

Chapter Five:
**Housing +
Neighborhoods**

Housing + Neighborhoods

Overview

Chapter Purpose

The intent of the Housing + Neighborhood Chapter is to provide a guide to the growth and development of Bondurant's residential areas. It includes a thorough review of the existing housing stock's characteristics and trends in the development type and style. A brief overview of the public input related to housing is provided.

Various projections of future residential demand were created and then design guidelines to consider were outlined. These design guidelines should be considered as part of a future official set of residential design guidelines. Lastly, a series of goals, policies, and action items were created to help Bondurant not just build homes but create true neighborhoods.

Chapter Structure

The Housing + Neighborhood Chapter follows the following format:



Review of housing in Bondurant today



Summary of public input received on housing topics



Analysis of housing characteristics in Bondurant



Future residential needs + typologies discussion



Residential design guideline best practices to consider



Housing + Neighborhoods Goals, Policies, & Action Items

Housing Today

Existing Housing Mix

Existing Housing Mix

Bondurant's housing mix is dominated by detached single-family residential homes. There are a few areas with attached dwelling units (townhomes) as well as limited multi-family options (apartments or condominiums).

While there is a mix of both older and newer homes throughout the community, recent growth rates have made newer homes the standard option for most residents in Bondurant.

The images on the right show different housing types currently available throughout the community. The current housing mix is not surprising given Bondurant's size and location within the Des Moines metro. However, as the community continues to grow in both population and employment, additional housing choice will likely be needed.



Public Input Themes

Housing-Related Input

Housing Public Input

Throughout the public engagement process, housing topics came up frequently. A more in-depth review of public input can be found in Chapter 2 - Public Input.

Four main themes emerged from the housing related public input:

- The need for a diverse housing stock with a variety of price points
- The need to maintain and establish a strong sense of neighborhood character throughout the new and older parts of Bondurant
- The need to encourage additional 'gentle' density to provide options for empty nesters, retirees, and workforce housing for the growing local labor market
- The need to provide safety for homeowners and renters through the provision of basements and/or storm shelters

Diverse housing stock and price points

- *Strong desire to see more higher end homes*
- *Currently hard to move up to the next home level (value and size) because of limited housing stock*
- *Need to maintain and increase housing affordability in general*
- *Need more than just single-family homes*

Establish a strong sense of neighborhood character

- *Improving the landscaping standards can help provide more identity and character for neighborhoods.*
- *Reduce the number cul-de-sacs*
- *Need more street and pedestrian connections to and through other neighborhoods by foot or bike*
- *Do not want just cookie cutter designs*

Encouraging Gentle Density developments

- *Need additional options for retirees and empty nesters to move into*
- *Provide affordable housing options for workforce housing, especially as local workforce grows*

Safety of housing for owners and renters

- *Need to set up a rental inspection program*
- *Consider requiring basements or storm shelters in all single-family or multi-family residential developments*

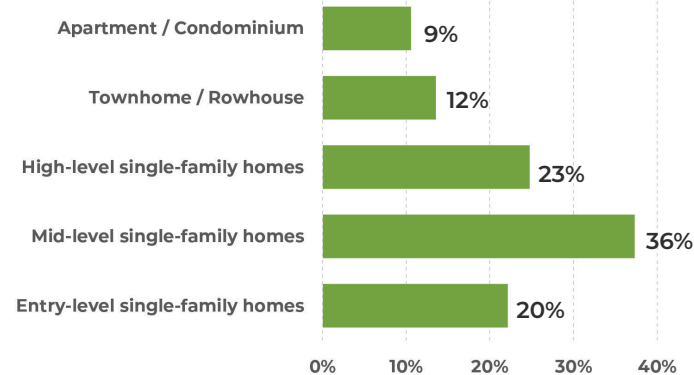
Public Input Themes

Housing-Related Input

The online survey asked participants to select the housing type most needed in Bondurant. Mid-level single-family homes received the most votes. High and entry-level single-family homes each receive close to 20% of the votes. Multi-family options collectively received over 20% of the votes as well. This suggests that while there is a preference for low-density, there is acknowledgement of a need for mid and higher-density options.

The images to the right depict the most preferred low-density and multi-family housing images from both in-person events and online voting. Interestingly, nearly all of the low-density homes did not have prominent or street facing garages. Pedestrian orientation and porches were favored. Mid-level density, such as townhomes or other attached dwelling units were the most preferred multi-family options.

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



Most Preferred Low-Density Residential Images



Most Preferred Multi-Family Residential Images



Housing Analysis

Housing Tenure + Household Size

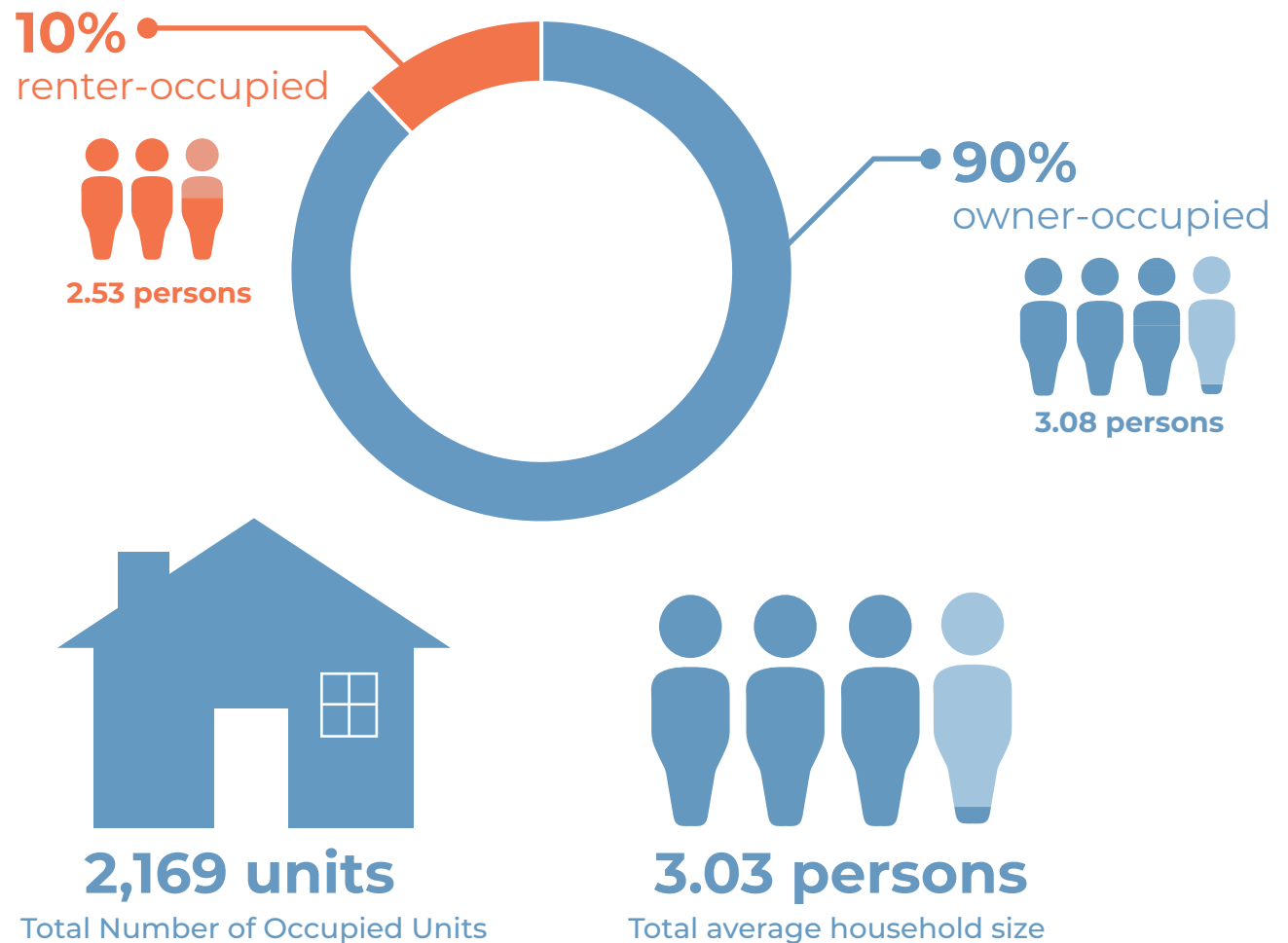
Housing Tenure

According to 2020 U.S. Census ACS 5-year estimates, there are approximately 2,169 occupied housing units in Bondurant. The overall average household size is high at 3.03 persons.

Figure 5.2 shows the 2020 housing tenure breakdown. Approximately 90% of occupied housing units in Bondurant are owner-occupied. This is up slightly from 2019 estimates. This is much higher than for Polk County, which is 67.1% owner-occupied, as well as significantly higher than nearby neighboring community Altoona (70.07%).

Owner-occupied units in Bondurant are larger with an average size of 3.08 persons compared to the smaller 2.53 average renter-occupied unit.

Figure 5.2 Housing Tenure, Total Housing Units and Average Household Size (2020)



Housing Analysis

Owner-Occupied Units Profile

Owner-Occupied Profile

Figure 5.3 shows the estimated value of owner-occupied homes according to 2020 U.S. Census estimates. The largest group is the \$200k-\$299.9k, which accounts for over one-quarter of homes. An additional 40% of homes are valued between \$100k-\$199.9k.

According to 2020 U.S. Census data, close to 75% of owner-occupied units in Bondurant have a mortgage. This impacts monthly housing costs for residents quite significantly. Of those homeowners with a mortgage, the median monthly housing costs are \$1,513. For homeowners without a mortgage, the median monthly housing cost is significantly lower at \$518. Figures 5.4-5.5 shows the breakdown by housing costs for units with and without a mortgage.

Figure 5.3 Owner-Occupied Home Values, 2020

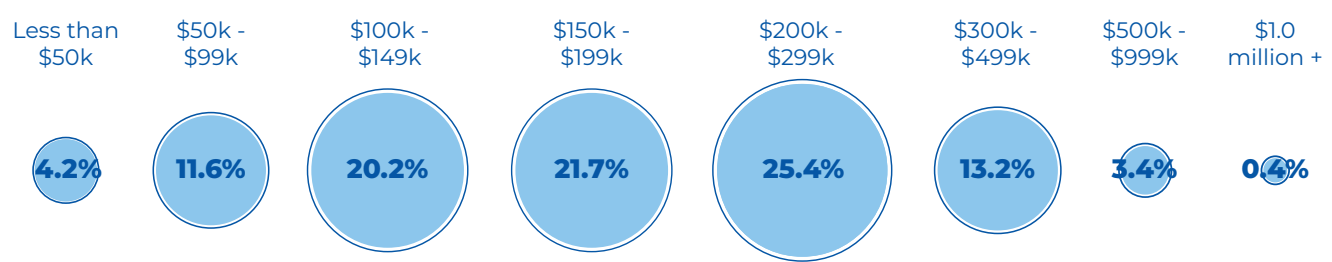


Figure 5.4 Units with Mortgage Monthly Costs, 2020

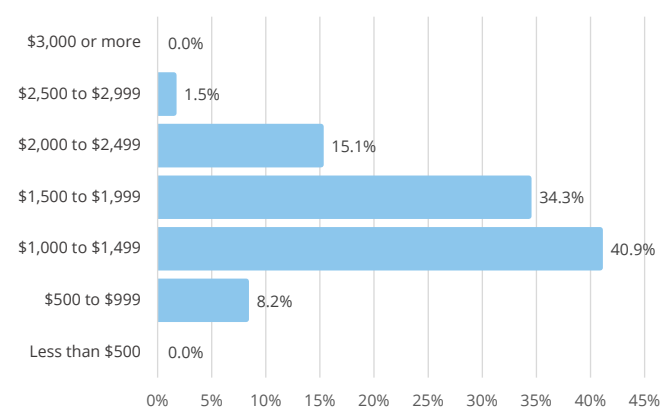
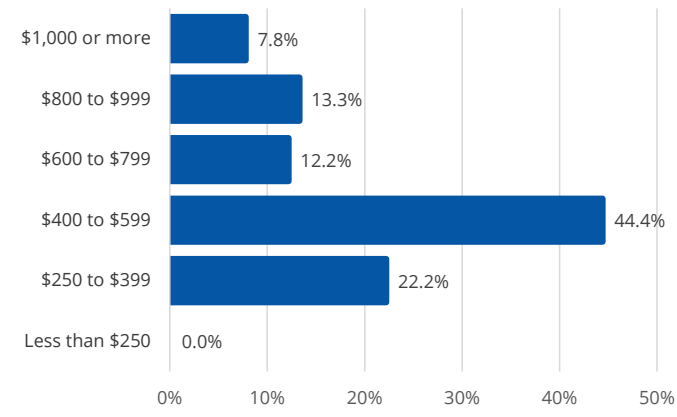


Figure 5.5 Units without Mortgage Monthly Costs, 2020



\$1,513
Median Monthly Housing Costs for Units
with a Mortgage in Bondurant

\$518
Median Monthly Housing Costs for Units
without a Mortgage in Bondurant

Housing Analysis

Renter-Occupied Profile

Renter-Occupied Profile

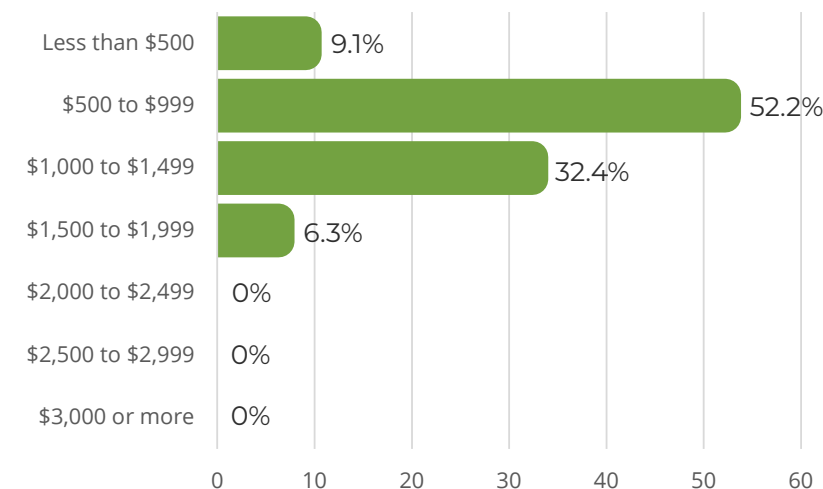
There are approximately 253 occupied housing units paying rent in Bondurant as of 2020 U.S. Census estimates.

Figure 5.6 shows the estimated gross rent breakdown for Bondurant in 2020. Over half of Bondurant renters pay between \$500 and \$999 in gross rent. An additional third of renters pay between \$1,500 to \$1,999. Just over 6% pay \$1,500 to \$1,999.

Median rent for Bondurant is just under \$900, which is slightly less than Polk County as a whole, \$910. Neighboring community, Altoona, pays slightly higher at \$931.

In the Des Moines-West Des Moines MSA, it is estimated that renters earn approximately \$16.80 per hour. The necessary wage to afford a Fair Market Rate (FMR) 2-Bedroom rental is \$17.35 per hour. The difference between these two categories identifies a gap in pay that should be met to support a less cost-burdened renter demographic.

Figure 5.6 Gross Rent Breakdowns in Bondurant



\$857* **\$910***

Median Gross Rent in Bondurant Median Gross Rent in Polk County

**These data points do not include 2021-2022 developments and their impact on median gross rent in Bondurant and Polk County. Specific to Bondurant, this does not include the Parkside development.*

Rental Snapshot

for the Des Moines-West Des Moines Metro Statistical Area (MSA)

Estimated Renter Wage
\$16.80

Affordable Monthly Rent
at Estimated Renter
Wage
\$879

Necessary Wage to
Afford a Fair Market
Rate 2-BR Rental
\$17.35

Annual Income Needed
to afford a Fair Market
2-BR Rental
\$36,080

Source: Out of Reach, 2021

Housing Analysis

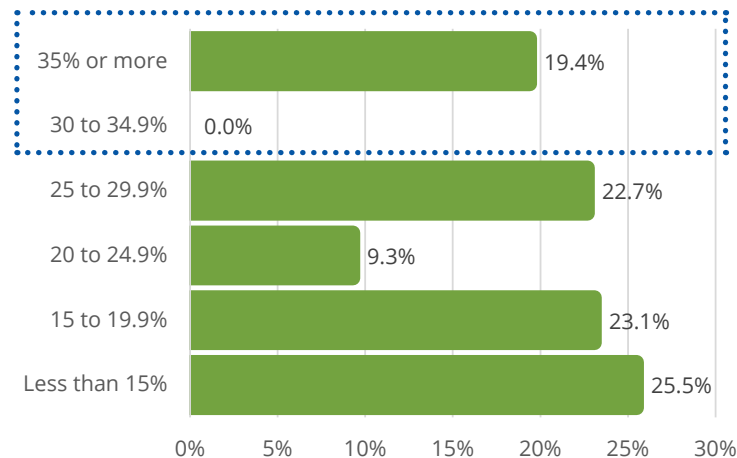
Housing Affordability

Cost Burdened Households

The Department of Housing and Urban Development (HUD) defines cost-burdened households as those that spend 30% or more of their monthly household income on housing costs. Figure 5.7 shows the percentage of household income going toward rent for Bondurant renters and Figure 5.8 shows the percentage of owner-occupied households income going towards housing costs.

Overall, less than 20% of both categories are considered cost-burdened. While ideally as few households as possible would be cost-burdened, these percentages are actually quite reasonable, especially for renters. For comparison, 43.6% of Polk County renters are considered cost-burdened. It is important to note, however, that these low percentages in cost-burdened renters may be because of the relatively small number of renter households in Bondurant today.

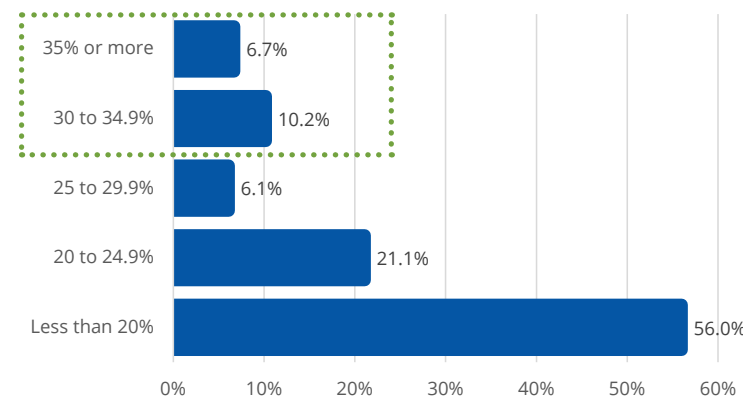
Figure 5.7 Renter-Occupied Percent of Household Income Spent on Rent



19.4%

Cost-Burdened Renters

Figure 5.8 Owner-Occupied Percent of Household Income Spent on Housing



16.9%

Cost-Burdened Homeowners

Housing Analysis

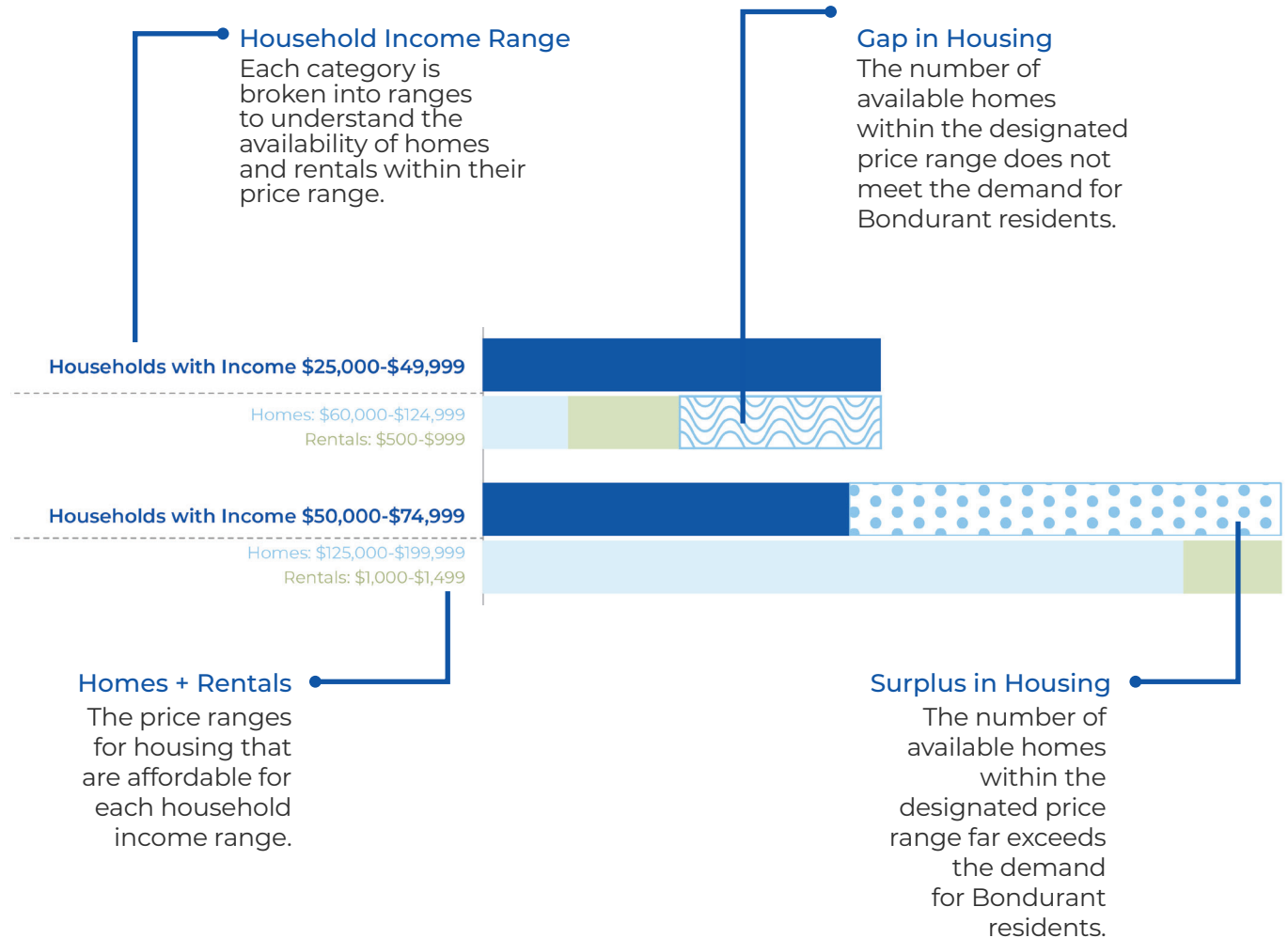
Housing Mismatch

Housing Attainability

A housing attainability analysis highlights the current gaps and surpluses in Bondurant based on household income and what is deemed affordable within those price ranges. This analysis follows the definition of affordability from HUD. HUD defines affordable as households spending less than 30% of their gross income on housing expenses, including rent and utilities. The diagram to the right explains how to read the Housing Attainability Graph on the following page.

The purpose of this analysis is to highlight price points of homes that are either exceeding demand or under represented in the market. The results from this analysis assist in guiding policies and action items for housing-related goals.

