Bondurant. Sometimes these are viewed as potential residents.

Outflow Jobs - those are residents that live in Bondurant but work elsewhere. These are commuters out of Bondurant.

Interior Jobs - those are jobs held by people who both live and work in Bondurant.

At the time, there was a definite imbalance between in and out-commuters in Bondurant. Again, this data pre-dates significant job growth in Bondurant that will impact these numbers upon the next release.

Figure 3.27 Inflow / Outflow of Workers in Bondurant (2019)



Note, the 2019 data does not include most of the over 2,400 jobs added to Bondurant since 2017. The number of Inflow Jobs may be more than double now just with the addition of the Amazon sites.

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Economic Profile

Commuting Patterns

Inflow Jobs

In 2019, just over 1,000 workers commuted into Bondurant for work. Figure 3.28 summarizes some of the main places that workers lived. Unsurprisingly, most lived somewhere in the Des Moines Metro Area and in Polk County, Iowa. Slightly more workers lived in Des Moines compared to Bondurant, but not a huge difference.

Also shown in Figure 3.27 is a summary of how far workers traveled to get to work. Over half traveled less than 10 miles. Another third traveled between 10 to 24 miles. Just over 10% were traveling over 50 miles to work in Bondurant.

It is important to note, again, that these numbers do not include Amazon jobs. It is like that Inflow Job numbers for Bondurant will increase substantially at the next data release. However, some of the new workers in Bondurant likely live in the community as well.

Figure 3.28 Inflow Job Profile



Note, the 2019 data does not include most of the over 2,400 jobs added to Bondurant since 2017. The number of Inflow Jobs may be more than double now just with the addition of the Amazon sites.

Where Workers Live

1. Des Moines - West Des Moines Metro Area / 82.2%
2. Polk County, Iowa / 71.9%
3. Des Moines, Iowa / 16.5%
4. Bondurant, Iowa / 15.8%
5. Ankeny, Iowa / 10.7%
6. Altoona, Iowa / 6.7%
7. Ames Metro Area / 5.2%

How Far Workers Travel

- Less than 10 miles / 54.5%
- 10 to 24 miles / 28.5%
- 25 to 50 miles / 6.6%
- Greater than 50 miles / 10.3%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Economic Profile

Commuting Patterns

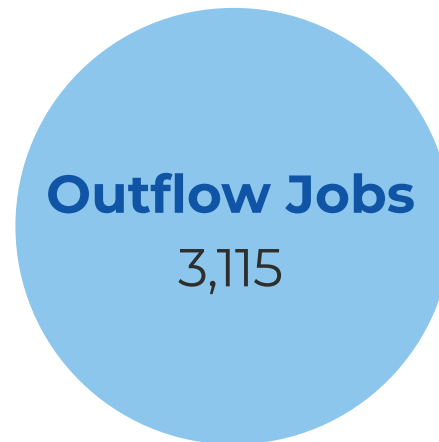
Outflow Jobs

In 2019, just over 3,100 workers commuted out of Bondurant for work. Figure 3.28 summarizes some of the main places that residents worked. Almost 90% work somewhere in the Des Moines Metro Area. Most also work in Polk County, Iowa. Nearly one-third work in Des Moines.

Also shown in Figure 3.29 is a summary of how far residents travel to get to work. Over half travel between 10 to 24 miles. Another nearly 40% travel less than 10 miles. Less than 6% of residents are travelling more than 50 miles to get to work elsewhere.

It is important to note, again, that these numbers do not include Amazon jobs and several other added since 2019. It is likely that Outflow Job numbers for Bondurant will have changed.

Figure 3.29 Outflow Job Profile



Note, the 2019 data does not include most of the over 2,400 jobs added to Bondurant since 2017. The number of Inflow Jobs may be more than double now just with the addition of the Amazon sites.

Where Residents Work

1. Des Moines - West Des Moines Metro / 89.6%
2. Polk County, Iowa / 82.1%
3. Des Moines, Iowa / 32.8%
4. Ankeny, Iowa / 14.3%
5. West Des Moines, Iowa / 10.8%
6. Bondurant, Iowa / 5.9%
7. Dallas County, Iowa / 5.5%

How Far Residents Travel

- Less than 10 miles / 38.1%
- 10 to 24 miles / 54.1%
- 25 to 50 miles / 2.3%
- Greater than 50 miles / 5.5%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD