



Chapter Seven:

Community Character + Downtown



Community Character + Downtown

Overview

Chapter Purpose

The Community Character + Downtown Chapter discusses everything from what gives Bondurant its identity to the physical structures that comprise the Downtown.

The chapter splits discussion between community character and downtown to better understand their current state and the public's desires for the future. There is an inventory of local businesses, organizations, festivals and events, and opportunities for growth and development that help inform the chapter recommendations. The chapter concludes with a series of goals, policies, and action items to guide Bondurant on next steps as it relates to community character and downtown.

Chapter Structure

The Community Character + Downtown Chapter follows the following format:



Review of community character today



Summary of public input received on community character



Review of downtown today



Summary of public input received on downtown



Community Character + Downtown Goals, Policies, & Action Items

Community Character Today

Distinctly Bondurant

Community Character

Community character includes the physical and social elements of Bondurant that make it stand apart from the rest of the metro area. For Bondurant, these character-defining elements include everything from hometown feel to the parks and trails system. Furthermore, these elements are often a major source of pride for residents. This section identifies opportunities to preserve and enhance these elements to strengthen the sense of community in Bondurant.

Iowa Smart Planning Principles

The Iowa Smart Planning Principles, presented in Iowa Code 18B.1, recognize community character as a principle communities should ensure is incorporated within all planning efforts. They state, “Plans should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.”

Figure 7.1 Defining features of community character

hometown feel **downtown**
the people **parks and trails**
arts and culture
events and festivals



Community Character Today

Community Visioning Plan

Community Visioning Plan

In collaboration with the Bondurant Community Foundation, the City of Bondurant recently updated their Community Visioning Plan (CVP). This plan, last completed in 2015, outlines accomplishments and establishes new goals and objectives for the City and Community Foundation to collectively work toward.

The plan recognizes goals and objectives that were outlined in the 2015 plan that have since been accomplished. These broadly include items related to Iowa Highway 65 beautification, Lake Petocka/BRSC improvements, community connectivity, community landscaping, consideration for a wayfinding signage system, and downtown enhancements.

The 2022 Community Visioning Plan utilizes the same topic areas as the 2015 plan, leverages public input received during the comprehensive planning process and other planning

initiatives, to build a new set of goals and objectives to pursue. These goals and objectives are on a 10-year timeline and coincides with Bondurant's Iowa Great Places re-designation timeline, which the City recently was awarded. This designation recognizes Bondurant's efforts in creative placemaking and quality of the community. Table 7.1 identifies the main goals outlined in the CVP. Additional support for each goal and more

information on the plan can be found on the City's website under the Community and Visioning Plans tab.

Table 7.1 2022 Community Visioning Plan Goals

2022-2032 Community Visioning Plan Goals	
G1	Promote additional downtown enhancement projects identified in the 2015 Community Visioning Plan and look to implement newly identified projects.
G2	Advance implementation of community connectivity efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.
G3	Facilitate Highway 65 planting efforts as identified in the 2015 Community Visioning Plan.
G4	Coordinate with the City of Bondurant to adopt and implement a Wayfinding Master Plan.
G5	Continue Lake Petocka/BRSC improvements efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.
G6	Support community landscaping efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.
G7	Continue making improvements to existing parks and expand the community's park system as population growth warrants such expansion.
G8	Expand public art and historical research opportunities.
G9	Provide support to the City of Bondurant in implementing adopted City plans.

Figure 7.2 Iowa Great Place Designation



Community Character Today

Building Bondurant Together

Community Organizations

There are a number of existing nonprofits and organizations in Bondurant today that actively participate in the community, provide needed services and coordinate events for residents and visitors to explore Bondurant. In the list to the right, the example nonprofits and organizations are only a few of the many that support the community. These groups are essential in the continuation of the hometown feel Bondurant residents are so proud of. They also contribute to the community character by providing those events, festivals and local support needed to bring and keep people in the Bondurant.

As Bondurant continues to grow and receive more demand and services, it would be worth it to consider implementing a more formal downtown organization, subcommittee, partnership, or other structure will be needed to help market downtown, organize and promote events, and advocate for downtown businesses.

LOCAL NONPROFITS & ORGANIZATIONS

Bondurant Chamber of Commerce

Bondurant Development Inc.