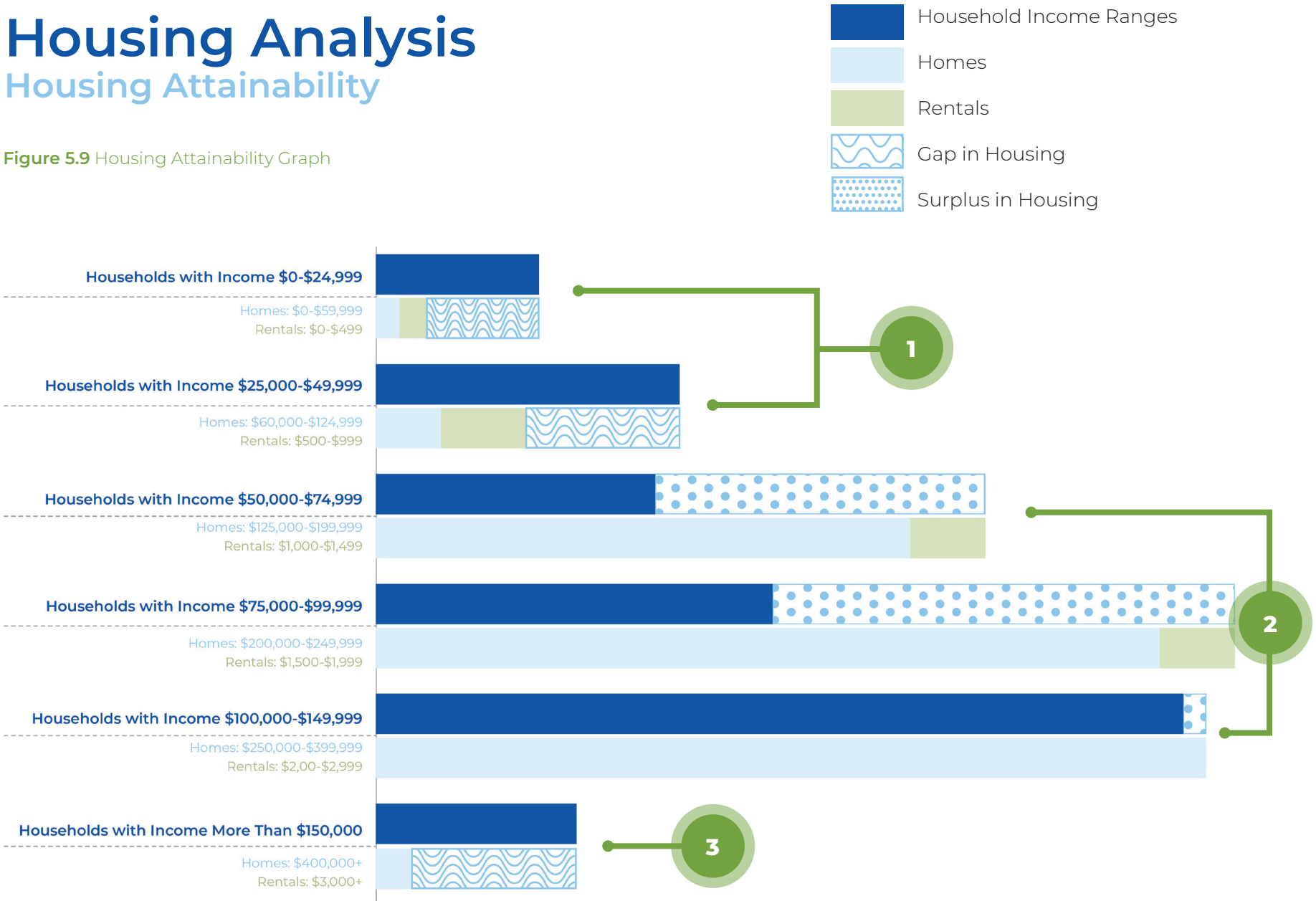
The rental home data utilizes ACS 2020 5-Year Estimates. Due to this, the analysis is unable to exactly portray the rental stock in Bondurant today. This dataset excludes the Parkside development and the rentals provided there ranging from \$535-\$1,305.



Housing Analysis

Housing Attainability

Figure 5.9 Housing Attainability Graph



Housing Analysis

Housing Attainability Breakdown

1

LOWER INCOME TRENDS

There are more households in the \$0-24,999 and \$25,000-\$49,999 income ranges than there are homes and rentals in Bondurant to house them. This gap in the housing stock places pressure on lower income households to obtain housing above their affordability range and results in them becoming housing cost-burdened.

Lower income households come in a variety of demographics and sizes. An important note to remember about this price range is that this is typically where seniors fall within income breakdowns due to their fixed incomes. Ensuring that there is a healthy stock of diverse housing types that include these price ranges will allow more people to call Bondurant home.

2

MODERATE INCOME TRENDS

There is a surplus of homes in the \$50,000-\$149,000 household income ranges. Through conversations with the public and stakeholders, these numbers are consistent with their input, stating that there are more homes in the entry- to mid-level, and not enough executive homes to spur upward mobility within the community. This surplus in homes provides cushion for the housing stock due to the assumed pressure from neighboring income ranges and their limited stock.

There are also a healthy amount of rentals within the \$50,000-\$74,999 and \$75,000-\$99,999 income ranges to support a variety of demographics. However, there are no rentals in the \$100,000-\$149,999 income range available in Bondurant today.

3

HIGHER INCOME TRENDS

There is a gap in housing available to households with incomes more than \$150,000. This corroborates the trends discussed in Point #2 and results in added to the housing stock in lower ranges.

There are no rentals available at this executive level either, further limiting rental opportunities in Bondurant.

There is an obvious need to expand the price points of available homes and rentals in Bondurant to alleviate pressures on lower income households and provide opportunities for upward mobility throughout the entire community.

Housing Analysis

Assessed Home Values

Home Values

Figure 5.11 shows the assessed home values for Bondurant according to the Polk County tax assessor. The highest values are shown in yellow and greens and can mainly be found in the newer areas of town. Blues and purples represent the lower range values, most of which are in the older parts of Bondurant closer to downtown and Highway 65.

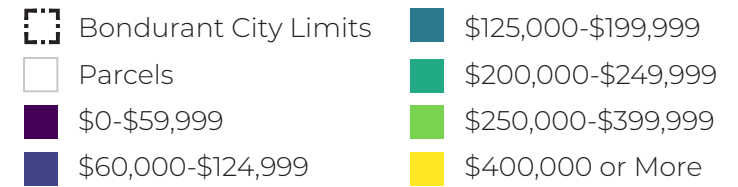
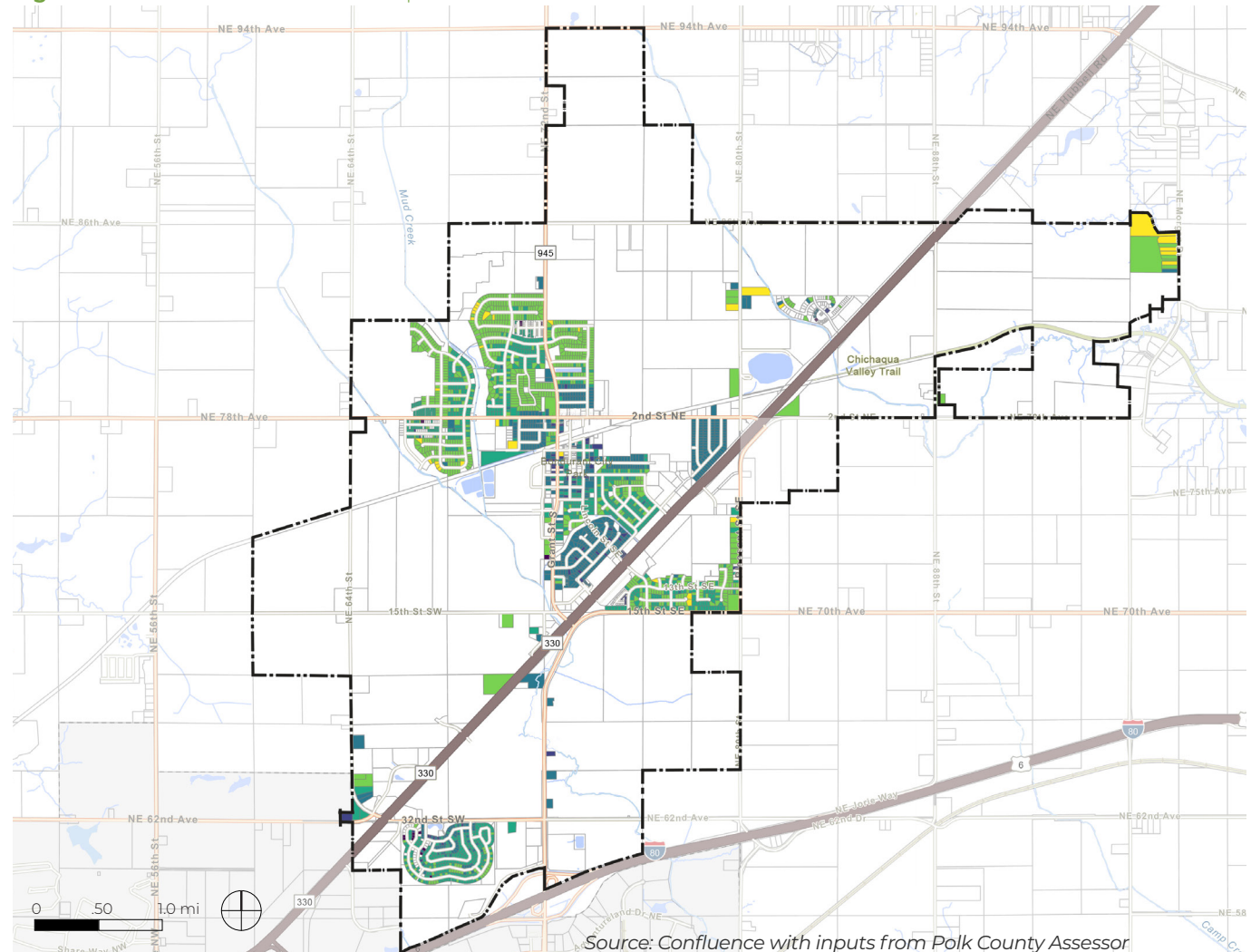


Figure 5.11 Assessed Home Value Map



Source: Confluence with inputs from Polk County Assessor

Table 5.3 Assessed Value Summary

Assessed Value	Total	Share
\$0-\$59.9k	22	1.0%
\$60k - \$124.9k	64	2.8%
\$125k-\$199.9k	538	23.5%
\$200k-\$249.9k	790	34.5%
\$250k-\$399.9k	837	36.5%
\$400k or more	31	1.4%
No Data	9	0.4%
TOTAL	2,291	100%

Source: Polk County Tax Assessor
Summary Data 2020

Housing Analysis

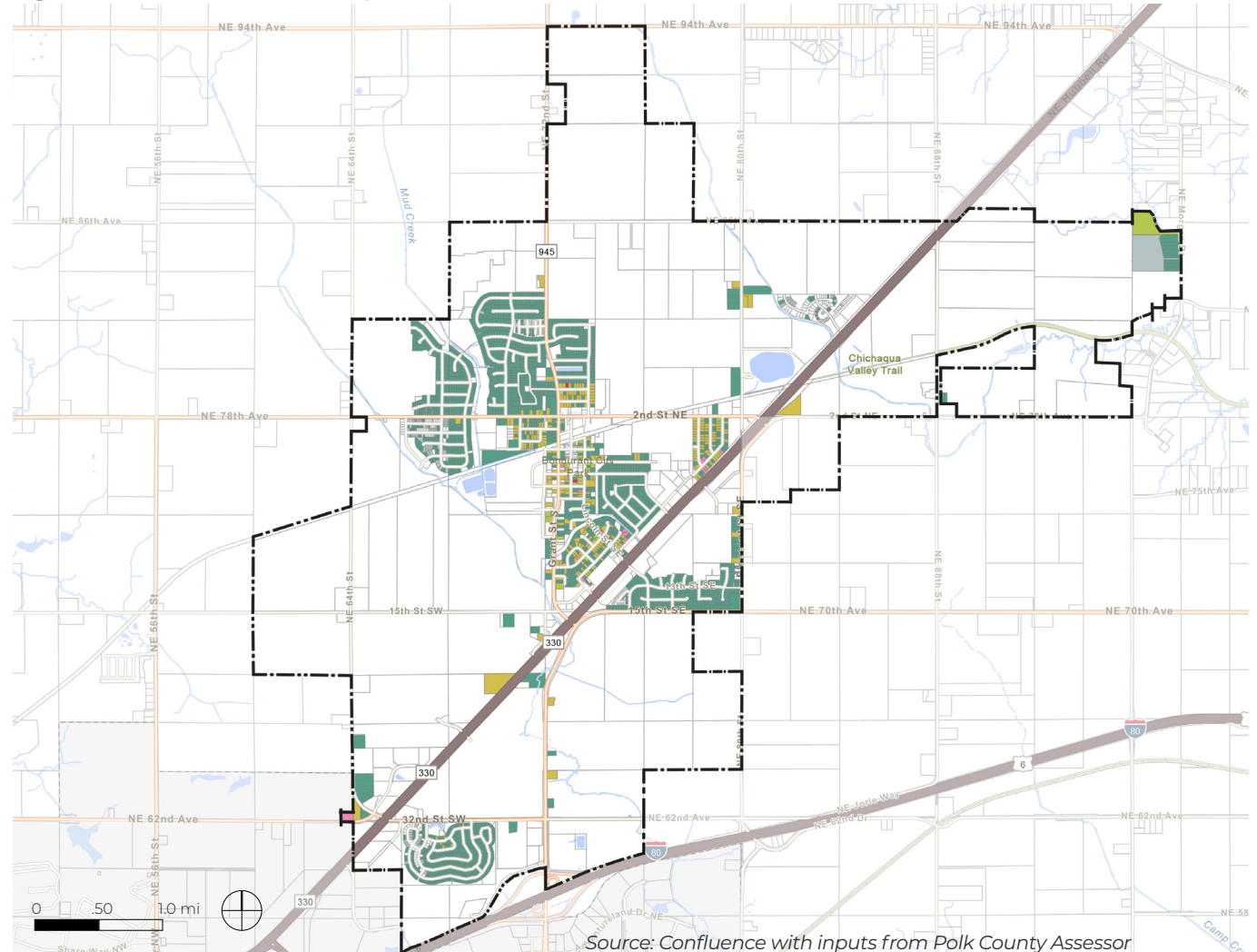
Home Conditions

Home Conditions

Figure 5.12 shows housing condition ratings assessed by the tax assessor for Bondurant homes. By far, the majority of homes are rated as falling within the normal condition. Many other homes are rated as above normal. There are only a handful of homes below normal or worse.



Figure 5.12 Home Conditions Map



Source: Confluence with inputs from Polk County Assessor

Table 5.4 Home Condition Summary

Home Condition	Total	Share
No Data	67	3.0%
Poor	2	0.1%
Below Normal	16	0.7%
Normal	1925	84.0%
Above Normal	241	10.5%
Very Good	40	1.8%
TOTAL	2,291	100.0%

Source: Polk County Tax Assessor
Summary Data 2020

Housing Analysis

Home Styles

Home Styles

Figure 5.13 shows the geographic range of home styles in Bondurant. The top two home styles are Conventional, shown in light blue, and Ranch, shown in green. These are generally located where new construction has taken place. There is a greater variety of home styles in the more historical core of Bondurant.

Table 5.5 Home Styles Summary

Home Styles	Total	Share
Split-Level	282	12.3%
Bungalow	18	0.8%
Conventional	792	34.6%
Early 20's	39	1.7%
Townhouse	61	2.7%
Manufactured / Mobile Home	25	1.1%
Ranch	990	43.2%
Other	84	3.7%
TOTAL	2,291	100.0%

Source: Polk County Tax Assessor
Summary Data 2020

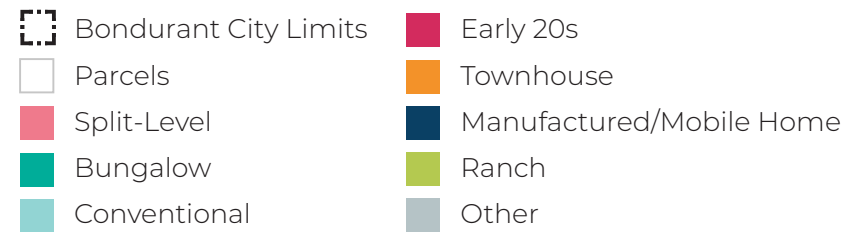
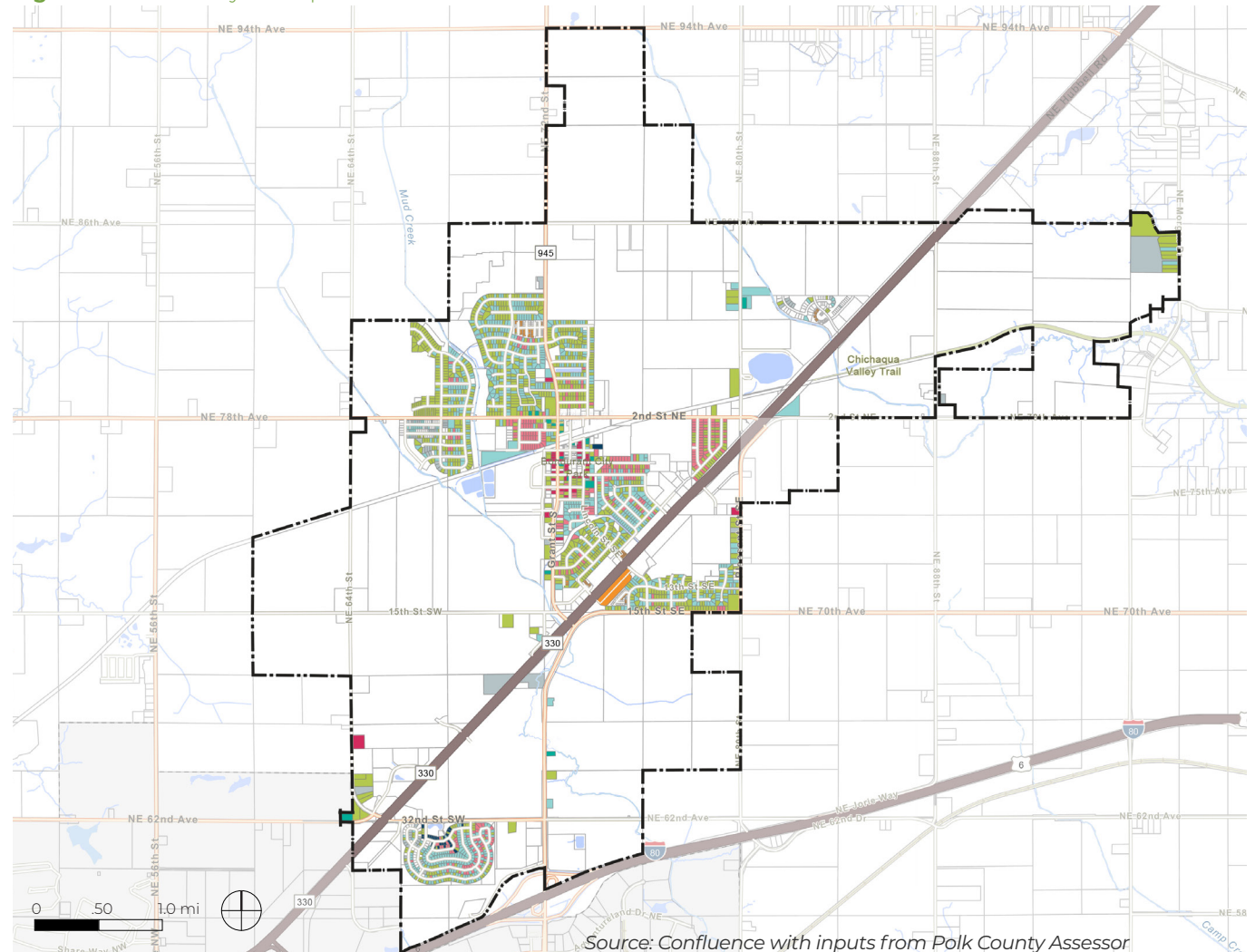


Figure 5.13 Home Styles Map



Housing Analysis

Homes with Basements

Homes with Basements

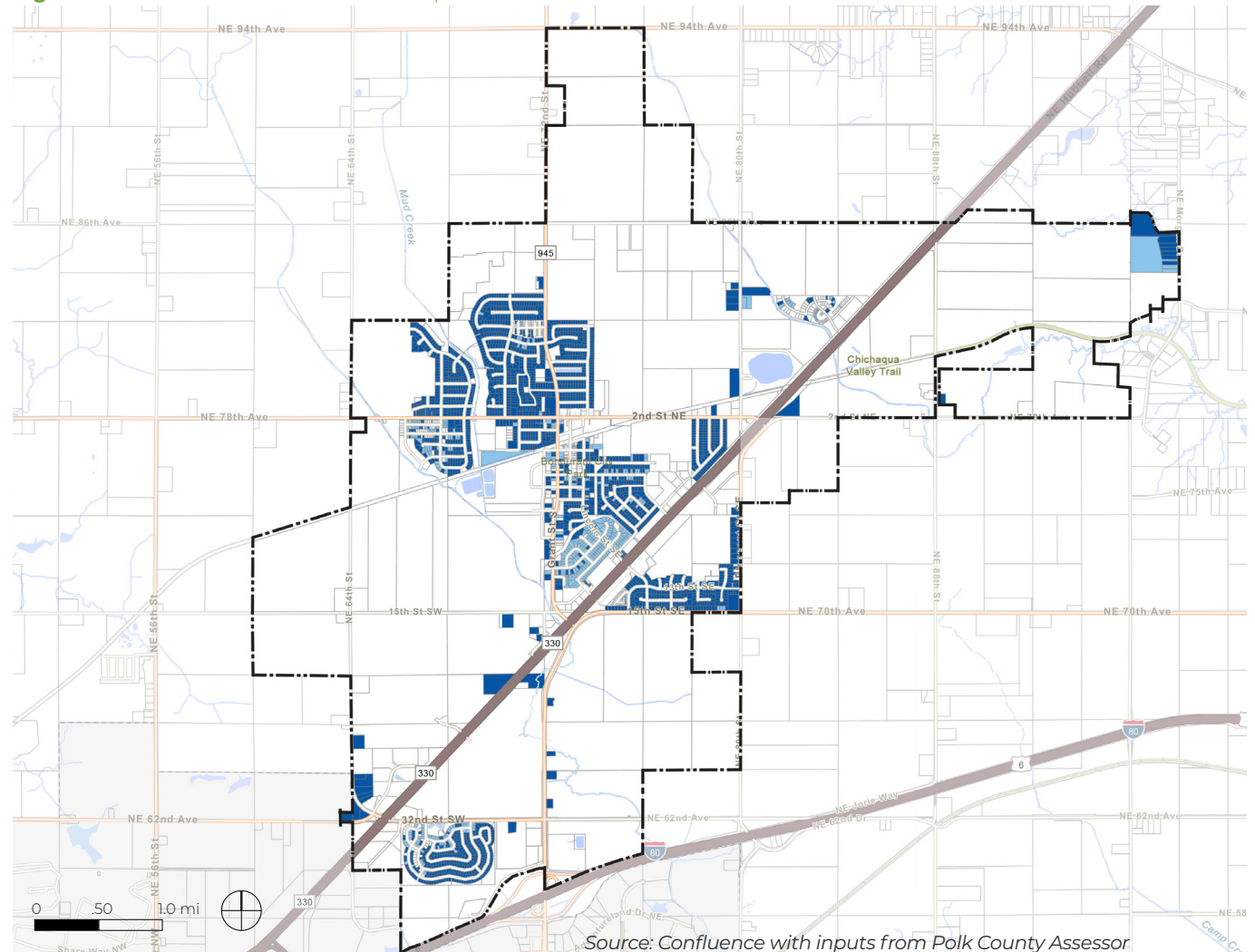
Figure 5.15 shows the breakdown of homes with basements versus no basements. Dark blue represents homes with basements and light blue homes without. Most of the new areas of town in the northwest have basement. Older neighborhoods near Highway 65 have more clusters of homes without basements.

Table 5.7 Basement Summary

Year Built	Total	Share
Homes with Basements	1,920	83.8%
Homes with No Basement	304	13.3%
No Data Available	67	2.9%
TOTAL	2,291	100.0%

Source: Polk County Tax Assessor
Summary Data 2020

Figure 5.15 Homes with Basements Map



Housing Analysis

Number of Bathrooms by Home

Number of Bathrooms

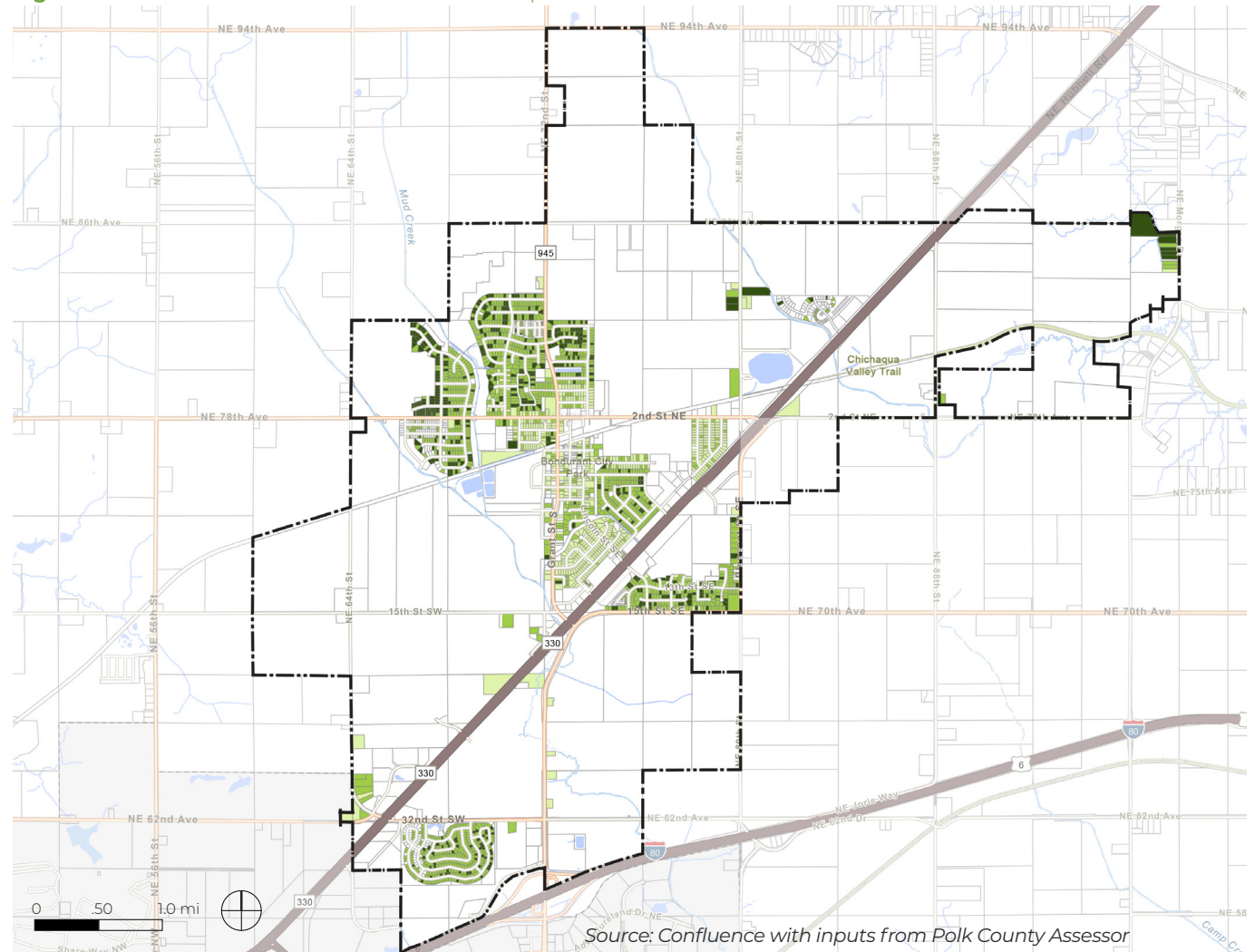
Figure 5.16 shows the number of bathrooms per home in Bondurant. Light green parcels contain one bathroom, medium-green 2, and dark green 3 or more. Homes with only one bathroom are traditionally less appealing to the modern home buyer. These parcels may represent homes that will require rehabilitation or renovation in the future.

Table 5.8 Bathroom Summary

Bathroom #	Total	Share
1 bathroom	472	20.6%
2 bathrooms	1,324	57.8%
3 or more bathrooms	428	18.7%
No Data	67	2.9%
TOTAL	2,291	100.0%

Source: Polk County Tax Assessor
Summary Data 2020

Figure 5.16 Number of Bathrooms in Homes Map



Housing Analysis

Vulnerability Analysis

Vulnerability Analysis

To identify areas of Bondurant that may be vulnerable to housing decline, a vulnerability analysis was completed for Bondurant. Various factors were assessed and each residential parcel was scored. This output was then used to create a heat map showing areas with more clusters of possible vulnerable neighborhoods.

Vulnerability Analysis Components

The following factors were evaluated for all residential parcels in Bondurant:



Homes built before 1950



Homes with smaller lot sizes



Homes with 1 bathroom



Homes without basements



Homes valued below \$150,000

Housing Analysis

Vulnerability Analysis

Vulnerability Analysis

The result of the vulnerability analysis for Bondurant residential neighborhoods is shown in Figure 5.17. The residential area south of downtown and parallel to Highway 65 emerged as a possible area of concern for neighborhood rehabilitation based on the variables used in the analysis. This area represents a cluster of either older homes, smaller lots, no basements, one bathroom, or lower home valuations.

This analysis does not necessarily evaluate the current state of the neighborhood, but rather can be used to highlight areas that may be susceptible to decline due to a clustering of unfavorable housing characteristics.

Over time, housing rehabilitation and neighborhood revitalization efforts may be suitable for the areas highlighted in orange and red on this map.

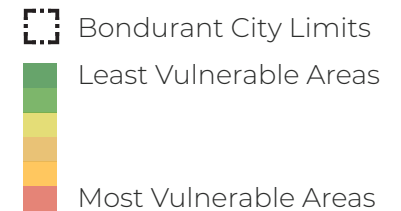
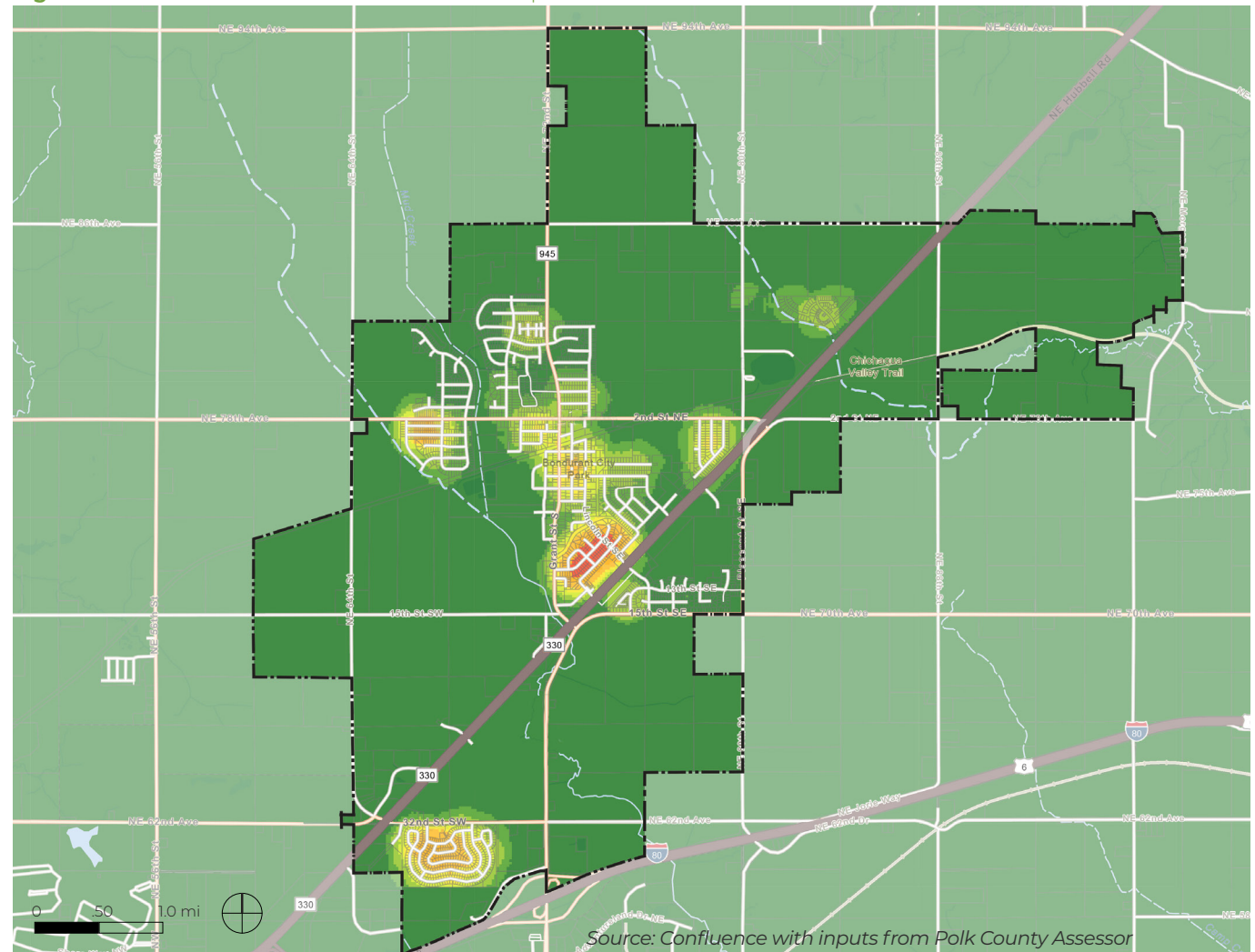


Figure 5.17 Number of Bathrooms in Homes Map



Housing Analysis

Vulnerability Analysis

Housing + Neighborhood Rehabilitation Programs

There are several program types put in place at the local, county, and state levels, to help support local homeowners in housing rehabilitation.

Metro Home Improvement Program

Specific to Bondurant, and eight other participating cities, this program offers funding in order to rehabilitate and preserve affordable housing in the community. The general parameters are provided below with more information available on the City's website.

- Located within a participating city
- Owner-occupied
- Total assessed home value at or below \$200,000
- Household is at or below 80 percent area median income (AMI)

Polk County Programs

Polk County offers a variety of programs to residents looking to rehabilitate their homes to improve their quality of life. Each of the programs are described below.

Emergency Home Repair

This program aims to keep families in their homes by providing needed repairs to owner-occupied single-family dwellings and mobile homes. Repairs are at no cost or minimal cost to the homeowner. For single-family homes, repairs may not exceed 10 percent of the assessed value up to \$8,000. Mobile home repairs may not exceed \$750 in total.

To qualify for the Emergency Home Repair Program:

- Must own your home for at least one (1) year
- Household is at or below 50 percent AMI
- Total assessed home value cannot exceed \$128,000

Weatherization Assistance Program

Polk County operates the Weatherization program on behalf of the State of Iowa's Weatherization Assistance Program. Available to both renters and homeowners, the program works to reduce the cost of energy bills and energy usage. In order to qualify, the homeowner or renter must be below 200 percent of the Federal Poverty Level or approved for the LIHEAP program. Once approved, the cost of repairs is free of charge to the household.

Healthy Homes

In collaboration with agencies throughout the Des Moines Metro, this program assists households in reducing asthma-related triggers for children in homes via home repair and environmental mitigation.

Future Residential in Bondurant

Household Demand Estimates

Household Demand

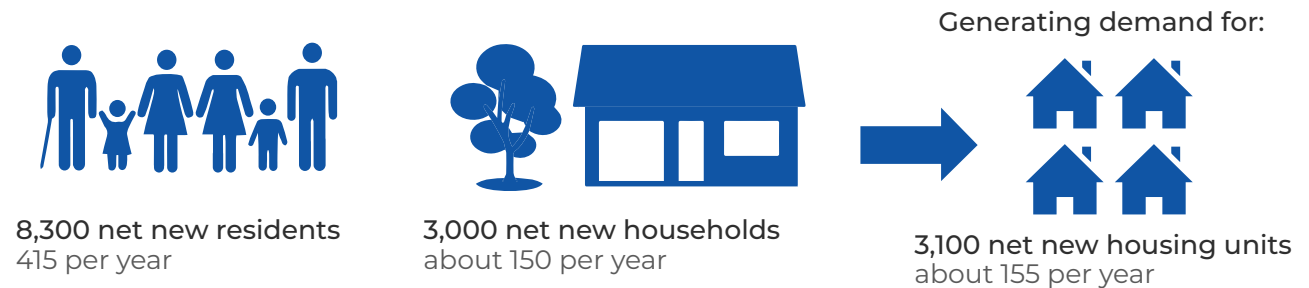
Based on Bondurant's population projection estimates, the number of housing units needed to accommodate projected 2040 growth is shown in Figure 5.18.

