



Civic Campus Site - View from North



Civic Campus Site - View from South



Civic Campus Site - View from West

# Bondurant Civic Campus Master Plan

- *Planning and Zoning Commission recommended approval of the Master Plan on **March 9th, 2023.***
- *City Council approved the Master Plan on **April 10th, 2023.***



CONFLUENCE





# Master Plan Purpose

## Project Background

Bondurant has a current population of around 8,000 and has experienced significant population growth in recent decades. Between 2010 and 2020, Bondurant saw a 91% increase in population. The 2022 adopted Building Bondurant Comprehensive Plan anticipates Bondurant could have a population of between 22,800 and 32,400 people by 2050. Bondurant has also seen a significant increase in commercial and industrial investment within the community. Since 2017, the community has added more than 3,000 jobs and grown its industrial/commercial valuation more than 500%. The city has been proactive in its efforts to pursue commercial and industrial development, which will likely to lead to continued employment and population growth. All of this growth and development places increased demand on city services, which has spurred the need for expanded emergency services and community infrastructure.

In September 2022, the City of Bondurant hired a consultant team composed of SVPA, Confluence, and Kirkham Michael to create a Civic Campus Master Plan document for an undeveloped 46-acre site located near Highway 65 and adjacent to 2nd Street NE and Pleasant Street SE. This land was chosen for the Civic Campus because of its proximity to Highway 65 and its location in an area slated for industrial/commercial development in the recently adopted Building Bondurant Comprehensive Plan. The Civic Campus Master Plan will help ensure both current and future anticipated civic demands are met for the community.

## Plan Overview

The Civic Campus Master Plan supports goals and policies identified in the Building Bondurant Comprehensive Plan. The Building Bondurant Comprehensive Plan included a significant public input process to ensure the goals, policies, and action items were community-supported. Goal 28 and its policies specifically addressed the Civic Campus Master Plan:

### Goal 28: Support City-operated services and infrastructure through investment.

*Policy 28A:* Follow and implement the recommendations outlined in the Civic Campus Master Plan to help support City Departments in maintaining an efficient infrastructure system.

*Policy 28B:* Consider ultimate build-out of the site during the planning process to identify other potential relocations of City services and departments.

The Civic Campus Master Plan is also consistent with the following sustainability policies of the Building Bondurant Comprehensive Plan:

*Policy 18G:* Continue to encourage the use of green infrastructure on public and private property throughout Bondurant

*Policy 18H:* Continue to install green technology when feasible with public improvement projects.

To help meet current and future demand created by population and job growth, the Civic Campus Master Plan addresses both short- and long-term needs for city services by identifying a phased approach for the ultimate build-out of the campus over the next several decades. In the short-term, the Civic Campus Master Plan identifies the need to relocate the Bondurant Emergency Services Facility and the Public Works Facility to the Civic Campus site. Identified long-term needs of the Civic Campus area include a relocated City Hall, a Law Enforcement Center, and the preservation of additional land retained by the city for any potential future civic uses. Once fully constructed, the Civic Campus will be a hub of centralized civic services supporting the operations within the City of Bondurant.

## Plan Process

The Civic Campus Master Plan was completed over a six month planning period. The Civic Campus Master Plan was guided through the use of a Steering Committee. The consultant team met with the Civic Campus Master Plan Steering Committee during the planning process to arrive at the concepts included as part of this Civic Campus Master Plan document.

Members of the Civic Campus Master Plan Steering Committee include:

- Marketa Oliver, City Administrator
- Jené Jess, Finance & Employee Services Director
- Aaron Kreuder, Emergency Services Director
- John Horton, Public Works Director
- Maggie Murray, Planning & Community Development Director
- Isaac Pezley, City Planner
- John Bergeson, Public Works Operations Coordinator
- Greg Roth, City Engineer with Veenstra & Kimm

This Civic Campus Master Plan document includes a proposed primary layout (Option A) and an alternative layout (Option B) to accommodate the potential for an expanded Public Works site. Option B provides for future city-related growth and allows for the possibility of future collaboration with other public organizations for maintenance needs.

# Site Overview

## Existing Site Conditions

The Civic Campus site is currently comprised of three parcels containing 46 acres located along Pleasant Street SE and 2nd Street NE near Highway 65. In 2023/2024, the City of Bondurant will extend a new north/south road on the eastern boundary of the campus. This road construction project will also include improvements to the Highway 65/2nd Street NE/Pleasant Street SE intersection, including signalization, to make vehicular movements safer in this area. The Civic Campus Master Plan also shows that Courtyard Drive SE should be extended east/west through the center of the campus area to help with east/west connectivity in the area.

There are several existing structures within this Civic Campus site, including a cell tower, a dwelling, and several agricultural outbuildings. The dwelling and the agricultural outbuildings will be demolished to make way for the proposed Civic Campus improvements. The Civic Campus Mater Plan has been designed in such a way that initial phases of Civic Campus development can occur while the cell tower exists; however, the Civic Campus Master Plan also identifies a cell tower relocation option for if it is determined a relocated cell tower is preferred in the future. Highway 65 is located north of the Civic Campus, the undeveloped Myers 1 certified site is located east of the Civic Campus, the Myers 2 certified site (in-process) is located south of the civic campus, and the Hawthorne Crossing subdivision is located west of the Civic Campus. Existing site conditions are shown in Figure 1.1.

## Street & Pedestrian Connectivity

The Civic Campus Master Plan includes a series of primary and secondary pedestrian connections. The primary pedestrian connection will be located along the western portion of the campus along Pleasant Street SE connecting north up to the 2nd Street NE area. The primary pedestrian connection should be extended north along land just outside of the Civic Campus Master Plan project area so that it connects up to the regional Chichaqua Valley Trail located within the Highway 65 right-of-way. The Civic Campus Master Plan also shows the potential for tying this primary trail connection south along the open space buffer of the Myers 2 Certified Site (in-process). The Civic Campus Master Plan shows secondary trail locations along Campus Drive SE, Courtyard Drive SE, and other locations. These secondary trail areas also wrap around the proposed stormwater retention features north of Courtyard Drive SE. Street and pedestrian connectivity are shown in Figure 1.4.

## Stormwater Narrative

The Civic Campus site sits in a relatively flat area of Bondurant. This will make drainage of the proposed development more challenging and may require some non-traditional techniques to provide adequate drainage for the development. Overall, the existing drainage pattern to the northeast of the site should be maintained. On-site wet detention basins should be utilized in a linear fashion throughout the sites to provide positive drainage locations that utilize zero fall. These wet detention basins can serve as an opportunity for low-impact design benefits and improved water quality features. They can also benefit downstream areas because they provide excess detention.

## Landscaping Narrative

All of the Civic Campus site is currently owned by the City of Bondurant and is intended to be developed over the next 20 years. As such, the landscape is designed to grow with the development. Lots that are designated for future civic use will be planted with small/medium-sized trees to serve as a nursery for the City of Bondurant. Trees can grow and be harvested as needed for the community. There must be no more than 20% of any tree species planted to increase diversity. This will reduce risk of disease and insect damage that could kill off a substantial portion of the tree cover. Landscape buffers will be provided to the south along the adjacent industrial district. A buffer will also be provided along the north where the property is adjacent to residential houses. The southern buffer can also be planted so that some trees can be harvested in the future for use elsewhere.

The roadway corridors to the east and west of the main site should have overstory street trees as provided by the associated roadway project. At the major intersections, care should be given to avoid corner vision triangles. These can be avoided by anchoring smaller trees and shrubs in the corners. Detention ponds are designed to be natural areas that include pedestrian connections to each road and lot. A combination of prairie grasses, overstory trees, and understory trees should be used to keep detention ponds more natural and park-like. Stormwater basins are intended to be a combination of detention and retention. It is important for these areas be kept as natural as possible. The two southern pond areas require less maintenance than the main pond in the center of the development. Minimizing lawn all the way to the water's edge will decrease the likelihood of geese taking over the landscape. Each individual parcel should be held to the city's design standards. Street trees, parking lot screening, and ground cover will be required.

## Utilities Narrative

The existing watermain, shown in Figure 1.5, will be extended west to provide water to the Civic Campus site. A watermain would loop to the Civic Campus site and extend south along the corridors east and west of the site. Extension of the watermain east along 2nd Street NE and north to the existing crossing of Highway 65 near Lake Petocka would provide redundancy through a second connection across Highway 65. Sanitary sewer would be serviced by an existing pump station located northeast of the Civic Campus site along 2nd Street NE. A new gravity-fed sewer, as shown in Figure 1.5, would need to be constructed from the lift station to the Civic Campus site to provide service to the proposed lots both east and west of site. The existing pump station feeds back along the 2nd Street NE to the existing manhole located southeast of the Proposed City Hall site. The existing force main is located approximately 40 feet north and west of the existing 2nd Street NE and Pleasant Street SE alignment. Water will extend to the southern boundary along Campus Drive SE and Pleasant Street SE. An existing manhole west of Pleasant Street SE can service City Hall, Public Works, and the lot between. With the proposed relocation of these roadways and addition of commercial lots at the intersection with Highway 65, there could be potential impacts to the existing force main. Potential relocation of the force main may be necessary for development of the proposed commercial lots.



Figure 1.1 Existing Site Conditions

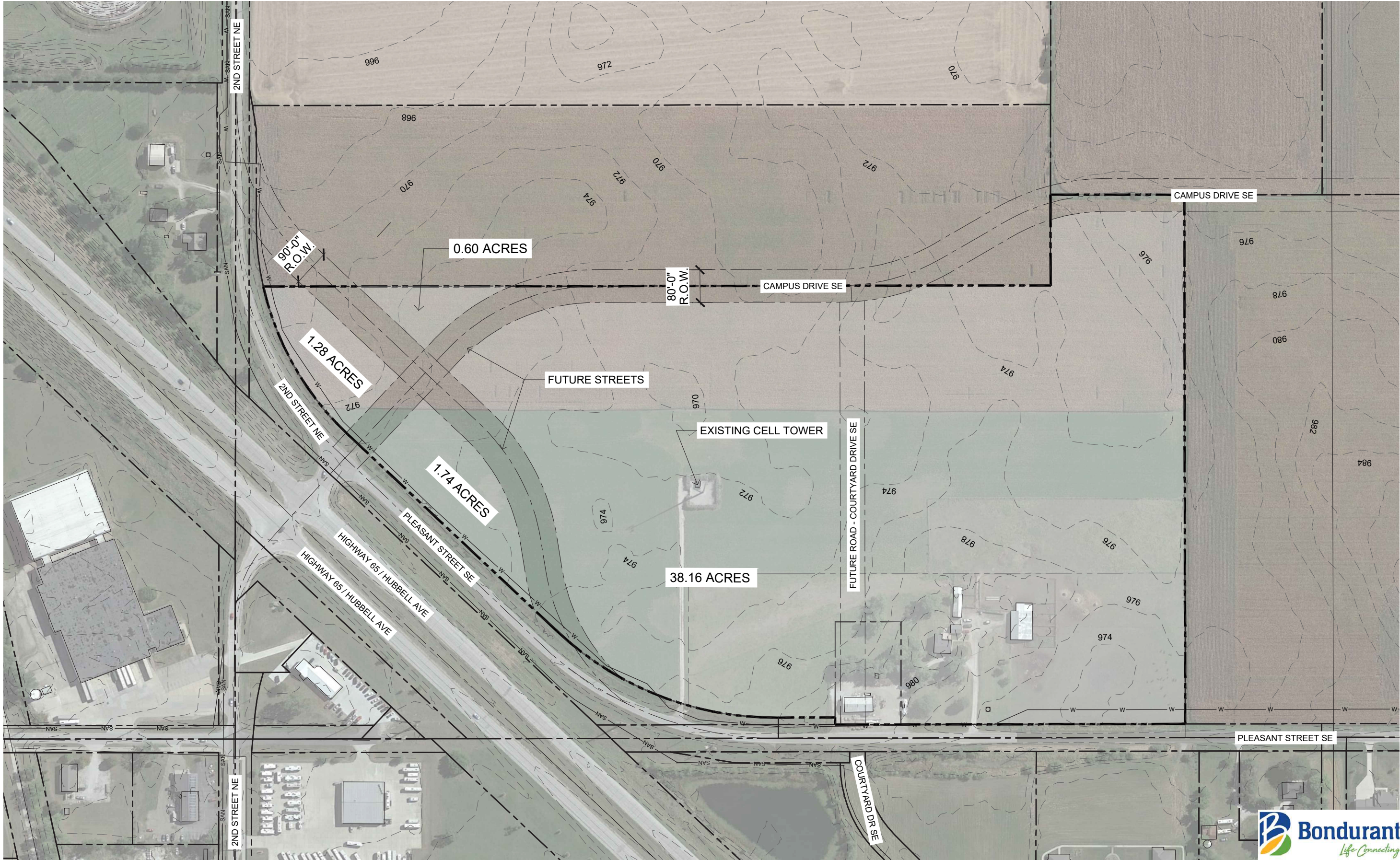




Figure 1.2 Proposed Layout Option A





Figure 1.3 Proposed Layout Option B





Figure 1.4 Proposed Layout Option A: Pedestrian Connentivity





Figure 1.5 Proposed Utilities Plan





# Phasing Plan



Figure 1.6 Proposed Phasing Plan



# Land Use Elements

The Civic Campus Master Plan identifies lands that should be retained by the City of Bondurant for civic use.

## Areas to be retained by the City of Bondurant for civic use:

- o **Emergency Services Site.** This site is 6.49 acres and is located at the southeastern portion of the Civic Campus. Based upon the future growth projections for the City of Bondurant, the Emergency Services building has been programmed with input from the current emergency services staff regarding facility needs as the community grows, as well as evaluation of larger community facilities in the area. The facility includes 6 emergency service apparatus bays which allow for 12 emergency vehicles. Other building spaces include administration areas, kitchen day room, sheriff's office, training room, quiet rooms, and ancillary support areas. The station will be planned with enhanced decontamination control for firefighter well-being to allow station personnel to remove and clean contaminated gear before entering the clean portions of the station. For the master plan, the building footprint is approximately 29,000 square feet and can be expanded as needed with expected