Bondurant Community Foundation

Bondurant Men's Club

Bondurant Mother's Club

Bondurant Farmers Market

Friends of Chichaqua Valley Trail



Community Character Public Input

Public Input on Community Character

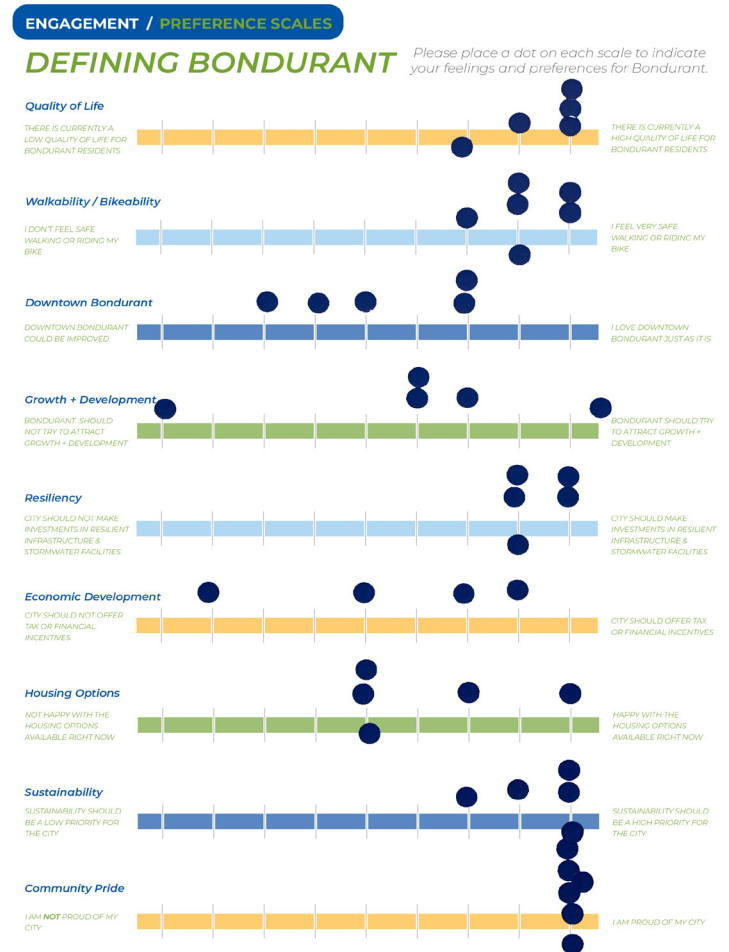
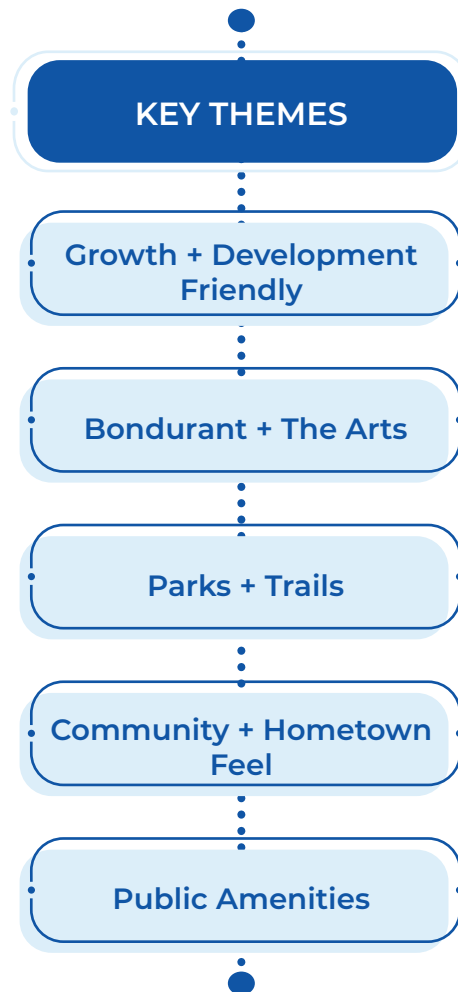
Community Character Public Input Summary

The various public engagement opportunities and events produced easily identifiable themes for community character. Figure 7.3 provides greater context on these themes.

Consistent throughout each public engagement event, participants shared a positive outlook on the community and a majority provided positive feedback in all categories.

Additional defining character elements identified from the public include Bondurant being growth and development friendly, the arts, parks and trails, community and hometown feel, and public amenities.

Figure 7.3 Community Character Public Input



Community Character Public Input

Growth + Development Friendly

Growth + Development Friendly

Bondurant has experienced rapid growth and development in recent years and it is projected to continue on this trajectory. In conversations with stakeholders and residents, growth was frequently discussed. In the majority of cases, many people had positive feedback to provide and were looking forward to the next steps for Bondurant. Many cited working with the City and its leadership to be a driving factor for this positive nature, due to their general support for growth and development.

Residents also recognized that growth is likely to continue and are excited for the advantage Bondurant has to build a city that supports a variety of ages and incomes. The bubbles to the right identify high-level tasks in which Bondurant can preserve and enhance these qualities.

"Growth is inevitable; we can make it positive"-Public Workshop Participant

Bondurant should continue to...

Be a strategic partner for local businesses to support their endeavors in Bondurant

Be an advocate for growth and development in the community

Ensure the development that is occurring positively contributes to the quality of life

while finding ways to...

Expand amenities and industry in Bondurant by identifying gaps in residential, commercial, retail, and industrial facilities and targeting those types of developments

Build upon a strengths-based development scheme to produce a supportive and self-dependent economy

Community Character Public Input

Bondurant + The Arts

Bondurant + The Arts

Today, there is a strong arts presence in Bondurant. The high school has a very successful arts program, local artists produce murals and installations to create a more vibrant environment, and many of the social events in the community involve some arts or creativity aspect.

In the feedback received from the public, there was a strong desire to continue with this trend and to identify additional opportunities to enhance the arts in Bondurant. The bubbles to the right present initiatives to preserve the existing efforts and expand art services and experiences in the future.

Bondurant should continue to...

Create a vibrant community with art installations

Art installations along Bondurant trails and Lake Petocka

Support creative endeavors throughout the community via events and funds

Engage a variety of age groups in events, such as the Sidewalk Chalk Festival

while considering the implementation of...

An arts commission to lead future initiatives as they relate to creativity and arts

Community Character Public Input

Parks + Trails

Parks + Trails

At the public engagement events, many participants recognized the importance of maintaining and enhancing the parks and trails system in Bondurant. Lake Petocka and the Chichaqua Valley Trail (CVT) were frequently mentioned assets to the community. Momentum regarding the planned Central Park has residents excited for what is to come.

Bondurant should continue to...

Make strategic decisions on the locations and amenities of the growing parks system

Expand amenities around Lake Petocka to include fishing, recreation and retail

A joint art and trail system throughout Bondurant to establish an iconic network in the Metro

Follow and update the existing parks master plan

Ensure all residents have accessibility to park spaces within 15 minutes or less of their home

while considering the implementation of...

A regional trail to connect into neighboring communities to establish a grand trail system

Community Character Public Input

Community + Hometown Feel

Community + Hometown Feel

Bondurant has experienced many phases of development. Beginning as an agrarian-centered community and transitioning into a flourishing, resilient community many wish to live in. The one piece of the puzzle that has remained constant is that people feel at home in Bondurant.

Feedback received throughout the planning process expressed a great desire to preserve this hometown feel. While there is no concrete definition of hometown feel, it can only be understood to include a strong sense of place, pride in one's community, and most important-genuine and compassionate people.

"Bondurant maintains our hometown feel with our involved community in which everyone can feel at home"-Public Workshop Participant

Bondurant should continue to...

Maintain a hometown identity

Maintain a strong sense of pride and community

Attract community-centered, prospective residents to town

while considering...

How to respect Bondurant's past, while looking to the future

How to invite and integrate new residents into Bondurant's traditions

Community Character Public Input

Public Amenities

Public Amenities

The Bondurant Community Library and Bondurant-Farrar Community School District were frequently mentioned assets that draw many residents to the area.

The recent renovations and updates to the library offer Wi-fi hotspots for checkout, programs and events for a variety of age groups, and meeting spaces for the entire community to utilize.

The School District is a key feature bringing many new residents to the area looking to provide their children with a high-quality education. It is imperative to support the School District as the community continues to grow to ensure this asset remains successful.

Bondurant should continue to...

Be a partner to the School District and Library and assist where able

How to improve teacher retention in a booming community

Market the high-quality education the youth of Bondurant are receiving

Market and support the Library's endeavors in providing services to the entire community

while considering...

Additional programs and services the Library can provide to continue to enhance the quality of life in Bondurant

Downtown Today

Downtown Boundaries Today

Downtown Bondurant

The businesses in Downtown Bondurant face Main Street and span two blocks. 1st Street SE and 2nd Street SE are the east-west connectors, while Main Street is the primary north-south thoroughfare. Major landmarks to the north include City Hall, Bondurant Community Library and the Landus site. City Park is directly adjacent to Downtown, providing opportunities for large gathering spaces and events.

The businesses located along Main Street provide an array of amenities and services to the community and contribute to the overall identity of the town. Many of the favorite spots identified in the public input phase of the comprehensive plan are located in Downtown Bondurant. The rest of this section will provide further detail on the businesses, defining features, and opportunities for potential redevelopment in Downtown.