With the predicted average growth by 2040, Bondurant will add around 8,300 new residents. When considered annually, this translates into around 415 new residents per year and about 150 new households per year. Overall, this generates demand for 3,100 net new housing units (around 155 per year).

This growth in household units will need to be allocated between different housing typologies, discussed in greater detail on the next page.

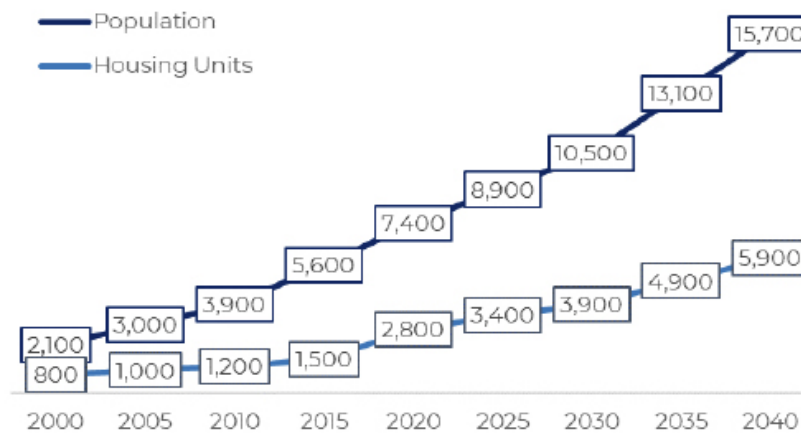
Note, household demand estimates were calculated through 2040. The further out the estimate, the less reliable they can become. Bondurant can be fairly secure in adhering to 2040 estimates and therefore they were used to calculate household demand estimates.

Figure 5.18 Population + Household Demand Estimates, 2040



POPULATION + HOUSING UNIT GROWTH 2000 - 2040

US CENSUS, LCG



Source: Leland Consulting Group with inputs from Bondurant and U.S. Census Bureau

Future Residential in Bondurant

Housing Typologies

Housing Typologies

There are three main housing typologies that can be found in Bondurant's Future Land Use Plan: detached single-family, attached single-family, and multi-family units. The definitions for each are provided below.



Detached Single-Family



Detached Single-Family

Detached single-family dwelling units are separated individual housing units. Each dwelling unit, typically a single-family detached home is completed separated by open space on all sides.



Attached Single-Family



Attached Single-Family

Attached single-family homes are dwelling units that are typically horizontally attached along an exterior wall. Common examples include townhomes, rowhouses, and duplexes. Individual families typically occupy each dwelling unit under separate ownership.



Multi-Family



Multi-Family Units

Multi-Family Units are dwelling units that are typically both horizontally and vertically attached, where multiple separate housing units are contained within one building, structure or complex. Common examples include apartments or condominiums.

Future Residential in Bondurant

Residential Demand Estimates

Household Demand by Housing Typology

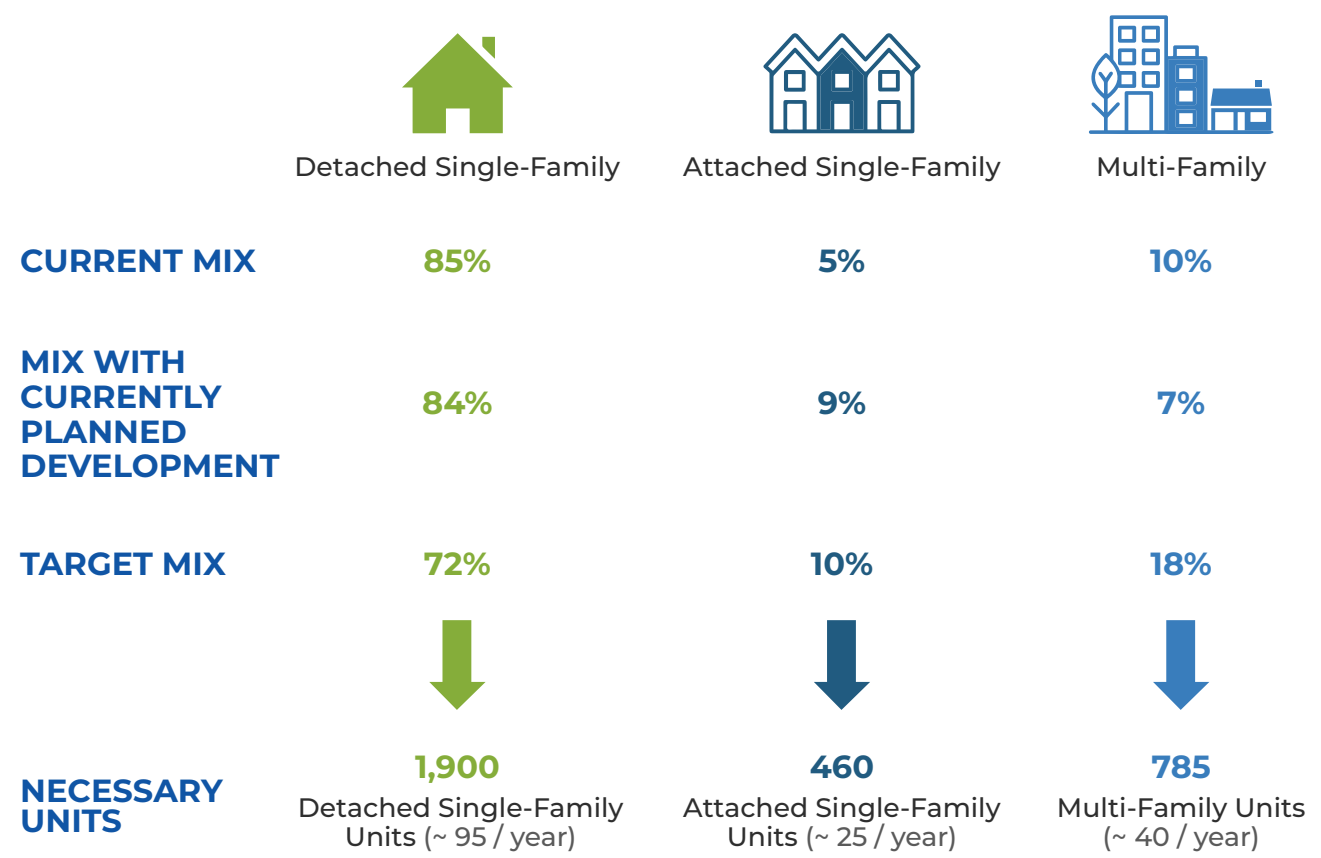
Figure 5.19 shows the current, planned, and target mix for housing typologies in Bondurant. The target mix for 2040 calls for slightly more housing diversity while also remaining predominantly detached single family residential.

As shown in Figure 5.19, this equates to demand for 1,900 detached single-family units, 460 attached single-family units, and 785 multi-family units.

The Future Land Use Plan exceeds the total land acres needed for each housing typology to provide flexibility in the location of new development.

Note, household demand estimates were calculated through 2040. The further out the estimate, the less reliable they can become. Bondurant can be fairly secure in adhering to 2040 estimates and therefore they were used to calculate household demand estimates.

Figure 5.19 Residential Demand by Housing Type, 2040



Future Residential in Bondurant

Gentle Density

Gentle Density + Missing Middle Housing

Typically, communities have become very good at providing options for detached single-family housing types as well as multi-family units such as apartments or condominiums. Where cities have struggled to provide option is in the attached single-family or mid-density housing types, often referred to collectively as 'missing middle' housing.

Missing middle housing refers to housing types such as duplexes, fourplexes, cottage courts, townhouses, or live-work units. These mid-density housing types are often more affordable than detached single-family units but provide the opportunity for home ownership at a 'gentle' density' levels. The Future Land Use Plan created for Bondurant provides additional areas for this important housing typology in locations that are appropriate for densities other than low.



Future Residential in Bondurant

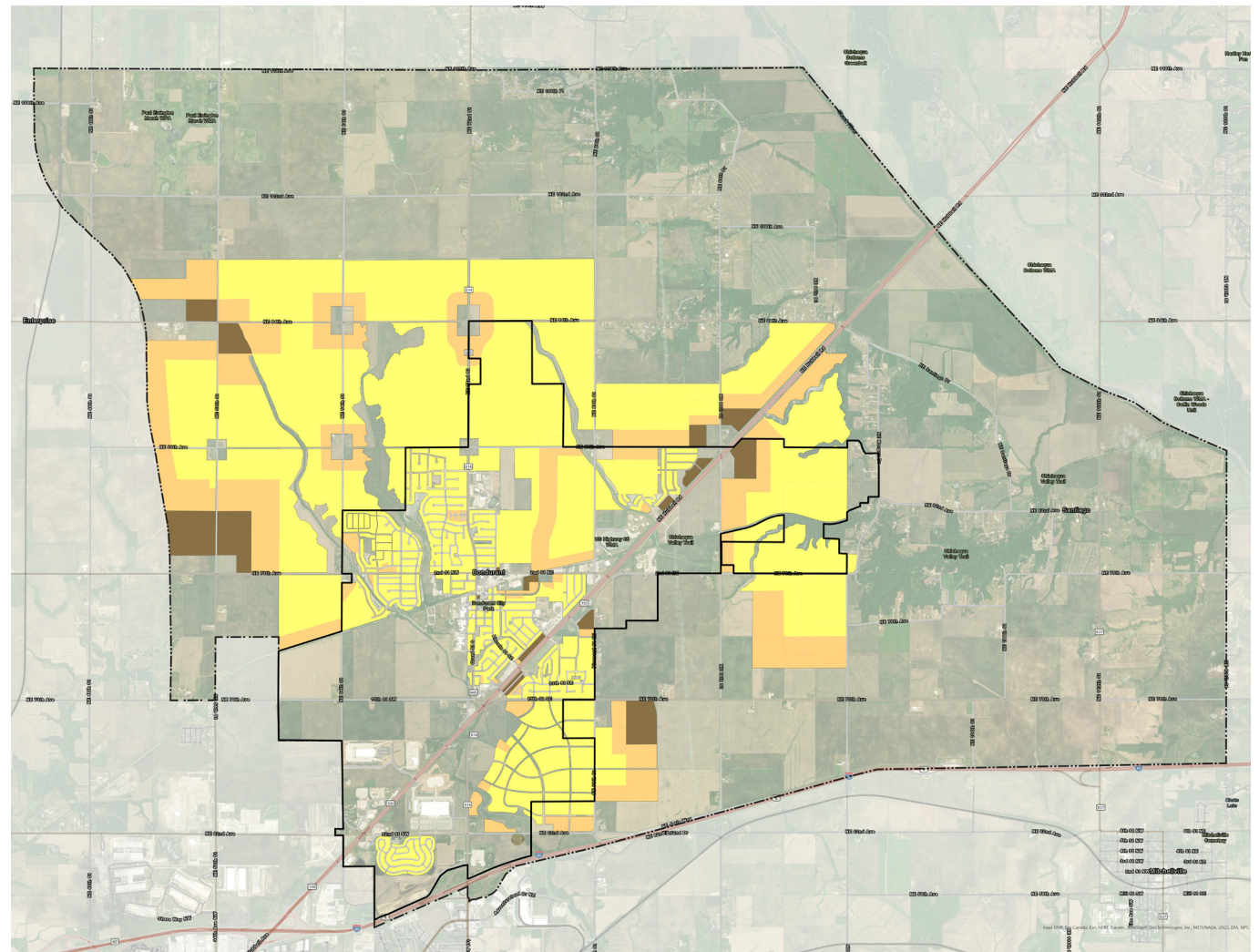
Proposed Residential Areas

Proposed Residential Areas

Figure 5.20 shows the proposed residential areas from the Future Land Use Plan. The overall character of the housing mix will remain consistent with Bondurant today, mainly a focus on low-density and detached single-family residential homes. However, the Future Land Use Plan designates additional areas for medium and higher-density residential growth to provide additional choice for the mid and higher-range density of housing. These housing typologies have been strategically placed in suitable locations throughout the planning boundary. This will provide housing choice and diversity without sacrificing the overall character of the community.

Careful residential design can also help to ensure mid and higher-level housing density seamlessly fits into the community character. This will be discussed in greater detail on the following pages.

Figure 5.20 Future Land Use Plan - Residential Growth Areas



Residential Design Best Practices

Single-Family Residential

Single-Family Residential Design Guidelines

There are several design guidelines for single-family residential. Bondurant should consider formally adopting to ensure neighborhood growth occurs in a way that supports a high quality of life and reflects the input received during this planning process.