future community growth. The building includes a fitness facility of approximately 5,000 square feet that would include cardiovascular and strength equipment and will be available to all individuals covered by the City of Bondurant's insurance plan. The building has an ICC-500-rated storm shelter under the storage mezzanine. The training room could be utilized as an emergency command response center. The site has been positioned on the south edge of the property as a buffer to the adjacent property zoned industrial/warehouse. Parking for the fitness center is provided on the north end of the building while parking for Emergency Services employees is provided to the south. Parking is intentionally disconnected from the Emergency Vehicles' access routes.
- o **Public Works Site.** This site is 7.91 acres and is located at the southwestern portion of the Civic Campus. Based upon the future growth projections for the City of Bondurant, the Public Works facility has been programmed with input from Public Works staff and evaluation of projected city services and estimated growth in 5-7 years. Other public works facilities were studied for a projected size of approximately 58,000 to 64,000 square feet. The facility includes maintenance vehicle storage for approximately 18 large pieces of equipment and up to 15 pickup trucks. The facility includes 3 maintenance bays with interior access to vehicle storage. Interior spaces include administration offices, 30-person training and meeting room, locker facilities, and a break room. Other amenities would include a heated wash bay, covered exterior bulk storage, salt storage, street sweeping bins, and the exterior lot behind the building is expandable as the city continues to grow. The site has been positioned on the south edge of the property as a buffer to the adjacent property zoned industrial/warehouse. Employee parking access is provided off of Pleasant Street SE. Option B alternative provides for future city-related growth and allows for the possibility of future collaboration with other public organizations for maintenance needs. This site has space to accommodate a larger building depending on the needs of the City at the time.
- o **Law Enforcement Site.** This site is comprised of 2.87 acres. Based upon the future growth projections for the City of Bondurant, the Law Enforcement building footprint indicated on the master plan is in the range of 20,000 to 25,000 square feet. The size was determined by evaluating other facilities throughout the country. The site has space to accommodate a larger facility depending on the needs of the city at the time. The City of Bondurant currently contracts with the Polk County Sheriff's Department for law enforcement services. The designation of space for law enforcement preserves the land either for a facility used as a Sheriff's outpost or as a community-specific facility at a point in the future if the city decides to found a city police department. The location of the law