Figure 7.4 Existing Downtown Boundary Map



Source: Google Earth

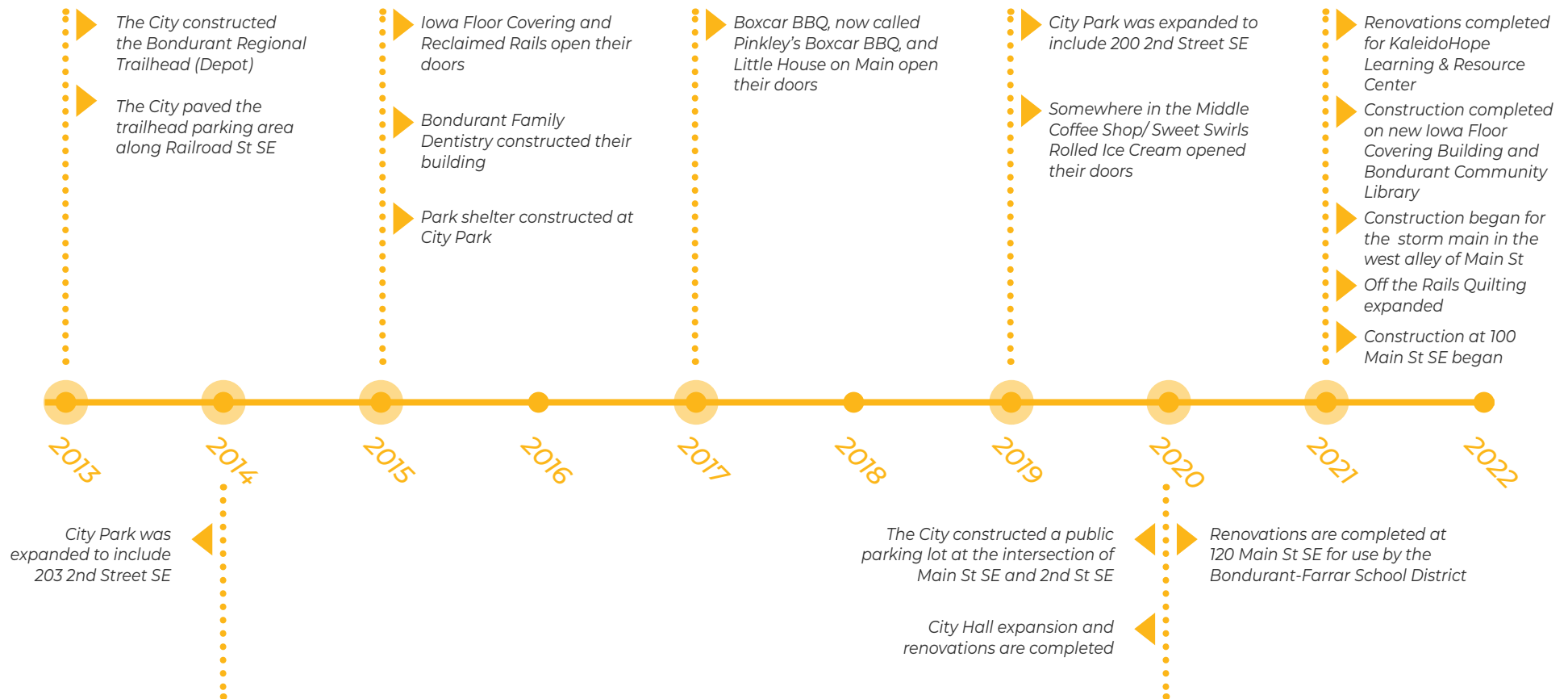
Downtown Today

Downtown Improvements

Downtown Bondurant Improvements

Over the last decade, there have been many strategic improvements and reinvestments in the Downtown to reinvigorate activity. This recent reinvestment has helped activate downtown Bondurant into a thriving business district with a unique sense of place. This district now has expanded potential due to the downtown Landus area being listed for sale.

Figure 7.5 Downtown Improvements Timeline



Downtown Today

Supporting Local Businesses

Downtown Businesses

The images to the right include some of the businesses located in Downtown Bondurant. Each of these provide a distinctly different service to the community and are integral to the overall community fabric.

1 KaleidoHope Learning and Resource Center

2 Somewhere in the Middle Coffee Shop/ Sweet Swirls Rolled Ice Cream

3 Little House on Main

4 Reclaimed Rails Brewing Company

5 Pinkley's Boxcar BBQ

6 Iowa Floor Covering

7 Off the Rails Quilting

8 Chichaqua Valley Trail Depot



Downtown Today

Downtown Experience

Events and Festivals in Downtown Bondurant

Businesses, organizations, and the City work together to provide the community with numerous events and festivals throughout the year. The City's website provides a list of approximately 15 annual events and an additional events calendar. Some of the major events include:

- Sidewalk Chalk Art Festival hosted by Bondurant Community Foundation
- Summerfest facilitated by the Bondurant Men's Club
- Bondu Blues and Brews Festival hosted by Bondurant Parks and Recreation
- Touch a Truck
- Bondu Spooktacular

Figure 7.6 Downtown Events in Bondurant



Downtown Public Input

Public Input for Downtown Bondurant

Downtown Public Input Summary

During the public input phase of the comprehensive planning process, the consultant team asked specific questions related to Downtown Bondurant. Much of the feedback was positive, as many of the participants enjoy spending time downtown. Similar to the Community Character section, key themes were identified based on this feedback. These include the Landus Site, Gathering Spaces, and Beautification. Figure 7.7 identifies the themes, the top three image voting and preference scale responses related to Downtown Bondurant.

Figure 7.7 Downtown Public Input Snapshot



Downtown Bondurant

DOWNTOWN BONDURANT
COULD BE IMPROVED



I LOVE DOWNTOWN
BONDURANT JUST AS IT IS

Participants indicated that they would believe there are improvements to be made in Downtown.

Downtown Public Input

Landus Site

Landus Site

The Landus Site, outlined in Figure 7.8, is a 24-acre redevelopment opportunity north of Downtown. This site, with its iconic grain elevators, has served Bondurant for over 100 years as a farmers cooperative, an extended period of which was the Landus Cooperative. Now, with the land for sale, there are many ideas and discussions considering the redevelopment potential for the site. Frequently mentioned topics include:

- The site serving as an expansion of Downtown
- The opportunity to add some additional mixed-density to the area
- The potential adaptive reuse of all or some of the grain elevators
- The reconnection of roads and improving mobility in the area

Figure 7.8 Landus Site North of Downtown Bondurant



Source: Google Earth



▲ The City of Bondurant is currently working with a consultant firm to conduct a structural analysis of the grain elevators to identify if any or all may be adaptively reused to preserve the historic Bondurant skyline. The analysis is ongoing and results will influence the plan of redeveloping the site.