The main goal of residential design standards should be to assist in the creation of neighborhoods, not just a cluster of homes or a subdivision. Neighborhoods are areas with character and a distinct identity. They do not need to be completely uniform, but there is a sense of place and belonging created within them. There are several best practices to consider, described below. Many of these are already followed by Bondurant in various capacities.

Integrating Open Space

Access to open areas including parks is a key aspect of neighborhood design. Whenever possible, natural amenities should be preserved and built into the open space design. The location of open areas should provide maximum visibility to ensure the area feels accessible to all.



Neighborhood Edging

The entrances to new neighborhoods or subdivisions should feel welcoming. Gated communities are not encouraged. Neighborhood signage should be welcoming and not promote exclusivity.



Appropriate Scale of Development

Residential developments should be built at an appropriate scale based on the surrounding area. Neighborhoods should be walkable with access to amenities such as neighborhood parks.



Residential Design Best Practices

Single-Family Residential

Single-Family Residential Design Guidelines

Pedestrian Orientation

Streets and neighborhood design should enhance pedestrian connectivity through the integration of sidewalks and bicycle access. Neighborhood parks should be walkable to all residents.



Street Width Design

Residential streets should not be wider than needed to accommodate parking and two low-speed travel lanes of 25 mph or lower.



Block Length

Within subdivisions, the length of each block should be short as possible to promote connectivity and enhance the pedestrian experience.



Parkway / Planting Strips

Sidewalks should be separated from curb with planting strips. Street trees should be required at an appropriate interval to provide continuous shade and promote pedestrian safety. Ground cover planting should also be used, where appropriate.



Residential Design Best Practices

Single-Family Residential

Single-Family Residential Design Guidelines

Cul-de-sacs

Cul-de-sacs should be avoided whenever possible. When the use of a cul-de-sac is unavoidable, a pedestrian connection should be added to connect residents to the adjacent cul-de-sac or street.



Exterior Finish Materials

Exterior finish materials should be durable and low maintenance. Ideally, homes should combine multiple material types as well as use the same materials on all sides.



Garages

Ideally, garages should be detached from house located at rear lot and accessed by an alley or shared driveway from the street, set back from front of house by around 15'. Realistically, most homes will be developed with an attached garage. However, there are ways to design garages so they are less dominant such as discouraging protruding “snout” garages or encouraging garage doors to not face directly out toward the street.



Residential Design Best Practices

Single-Family Residential

Single-Family Residential Design Guidelines

Variation of Styles

Subdivisions should provide variety in architectural styles, home size, and massing of houses to discourage monotonous design. This decreases the feeling of “cookie-cutter” neighborhoods.



Primary Entrances

Primary entrances to home should face and be visible from the street. Additionally, front porches are encouraged to create a sense of place.



Future Residential in Bondurant

Locational Factors for New Multi-Family Growth

Multi-Family Residential

Multi-Family Residential can have a place in every community. Conflicts can be avoided through proper design and placement. Key factors that make for suitable multi-family residential locations can include proximity to major roadways or amenities. Downtown Bondurant lends itself to be a potential location for significant reinvestment. Lastly, multi-family housing is often used as a transitional land use between more intense uses such as commercial or industrial and less intense uses such as low-density residential.

Locational Factors for Multi-Family Residential

The following factors are best practices for locating multi-family residential developments.



Near major intersections or along major arterial or collector roads



Close to amenities such as parks or trails



Possible downtown multi-family with major redevelopment



As a transitional land use between commercial / industrial and lower density residential

Residential Design Best Practices

Multi-Family Residential

Multi-Family Residential Design Guidelines

Multi-family housing presents several challenges when poorly designed. The inherent density of multi-family development can lead to larger parking lots and open space that is just left over and not part of a cohesive design strategy. Multi-family residential areas should be pleasant, comfortable and safe. With proper design, siting, and placement, these developments can become an asset to the community and not an eye sore. Recommendations for building material quality and durability in single-family described in the previous section should similarly apply for multi-family.

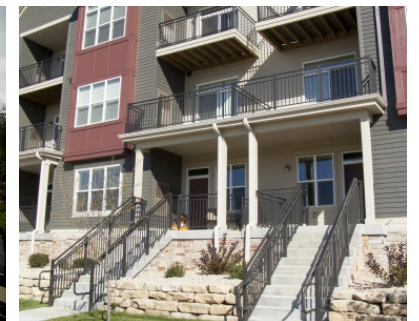
Matching Setbacks / Scale

The placement of multi-family should consider the existing character of any surrounding residential area. Appropriate height and scale should be used to ensure privacy. For example, setbacks should match nearby residential areas. Larger heights may require more setbacks to not shade or visually dominate the neighborhood. Larger projects should also be broken into groups of structures than one large structure.



Pedestrian Orientation

Multi-family residential should not 'turn its back' on surrounding neighborhoods. Multi-family residential should be designed with ground floor units having individual sidewalk entrances or with a courtyard with one significant pedestrian entrance from the sidewalk/street. Any individual units with direct access to a public street should include a front yard outdoor space with a small porch or a small yard with a short fence. Higher-density multi-family units as well as any activity areas associated with the development should be accessible via pedestrian path or walkways from the street.



Residential Design Best Practices

Multi-Family Residential

Multi-Family Residential Design Guidelines

Parking and Driveways

Whenever possible, multi-family units should provide individual closeable garages. If this is not possible, then dispersed small or medium-sized parking lots are acceptable. Large, undivided parking lots should be avoided. Protected bicycle parking should be conveniently located nearby. The driveways to any parking lots should not be overly long and monotonous. Any main entrance for vehicles should be attractive with colored or textured pavement.



Internal Street Design

Larger multi-family developments, such as those with more than 20 units with internal streets, should be designed as if they were public streets with various streetscape elements. This includes sidewalks, planting strips, and street trees.



Aesthetic Value

To enhance the aesthetics of multi-family, steps should be taken to break up large wall masses. For example, balconies, porches, and patios are encouraged for both the practical and aesthetic benefits they provide. Other methods include offset floor setbacks and ensuring there are human scale design elements. Accessory structures should match the style of the site.



Residential Design Best Practices

Infill Residential

Infill Residential Design Guidelines

As with multi-family residential, poorly executed infill or rehabilitation can negatively impact a neighborhood's character. Infill should be viewed as a means to positively impact a neighborhood by replacing a vacant, underutilized, or dated property with something new. When done right, infill should be a catalyst for additional investment and improvement to an area. There are several design best practices to consider when dealing with infill or rehabilitation projects. The following factors should be considered for inclusion in any future adopted residential design guidelines.

Overall Compatibility

Infill should be compatible with existing development. The intent of infill should be to promote conservation and reuse of existing buildings whenever possible. Infill should be compatible in scale, siting, detailing, and overall character with the adjacent building and surrounding neighborhood. For example, if front porches and detached garages are prevalent in a neighborhood, this style and layout should be included within the infill project.



Consistency + Sensible

The exterior materials and styles of infill projects should incorporate traditional architecture found within the area. Building height should be consistent. If increased height is planned, setbacks for the upper floor should be considered. Exterior finish materials should be thoughtfully chosen based on a review of the mix of materials currently found in the neighborhood. A similar process should be completed for exterior color choice.



Additions in Older Neighborhoods

Additions, especially to homes built prior to 1950, should respect the architectural style, scale, and composition of the original building. Renovations should not compromise integrity of historically authentic features, materials, or finishes. This includes roof style, windows, doors, porches, and ornamentation / trim.



Planned Unit Developments

When to use + how to improve

PUDs

A topic that came up during discussions about housing in Bondurant is the use of planned unit developments (PUDs). PUDs are a zoning tool and regulatory process that allows for development that is unique, whose proposal does not exactly fit within the bounds of the zoning code. This designation is used as a floating overlay that does not show up on a zoning map until a designation is requested and approved.

PUDs can be an effective tool to allow for development that is unique and does not fit within the confines of any of the standard zoning districts. For instance, a small home development that is heavily sustainability focused with a shared garden space. This type of development may be better suited for a PUD.

Benefits to PUDs include more efficient site design, preservation of amenities such as open space, lower costs for street construction, and utility extension for the developer and lower maintenance costs for the City.

PUDs should not be used just as a way for a development to skirt the requirements of Bondurant's zoning districts. While a thorough review and update to the city's zoning and subdivision requirements is recommended as part of this planning effort, this is not a valid reason to overly rely on PUDs for new residential areas. Zoning districts and possible residential design guidelines can be structured in a way that provides attractive, flexible, and reasonable guidance for new neighborhood development.

Housing + Neighborhoods

Implementation

A series of goals, policies, and action items have been created for Chapter 5 - Housing + Neighborhoods.

Goal

Goals are objectives or aims which may be broad or specific.

Policies

Policies represent on-going principles by which the City should adhere when approving new development or planning future investments.

Action Items

Action items are specific steps and activities the City should take.

These goals, policies, and action items were created to further promote the guiding principles and vision statement of the Building Bondurant Comprehensive Plan.

In Chapter 12 - Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. In this later chapter, the guiding principle(s) being supported by each policy or action item will be highlighted. Additional items such as priority or potential partners will also be added.

Figure 5.21 Building Bondurant Guiding Principles



Housing + Neighborhoods

Implementation

Goal 5

Attract quality low-density housing options that meet a wide range of community needs

Low-Density Residential is the dominant housing type today and planned for the future in Bondurant. Quality low-density residential design can be accomplished by maintaining proper zoning districts and adopting design guidelines that encourage quality neighborhood development. A wide range of housing size and prices should also be sought to serve the diverse needs of residents.

Policy 5A

Discourage the use of monotonous residential subdivision design to prevent Bondurant from feeling like a “cookie-cutter” suburb through actions such as regulating exterior finish materials, discouraging garage-dominant housing design, or requiring a variety of complementary housing styles

Residents have expressed a desire for Bondurant to have a distinct hometown feel and consistently selected images of homes with key characteristics that are definitively non “cookie-cutter”. The residential design guidelines section of this chapter expands on how this can be avoided through design.

Policy 5B

Use Planned Unit Development (PUDs) as an alternative to conventional development patterns only when use of a PUD will lead to an enhanced city benefit and/or more creative, unique, or difficult to develop housing type

PUDs can be an effective tool for development, but should be used only in certain instances where there are out of the ordinary conditions that preclude the use of traditional zoning districts. This could include a cluster of tiny homes that all have above-average sustainability features.

Policy 5C

Actively work with developers to attract a wide range of detached housing price ranges and size to Bondurant including workforce/affordable, mid-range and higher-end housing

The public repeatedly mentioned the need for a wider range of detached single-family housing sizes and price ranges. Bondurant should continue to work with the development community to attract these housing types.

Housing + Neighborhoods

Implementation

Goal 5

Attract quality low-density housing options that meet a wide range of community needs

Low-Density Residential is the dominant housing type today and planned for the future in Bondurant. Quality low-density residential design can be accomplished by maintaining proper zoning districts and adopting design guidelines that encourage quality neighborhood development. A wide range of housing size and prices should also be sought to serve the diverse needs of residents.

Action Item 5A

Complete a review and update of the residential zoning districts to better reflect the Future Land Use Plan and the goals, policies, and action items included in the Building Bondurant Comprehensive Plan

It is recommended that a full review and update of the residential zoning districts is completed to ensure the districts are consistent with the Future Land Use Plan.

Action Item 5B

As part of any residential zoning district review and update, consider if, when, or where to allow for areas with smaller lot homes, agri-hoods, cluster subdivisions, accessory dwelling units (ADUs), and co-housing community concepts (pocket neighborhoods etc.)

The residential zoning district update should be sure to include a discussion on how to formalize policies on zoning topics such as smaller lot homes, agri-hoods, cluster subdivisions, co-housing, and ADUs.

Action Item 5C

Adopt a set of Planned Unit Development Residential Design Guidelines to help attract quality neighborhood growth in Bondurant that reflects the public input and best practices described in the Building Bondurant Comprehensive Plan

Residential design guidelines could be created and adopted for PUDs to help steer certain development standard, styles, and designs in Bondurant. The best practices section of this chapter could help identify possible topics or themes.