enforcement, Bondurant Emergency Services, and the Public Works facility was designed to screen the back-of-building type activities and storage that can be less aesthetically pleasing.

- o **City Hall Site.** Based upon the future growth projections for the City of Bondurant, the City Hall building is shown on the site master plan at approximately 8,500 to 11,000 square feet compared to the current City Hall at 5,614 square feet. The projected size is comparable to other surrounding larger city hall facilities. The site can accommodate a larger building depending on the space needs for a new City Hall in the future. This site is 3.20 acres and is located along Pleasant Street SE toward the eastern portion of the Civic Campus. This location was selected due to its high visibility from the Highway 65 corridor. The proposed building location helps to anchor the intersection of Pleasant Street SE and Courtyard Drive SE. City Hall will be connected to the series of internal trails surrounding the proposed retention ponds.
- o **Future Civic Use Parcels.** The Civic Campus Master Plan identifies a 5.54-acre site at the intersection of Campus Drive SE and Courtyard Drive SE and also a 2.52-acre site at the intersection of Pleasant Street SE and Courtyard Drive SE. Future uses for these areas include facility expansion space, a nursery, or other uses that are determined in the future.



Figure 1.7 Emergency Services Building Example



Figure 1.8 Emergency Services Interior Example



Figure 1.9 Public Works Facility Example



Figure 1.10 Public Works Interior Example



## Land Use Elements

The Civic Campus Master Plan identifies lands that can be considered to be subdivided and sold for private development. When reviewing potential private development proposals, the City should ensure that the use(s) and site/building designs align with the vision set forth in this plan and the Building Bondurant Comprehensive Plan.

### Areas with potential for being subdivided and sold for private development:

These areas are situated along the high-visibility areas close to Highway 65. While final private development parcel acreage will be determined at a future subdivision plan review level, the Civic Campus Master Plan does include estimated private development acre totals. Below is a summary of estimated acre totals and proposed potential private development use.

- o **1.92-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location. The Regional Commercial land use category is designed for larger-scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public. Typical uses within this land use category include gas stations, car washes, fast food restaurants, sit-down restaurants, hotels, banks, and other uses.
- o **1.23-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location.
- o **3.88-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location.
- o **4.79-acre Site – for Medical Office Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.
- o **1.52-acre Site – for Commercial Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.
- o **1.67-acre Site – for Commercial Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.



Figure 1.11 Medical Office Example



Figure 1.12 Drugstore Example



Figure 1.13 Coffee Shop Example



Figure 1.14 Retail Strip Example



Figure 1.15 Restaurant Example



Figure 1.16 Restaurant Example



# Opinion of Probable Cost

## Items included in Cost Opinion

The cost opinion provided is focusing on the overall site grading and utilities. Costs are also included for Courtyard Drive SE, regional trail and sidewalk connections, site lighting, planting buffers, and the relocation of the Cell Tower.