Downtown Public Input

Landus Site

Landus Site

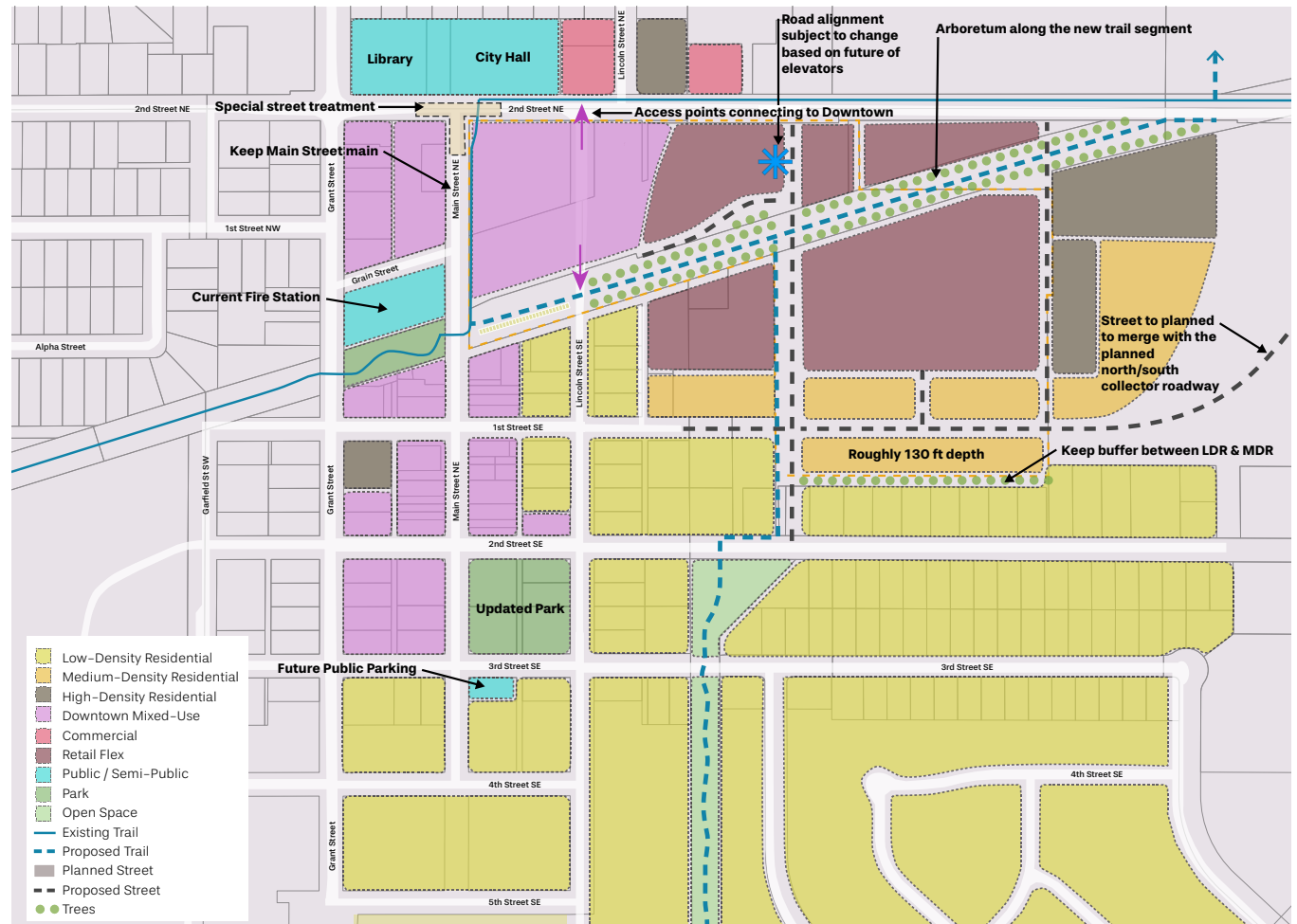
Figure 7.9 illustrates a potential development scheme encompassing the existing downtown and Landus site. This plan assists in providing the City with preliminary guidance on ideal land uses and growth potential.

A broad mix of land uses and densities, such as mixed-use, medium- and high-density residential, and retail flex are recommended for the site. It is imperative to ensure the existing residential to the south and east is left undisturbed and buffered from this development to reduce negative impacts.

Placemaking efforts for the Landus site should be high-priority in creating a welcoming and interactive district for visitors to explore.

In this plan, it is recommended the an extension of Chichaqua Valley Trail (CVT) is expanded to include an arboretum. The arboretum trail would provide shade and wind-block, while also creating an iconic experience for Bondurant bicyclists.

Figure 7.9 Potential Development Scheme for the Landus Site



Downtown Public Input

Landus Site Precedent Imagery

DESIRED CHARACTERISTICS FOR RESIDENTIAL DEVELOPMENTS



GARDEN STYLE DEVELOPMENTS

3-4 STORIES MAXIMUM

PEDESTRIAN CONNECTIONS TO SIDEWALK NETWORK



TOWNHOME DEVELOPMENTS

>2 BEDROOMS

PEDESTRIAN-ORIENTED DESIGN



SINGLE-FAMILY ATTACHED DEVELOPMENTS

>2 BEDROOMS

YARD AND GARAGE

DESIRED CHARACTERISTICS FOR ARBORETUM TRAIL



PAVED TRAILS



DIVERSITY OF SPECIES

NATIVE SPECIES ONLY



CONNECTED TO OTHER NEARBY TRAILS

Downtown Public Input

Landus + Downtown Mobility Considerations

Due to the redevelopment of this site, additional public improvements will be needed to fully connect the Landus and Downtown sites and provide a pleasant experience for all modes of mobility. Some considerations for these improvements should include:

1. Realignment of Lincoln Street NE up to 2nd Street NE. Include pedestrian-level streetscaping elements.
2. Establish additional public parking.
3. Establish the diagonal trail CVT trail connection with an arboretum.
4. Urbanize Main Street between Railroad Street and 2nd Street NE. Include pedestrian-level streetscaping elements.