Housing + Neighborhoods

Implementation

Goal 6

Promote strong neighborhoods that create a sense of place and hometown feel

Residential growth should create neighborhoods not just subdivisions. This can be accomplished by avoiding leapfrog development and pushing for development that is efficient and builds upon the community's already built-up areas. Open space and natural resource preservation should occur alongside proper street connectivity that encourages pedestrian connections.

Policy 6A

New residential developments should look and feel connected to the community by avoiding unnecessary leapfrog housing development

Leapfrog development, especially of residential neighborhoods, can make new areas of the community feel disconnected. By avoiding leapfrog neighborhoods, a stronger sense of place and the hometown feel residents enjoyed can be preserved.

Policy 6B

Ensure residential growth is efficient and sustainable by promoting new residential growth adjacent to existing residential areas to be more efficient in the deployment of municipal service expansion

Residential growth can be made for efficient and sustainable by encouraging new growth occur near existing development - this saves resources and costs when expanding infrastructure and services to the newly developed area.

Policy 6C

Continue to require new residential development to protect environmentally sensitive areas such as floodplain corridors, stream buffers, and wetlands

Part of Bondurant's sense of place is derived from its commitment to the preservation of open space throughout the community's residential areas. The city should continue to preserve floodplain, stream buffers, and wetlands.

Policy 6D

Preserve areas with significant tree cover and drainage ways in residential areas for trail expansion opportunities

Areas near residential areas that have significant tree cover or preserved as drainage ways, should be considered as areas suitable for trail expansion because they provide a unique geography and terrain for recreation.

Housing + Neighborhoods

Implementation

Goal 6

Promote strong neighborhoods that create a sense of place and hometown feel

Residential growth should create neighborhoods not just subdivisions. This can be accomplished by avoiding leapfrog development and pushing for development that is efficient and builds upon the community's already built-up areas. Open space and natural resource preservation should occur alongside proper street connectivity that encourages pedestrian connections.

Policy 6E

Continue to expand neighborhood parks in new residential areas and ensure park location provides maximum visibility to ensure the area feels accessible to the entire neighborhood

Access to open space and parks should remain as a key aspect of neighborhood growth and development in Bondurant. These areas should be highly visible and welcoming and should take advantage of any natural terrain or topography occurring nearby.

Policy 6F

Create an interconnected network of streets, trails, and sidewalks to allow for more mobility between new and established neighborhoods

Neighborhoods that allow for easy pedestrian connectivity can create a stronger sense of place for all. New and more established neighborhoods can feel connected despite different years of completion.

Policy 6G

Strengthen neighborhood relationships and connections (social fabric) through community outreach, engagement, and communication

Civic and community engagement and outreach can help to strengthen a resident's relationship with their community and their neighbors by providing opportunities for interaction and social bond formation.

Policy 6H

Encourage all new single family development be constructed with basements and new multifamily residential to have hardened common areas that can serve as storm shelters.

Strong neighborhoods are also safe neighborhoods. Single-family homes should ideally be constructed with basements whenever possible to provide a place of refuge during storm events. Multi-family developments should be encouraged to have storm shelter areas.

Housing + Neighborhoods

Implementation

Goal 6

Promote strong neighborhoods that create a sense of place and hometown feel

Residential growth should create neighborhoods not just subdivisions. This can be accomplished by avoiding leapfrog development and pushing for development that is efficient and builds upon the community's already built-up areas. Open space and natural resource preservation should occur alongside proper street connectivity that encourages pedestrian connections.

Policy 6I

Discourage the use of cul-de-sacs in residential areas whenever possible. Where cul-de-sacs are required, a pedestrian pathway through to the other roadway should be provided

Cul-de-sacs received several negative comments within the public input in this plan. Generally, they are not viewed as street types that encourage smooth or convenient connectivity or mobility and should be avoided. Pedestrian pathway ROW should be added when cul-de-sacs are unavoidable. Cul-de-sacs may be required in those areas determined to have limitations based on topography, connectivity, natural resources or other considerations.

Policy 6J

Require residential streets be pedestrian focused through appropriate street width, short block lengths, and the use of planting strips large enough to accommodate street trees

To encourage lower speeds, residential streets should be no wider than needed to handle two-way traffic and on-street parking. Planting strips and shorter block lengths can also promote walkability and should be utilized.

Policy 6K

Require Homeowners Associations with adopted covenants to maintain common areas, easements, and drainage areas

The question over maintenance of shared common areas in residential subdivisions came up during public input in the plan. It should be required that covenants exist to ensure adequate maintenance of features such as detention ponds, which tend to degrade over time without proper maintenance, causing issues locally and elsewhere.

Housing + Neighborhoods

Implementation

Goal 7

Create thoughtful multi-family areas throughout the community

Multi-family residential can be attractive and pleasant contributions to the housing stock of a community. This best occurs when there is proper scale, siting, and design of multi-family developments. All zoning districts for multi-family should be up to date and residential design guidelines can also help in creating thoughtful areas for this important land use type.

Policy 7A

Allow for the development of medium and higher density housing based on locations identified in the Future Land Use Plan

Carefully selected areas for multi-family residential (both medium and higher density) have been identified on the Future Land Use Plan. Development at these densities should be allowed in these areas.

Policy 7B

Connect new multi-family housing with dedicated trails or multi-use paths and require multi-family residential provide thoughtful and intentional open space for residents

Multi-family housing options do not always provide adequate outdoor space for residents, making trail connections and open space requirements especially important to help improve quality of life for residents.

Policy 7C

Encourage multi-family residential development to retain and integrate environmental features such as trees, slopes, and wetlands into the overall site plan design as amenity features

Multi-family residential site design presents a unique opportunity to incorporate environmental features into site design as a shared amenity. This should be encouraged where high-quality wetlands or tree cover exist near a proposed multi-family development.

Housing + Neighborhoods

Implementation

Goal 7

Create thoughtful multi-family areas throughout the community

Multi-family residential can be attractive and pleasant contributions to the housing stock of a community. This best occurs when there is proper scale, siting, and design of multi-family developments. All zoning districts for multi-family should be up to date and residential design guidelines can also help in creating thoughtful areas for this important land use type.

Policy 7D

Work to attract workforce multi-family housing options in key areas on Bondurant to support older residents as well as its growing workforce

Residents expressed a desire for limited additional housing choice in Bondurant. This could include housing for aging seniors who no longer want the hassle of homeownership or workforce housing to provide a local option for the growing workforce in Bondurant.

Policy 7E

Maintain high design housing standards for medium and high-density residential, including those with an affordability focus

Affordability focused residential multi-family should not look obviously lower quality or sub-standard because this can lead to stigmas about the housing type. By encouraging all multi-family to provide high design standards, affordable housing can more easily fit in with the rest of Bondurant.

Action Item 7A

Review Bondurant's multi-family residential zoning districts to ensure consistency and fairness while also updating the districts, when necessary, to better reflect the Future Land Use Plan and the goals, policies, and action items included in the Building Bondurant Comprehensive Plan

A complete review and update of the residential zoning districts is recommended as part of the Building Bondurant Comprehensive Plan.

Housing + Neighborhoods

Implementation

Goal 7

Create thoughtful multi-family areas throughout the community

Multi-family residential can be attractive and pleasant contributions to the housing stock of a community. This best occurs when there is proper scale, siting, and design of multi-family developments. All zoning districts for multi-family should be up to date and residential design guidelines can also help in creating thoughtful areas for this important land use type.

Action Item 7B

Adopt a set of residential design standards for multi-family residential developments that addresses topics such as appropriate matching setbacks and scale, pedestrian orientation, parking and driveways, internal street design, and aesthetic value

Bondurant should adopt a set of residential design standards to encourage high-quality multi-family residential site and building design. The multi-family residential design best practices in this chapter can be used to guide topic selection for the guidelines.

Action Item 7C

Explore long-term plans for transit options near higher density residential developments

As Bondurant grows, additional attention will need to be paid to possible transit options - this is especially true near multi-family residential options. Coordination with DART, or any other appropriate transit agency, should occur in the future.

Action Item 7D

Create a rental housing inspection program to ensure multi-family housing remains safe for Bondurant renters

Eventually, Bondurant will grow to a size that requires it to maintain a rental housing inspection program. However, given the high rate of growth, it is recommended that the city proactively begin the process of creating the inspection program now.

Housing + Neighborhoods

Implementation

Goal 8

Encourage residential infill and housing rehabilitation in older parts of the community

While Bondurant is a fast-growing community, there are older areas of the city that should not be left behind amidst all the development activity and growth. Infill and rehabilitation can be areas for affordable housing that is quaint and close to many existing amenities. Those areas of Bondurant that may be vulnerable in the near and long-term should be carefully monitored to identify possible revitalization efforts needed to support the area.

Policy 8A

Continue to participate in the local, state, and regional housing rehabilitation programs to support homeowners seeking assistance to invest in their homes

Bondurant currently participates in the Metro Home Improvement Program to assist in home rehabilitation. The city should continue to contribute to this program, especially as older homes in the community continue to age.

Policy 8B

Discourage the conversion of older single-family homes into multi-family home conversions

Bondurant should actively discourage larger, older single-family homes from being converted into multi-family units because of the built-in affordability that older homes provide a community. Additionally, these conversions are not typically well designed and can lead to health and safety issues.

Policy 8C

Discourage creating neighborhoods that contain multiple potentially vulnerable housing characteristics, such as the clustering of small lots, homes without basements, homes with only one bathroom, and affordable housing.

Bondurant should avoid creating new potentially vulnerable residential neighborhoods as discussed in the Vulnerability Analysis section of this chapter. The vulnerability analysis identified areas where there are clusters of homes built before 1950, homes with smaller lot sizes, homes with 1 bathroom, homes without basements, and homes valued below \$150,000. To encourage affordability and variety in Bondurant's housing stock, it may not make sense to ban the construction of smaller homes, lower value homes, or smaller homes with one bathroom. However, these sort of houses should not be clustered all in one spot within a neighborhood to avoid creating vulnerable areas where all three factors are present.

Housing + Neighborhoods

Implementation

Goal 8

Encourage residential infill and housing rehabilitation in older parts of the community

While Bondurant is a fast-growing community, there are older areas of the city that should not be left behind amidst all the development activity and growth. Infill and rehabilitation can be areas for affordable housing that is quaint and close to many existing amenities. Those areas of Bondurant that may be vulnerable in the near and long-term should be carefully monitored to identify possible revitalization efforts needed to support the area.

Action Item 8A

Explore the long-term need of an additional housing and/or neighborhood rehabilitation or revitalization programs that may be appropriate for possible vulnerable residential neighborhoods in Bondurant

Over time, Bondurant should explore possible secondary housing or neighborhood rehabilitation or revitalization programs to assist local homeowners. Locally run programs can provide more targeted and specific assistance under Bondurant's own terms and requirements.

Action Item 8B

Monitor the need for a rental housing rehabilitation program to promote the renovation or replacement of older rental housing building and complexes

Over time, the number of rental units in Bondurant may increase from its very low current percentage of households. When a rental inspection program begins, it may reveal demand for a rental housing specific rehabilitation program to ensure the health and safety of Bondurant renters.

Action Item 8C

Conduct a housing assessment of older single-family neighborhoods to develop a baseline of the existing housing conditions, dwelling types, and general maintenance with a focus on possible vulnerable neighborhoods. Periodically re-survey to evaluate changes in property maintenance

While Bondurant has experienced a significant amount of growth in recent decades, homes in the historic core of the community are considerably older. A detailed assessment of older homes in the community could reveal additional insights into the need for housing and neighborhood revitalization needs in the future to build off the results of the vulnerability analysis.

Housing + Neighborhoods

Implementation

Goal 8

Encourage residential infill and housing rehabilitation in older parts of the community

While Bondurant is a fast-growing community, there are older areas of the city that should not be left behind amidst all the development activity and growth. Infill and rehabilitation can be areas for affordable housing that is quaint and close to many existing amenities. Those areas of Bondurant that may be vulnerable in the near and long-term should be carefully monitored to identify possible revitalization efforts needed to support the area.

Action Item 8D

Adopt a set of residential design standards for infill residential developments and renovations that covers topics such as compatibility, consistency, and home additions for older homes

As with low-density and multi-family, residential design guidelines for infill or home renovation projects could be included in the guidelines. The best practices section of this chapter outlines topics to be considered in the report.