PROBABLE CONSTRUCTION COST OPINION

Preliminary



Bondurant Civic Master Plan

Bondurant, IA

22190

4/4/2023

AC = acre (43,560 sf) / ALW = allowance / EA = each / LF = linear foot / LB = pound / LS = lump sum / SF = square foot / SY = square yard / CY = cubic yard

Total Anticipated Project Cost				\$ 6,132,288.00	(includes 10% for general conditions, 10% for contingency, and 8% for design fee)
General Site					
Site Preparation & Earthwork	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 200,000.00	\$ 200,000.00	
Erosion Control Measures	1	LS	\$ 60,000.00	\$ 60,000.00	
Subgrade Preparation	1,000	CY	\$ 10.00	\$ 10,000.00	Assume 12" subgrade prep, at Courtyard Drive SE
Grading	1	LS	\$ 600,000.00	\$ 600,000.00	Allowance
Seeding	44.00	AC	\$ 3,500.00	\$ 154,000.00	
Trees	150	EA	\$ 250.00	\$ 37,500.00	Buffers and around detention ponds
Subtotal				\$ 1,061,500.00	
Sanitary Sewer Utilities	Qty	Unit	Unit Cost	Item Total	Remarks
Sanitary Sewer, Trenched, Various Sizes	9,000	LF	\$ 110.00	\$ 990,000.00	
Sanitary Sewer, Structures	30	EA	\$ 5,000.00	\$ 150,000.00	
Force Main Relocation	1	LS	\$ 50,000.00	\$ 50,000.00	
Subtotal				\$ 1,190,000.00	
Storm Sewer Utilities	Qty	Unit	Unit Cost	Item Total	Remarks
Public Improvements Storm Sewer Estimate	1	LS	\$ 300,000.00	\$ 300,000.00	
Subtotal				\$ 300,000.00	
Water Mains & Appurtances	Qty	Unit	Unit Cost	Item Total	Remarks
Water Main, Trenched, PVC, Various Sizes	8000	LF	\$ 125.00	\$ 1,000,000.00	
Water Main, Appurtances	1	LS	\$ 75,000.00	\$ 75,000.00	
Subtotal				\$ 1,075,000.00	
Site Lighting	Qty	Unit	Unit Cost	Item Total	Remarks
Street Lights/Electrical connections	1	LS	\$ 125,000.00	\$125,000.00	Allowance
Courtyard Drive SE Street Lights	8	EA	\$ 6,500.00	\$52,000.00	
Bollard Lights - Pond Loop	24	EA	\$ 3,200.00	\$76,800.00	
Transformers	6	LS	\$ 20,000.00	\$120,000.00	Allowance
Subtotal				\$373,800.00	
Surfacing & Hardscape	Qty	Unit	Unit Cost	Item Total	Remarks
Aggregate Base Course	1,500	TON	\$ 43.00	\$64,500.00	4" depth, subbase for all paving
PCC Vehicular Paving (Courtyard Drive SE)	27,000	SF	\$ 8.50	\$229,500.00	7" Thickness
PCC Pedestrian Paving (Pond Loop)	13,400	SF	\$ 7.00	\$93,800.00	5" Thickness, 8' wide
PCC Pedestrian Paving (Regional Trail Connection)	40,250	SF	\$ 7.00	\$281,750.00	5" Thickness, 10' wide
PCC Pedestrian Paving (Along Courtyard Drive SE)	3,000	SF	\$ 7.00	\$21,000.00	5" Thickness, 5' wide
Subtotal				\$690,550.00	
Cell Tower	Qty	Unit	Unit Cost	Item Total	Remarks
Cell Tower relocation to South portion of site*	1	LS	\$ 100,000.00	\$100,000.00	Allowance (placeholder)
Subtotal				\$100,000.00	
Subtotal				\$ 4,790,850.00	
General Conditions	10%			\$ 479,085.00	
Contingency	10%			\$ 479,085.00	
Design Fee	8%			\$ 383,268.00	
Total				\$ 6,132,288.00	

\*Cell tower can stay in place and may be relocated by others

Figure 1.17 Opinion of Probable Cost