DESIRED CHARACTERISTICS FOR STREETScape IMPROVEMENTS



**PEDESTRIAN-LEVEL
STREETSCAPING**

STREET TREES/PLANTERS



**STREET SEATING
INTEGRATED INTO
PEDESTRIAN SPACES**



**ENHANCED PEDESTRIAN
CROSSWALKS**

**PUBLIC PARKING
CONSIDERATIONS- ON-
STREET VS. OFF-STREET**

Downtown Public Input

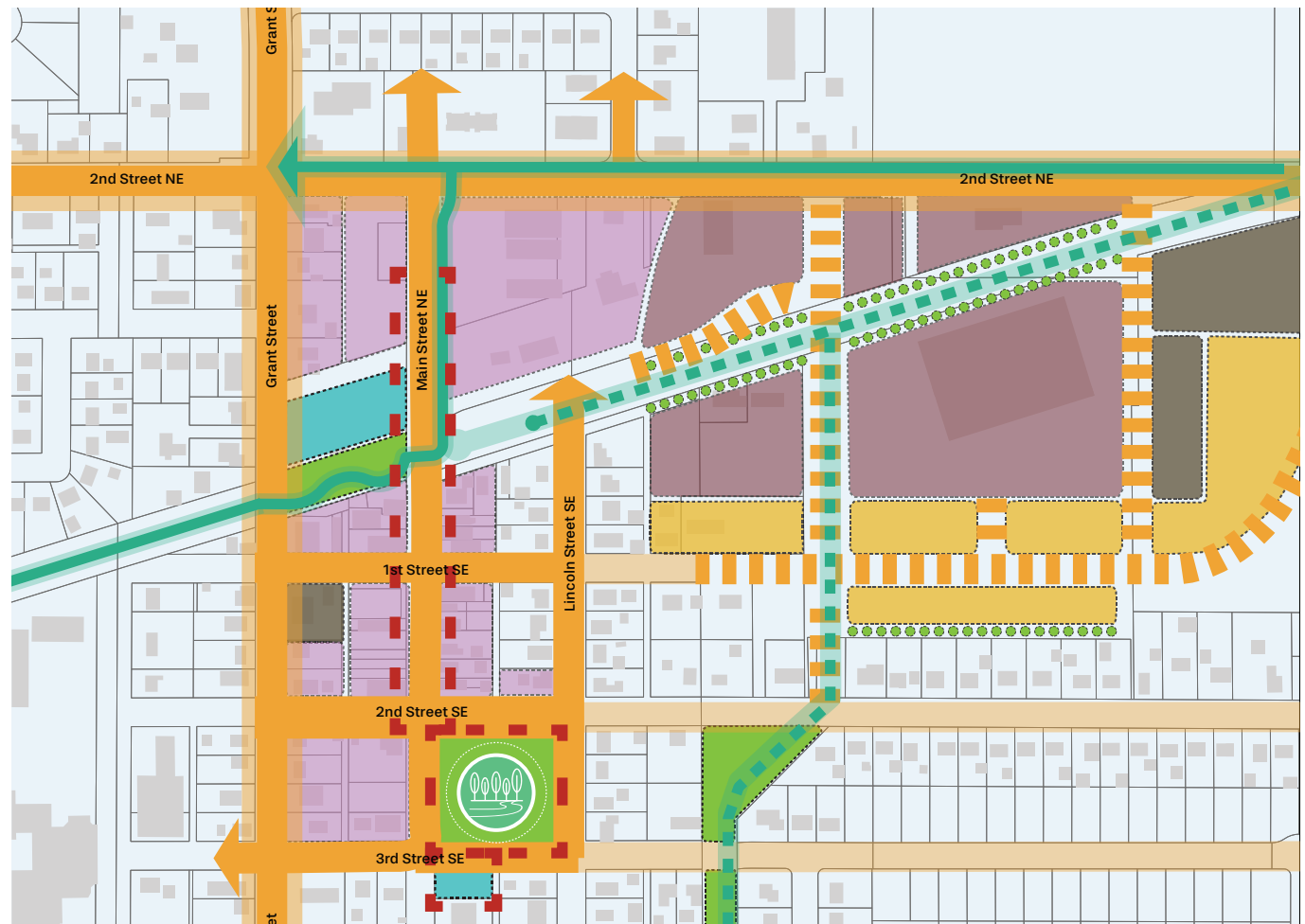
Downtown Circulation & Mobility

Circulation & Mobility

Redevelopment of the Landus property into a mixed-use expansion of the downtown would greatly expand the footprint of what is considered downtown. It is important to keep both the old and newer parts of the downtown vibrant and healthy. One way to ensure this is to promote proper connectivity and mobility throughout the different commercial and activity centers.

Figure 7.10 shows existing and proposed connections within this expanded downtown boundary. New trail connections, shown in dashed green, should help to encourage visitors to the retail flex area. Additional wayfinding signage and streetscape improvements can help encourage visitors to the Landus development to head downtown and take advantage of park improvements at City Park. Circulation throughout the area should be encouraged.

Figure 7.10 Potential Circulation and Mobility Scheme for Downtown



Downtown Public Input

Gathering Space

Gathering Space

The public input phase of the comprehensive plan identified a need for gathering spaces in Bondurant. Mentioned in a variety of settings- both indoor and outdoor needs, at a variety of scale- there are many ways that the City can address this need.

As Downtown grows and expands, it would benefit the community to incorporate gathering spaces into the proposed mixed-use developments. The images in Figure 7.11 identify a few ways this can be incorporated into the Downtown scene.

Additionally, the updates to Bondurant City Park and future park enhancements are working to address this need. As the new amenities are constructed, more gathering spaces will be available for residents, events and visitors.

As Bondurant continues to grow, a conversation relating to the need of a community center should be had. This space could provide additional programming opportunities, especially during the Iowa winters, for residents of all ages and abilities.

Figure 7.11 Precedent imagery for gathering spaces



Downtown Public Input

Beautification

Beautification

The topic of beautification encompasses wayfinding, branding, and greenscaping. Beautification is also identified in the 2022 Community Visioning Plan as something the City should work toward improving. Leveraging the City's recent rebranding initiative, which incorporates features of Bondurant's past and aspirations for the future, would be a great opportunity to establish a stronger identity in Downtown Bondurant. Especially as redevelopment occurs, anchoring the project to a theme or title will help make it easily recognizable.

Wayfinding should direct residents and visitors to other significant features in Bondurant, such as the CVT trail, Chichaqua Valley Bottoms, Bondurant Recreational Sports Complex and Lake Petocka.

Greenscaping provides relief from the urban heat island

effect, shade from a hot summers day, and general aesthetic appeal to any area. Specific installments to the downtown could include street trees, light fixture planters, bio-retention planters, and seating fixtures.

Figure 7.12 Bondurant Logo



Figure 7.14 Greenscaping Precedent Imagery



Figure 7.13 Wayfinding Precedent Imagery



Community Character + Downtown

Implementation

A series of goals, policies, and action items have been created for Chapter 7 - Community Character + Downtown.

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 7.15 Building Bondurant Guiding Principles



Community Character + Downtown

Implementation

Goal 13

Preserve and strengthen Bondurant's hometown feel as the community continues to evolve

Maintaining Bondurant's hometown feel and sense of community was a primary concern of residents during the public input process. While Bondurant will likely continue to grow, it can use this growth as a means to support additional quality of life improvements for residents in the form of parks, community services, public art, events, trails, and other amenities. The community should also continue to maintain its quality partnerships and civic / community engagement to keep the hometown feel strong.

Policy 13A

Celebrate and promote Bondurant as an Iowa Great Place, including continued implementation of the 2022 Community Visioning Report

Bondurant should strive to attain status as an Iowa Great Place through community character and quality of life investments - including the steps and recommendations outlined in the 2022 Community Visioning Report.

Policy 13B

Continue to partner with local organizations to promote a variety of events and engage residents of Bondurant

Bondurant has many active community partners and organizations they should continue to support and encourage to host a variety of events throughout the entire year.

Policy 13C

Encourage unique and recognizable commercial / mixed use districts specific to Bondurant

Bondurant has several identified future commercial / mixed use districts, such as within the Regional Commercial Area and within the Landus redevelopment, that should continue to be pursued and supported.

Policy 13D

Expand upon Bondurant's park and trail amenity strengths through the Goals of the Parks + Recreation Chapter and continue to market these strengths

Parks and trail expansion was one of the most desired improvements by residents in the public input process. Bondurant should follow steps outlined within the Parks & Recreation Chapter to enhance this system.

Community Character + Downtown

Implementation

Goal 13

Preserve and strengthen Bondurant's hometown feel as the community continues to evolve

Maintaining Bondurant's hometown feel and sense of community was a primary concern of residents during the public input process. While Bondurant will likely continue to grow, it can use this growth as a means to support additional quality of life improvements for residents in the form of parks, community services, public art, events, trails, and other amenities. The community should also continue to maintain its quality partnerships and civic / community engagement to keep the hometown feel strong.

Policy 13E

Celebrate Bondurant's history through events and creative placemaking efforts.

Existing events should be continued as well as the identification and implementation of new events to create new traditions within the community as it grows.

Action Item 13A

Formalize a Public Art Commission to adopt and implement a Public Arts Master Plan

Bondurant's strong art community was revealed during the public input process. The community should continue to support art initiatives including the possible creation of a Public Art Commission and Public Arts Master Plan.

Action Item 13B

Formalize a Diversity, Equity & Inclusion Plan

Bondurant should continue to move forward with a Diversity, Equity, and Inclusion Plan to ensure all residents feel welcome within the Bondurant community.

Action Item 13C

Adopt and implement a Wayfinding Master Plan

A Wayfinding Master Plan will help to highlight, attract, and inform residents and visitors of all the opportunities available within Bondurant's downtown and beyond.

Community Character + Downtown

Implementation

Goal 14

Part of Bondurant's existing community character is the strong presence of partners in the form of local organizations, businesses and civically active residents. Bondurant should continue to enhance these important relationships through outreach, coordination, and education.

Remain a strategic partner for local organizations, businesses, and residents

Policy 14A

Help to guide redevelopment of the Landus site by referencing the strategic opportunities map to identify potential land uses and development patterns for the site

The City should use the strategic opportunity map for downtown and the Landus property as a guide for providing input to the master developer or developers of the Landus property.

Policy 14B

Coordinate with different institutions and agencies to ensure that expansion and reinvestment projects are cost effective and appropriate for the community.

To be efficient and cost effective in its deliverance of services to residents, Bondurant should continue to coordinate with various institutions on expensive projects with shared benefits.

Policy 14C

Promote and advertise available funds from local organizations, city, and state for business assistance and residential rehabilitation.

There are several existing programs available locally and regionally to help support rehabilitation efforts in Bondurant - these should be promoted and advertised to residents and businessowners.

Policy 14D

Work to maintain a high level of community involvement.

Civic engagement and involvement can help support a strong sense of community pride. Additionally, it can provide a means for residents to get to know their neighbors and fellow community members.

Community Character + Downtown

Implementation

Goal 15

Enhance the downtown through strategic public projects to attract quality private redevelopment projects

Downtown Bondurant represents an opportunity to both celebrate Bondurant's past and propel the community into the future through strategic redevelopment and investment from both the public and the private sector.

Policy 15A

Implement key public projects in a coordinated effort as private redevelopment is proposed

Downtown's potential can be more fully realized through continued investment in business growth. By implementing public projects such as streetscapes, beautification, or the addition of more gathering space, Bondurant can help support private sector investment and create momentum.

Policy 15B

Implement streetscaping projects as street construction/reconstruction projects occur

To be efficient in the use of resources and funding and to limit the amount of disruption for residents and businessowners, Bondurant should pursue streetscaping projects as part of any routine or planned street construction / reconstruction.

Policy 15C

Increase opportunities for additional on-street parking

Bondurant should identify opportunities for additional on-street parking, with a focus on using existing spaces as efficiently as possible. The overall goal should be to encourage visitors to park once and walk around to explore downtown.

Community Character + Downtown

Implementation

Goal 15

Downtown Bondurant represents an opportunity to both celebrate Bondurant's past and propel the community into the future through strategic redevelopment and investment from both the public and the private sector.

Enhance the downtown through strategic public projects to attract quality private redevelopment projects

Action Item 15A

Reuse the Bondurant Emergency Services building for community programming and events through the Parks & Recreation Department

The Bondurant Emergency Services Building represents an opportunity to reuse an existing public property / building as a place for additional programming and public events, all of which should support increased quality of life for residents.

Action Item 15B

Implement the City Park Master Plan to establish enhanced community gathering space opportunities

Bondurant should continue to establish additional gathering spaces throughout the community to achieve a desired result from the public input.

Action Item 15C

Establish a Downtown Design Guidelines document

Many respondents indicated the desire to beautify the Downtown. Developing the standards and expectations for these efforts will assist in an equal application throughout the entire area.

Action Item 15D

Promote shared parking solutions that encourage a park-once shopping experience

Bondurant's downtown should strive to be a place where people park once and then walk around to explore the different stores and amenities the district has to offer. Putting an emphasis on shared parking can help create walkability.

Community Character + Downtown

Implementation

Goal 16

Foster a vibrant and diverse downtown so that the area serves as a unique destination for residents and visitors

While many residents enjoy Downtown Bondurant there was general agreement that improvements could make it even better. This could include infill development, trail-centric retail, more community events and gathering spaces, beautification efforts including streetscapes, and wayfinding.

Policy 16A

Promote private infill development, including redevelopment of the Landus site as identified in Goal 17

In addition to the Landus property, Downtown has a few “missing teeth” along Main Street. It is important to ensure that the character and density of the new structures match the existing buildings in Downtown Bondurant.

Policy 16B

Support expansion of downtown uses in appropriate areas as identified in the Future Land Use Chapter

The Future Land Use Plan in Chapter 4 - Land Use identifies a series of possible future land use changes for the area around the downtown. The city should support these changes as opportunities arise to take full advantage of the area.

Policy 16C

Encourage retail, restaurant, and entertainment uses on the first floor of downtown buildings to promote all-day activity and a vibrant street frontage, including outdoor dining opportunities along the sidewalk area

A healthy downtown typically has visitors spread throughout the workday and early evening to support retail and service uses. First-floor uses should be all-day activity uses such as retail, restaurants or entertainment.

Policy 16D

Encourage that new housing within the strategic opportunities map be constructed in a manner that fits the scale and look of the downtown.

New housing near the downtown should complement the look and feel of the area including the scale of the buildings.

Community Character + Downtown

Implementation

Goal 16

Foster a vibrant and diverse downtown so that the area serves as a unique destination for residents and visitors

While many residents enjoy Downtown Bondurant there was general agreement that improvements could make it even better. This could include infill development, trail-centric retail, more community events and gathering spaces, beautification efforts including streetscapes, and wayfinding.

Action Item 16A

Promote more frequent and ongoing downtown events such as Summerfest, farmers markets, and concerts

Community events, especially those in the downtown, help to create a sense of place and belonging by residents. Events can foster relationship building between residents, which can lead to higher life satisfaction and quality.

Action Item 16B

Support the formation of a downtown organization, subcommittee, partnership, or other structure to help market downtown, organize and promote events, and advocate for downtown businesses

As Bondurant continues to grow, a formal downtown group should be established to help coordinate events and growth downtown.

Action Item 16C

Consider pursuing a Cultural & Entertainment District designation in the future

The city should consider whether or not to pursue designation as a Cultural & Entertainment District as the downtown continues to be enhanced.

Community Character + Downtown

Implementation

Goal 17

Support redevelopment of the Landus site

The Landus Property redevelopment is a major opportunity for Bondurant. The City should ensure this redevelopment complements the existing community while also providing new and exciting opportunities for new amenities.

Policy 17A

Utilize the site's unique characteristics as an opportunity for implementing creative placemaking projects

The Landus property has unique characteristics and features such as the rail line and grain elevators, that should be used as an opportunity for placemaking and preservation of the town's history.

Policy 17B

Ensure that future development of the Landus redevelopment area is a cohesive extension of downtown

The redevelopment of the Landus site should complement and not compete directly with Downtown Bondurant. Streetscape and placemaking efforts should be taken to connect the historic core to the new property.

Policy 17C

Promote connectivity and mobility between the Landus site and the existing developed downtown

The expanded footprint of the downtown area created by redevelopment of the Landus site will require proper connectivity between the existing downtown and the new property. New trail connections, wayfinding signage and streetscape improvements should be completed between the new and existing downtown / improved City Park to ensure activity is spread throughout the entire district.

Community Character + Downtown

Implementation

Goal 17

The Landus Property redevelopment is a major opportunity for Bondurant. The City should ensure this redevelopment complements the existing community while also providing new and exciting opportunities for new amenities.

Support redevelopment of the Landus site

Action Item 17A

Help to guide redevelopment of the Landus site by referencing the strategic opportunities map to identify potential land uses and development patterns for the site

The City should use the strategic opportunity map for downtown and the Landus property as a guide for providing input to the master developer of the Landus property.

Action Item 17B

Partner with a master developer or developers to redevelop the Landus property in a way that supports community goals and vision

Bondurant should be an active partner in any redevelopment of the Landus property to ensure the redevelopment represents community interests.

Action Item 17C

Implement findings of the Grain Elevator Feasibility Assessment

The city is currently undergoing a Grain Elevator Feasibility Assessment to determine which and how the historic grain elevators on the Landus property could be retrofitted or preserved as part of the redevelopment of the site. Once complete, the city should implement the plan based on its findings.