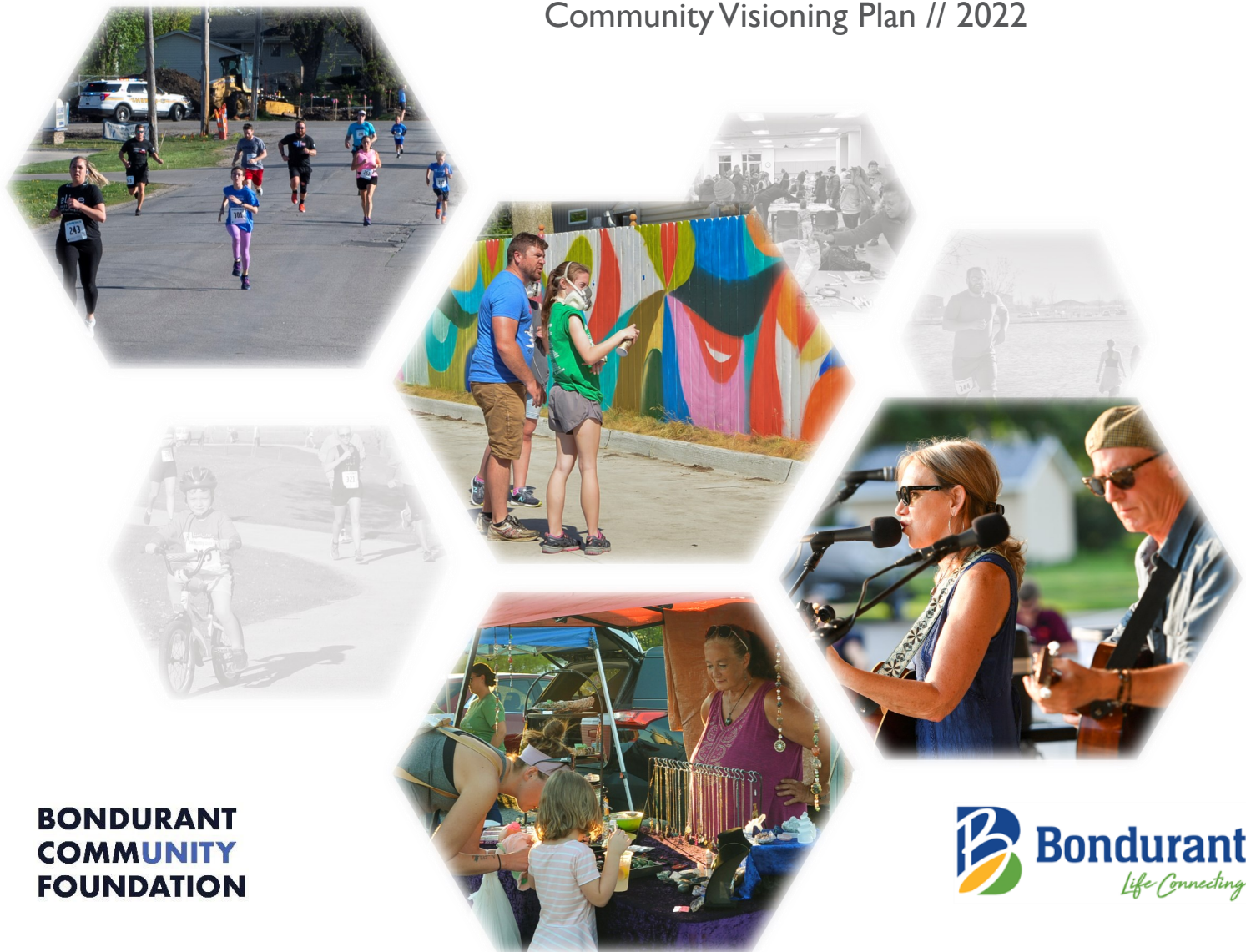




Bondurant

Community Visioning Plan // 2022



**BONDURANT
COMMUNITY
FOUNDATION**

Bondurant
Life Connecting

Participants

Bondurant Community Foundation

Laura McNichols, President	Bob Pepper, Ex Officio	Jessica Becker
Jen Keeler, Vice President	Chris Vance	Emily Karwoski
Jeff Cook, Treasurer	Allison Birdsall	Caroline Devine
Marketa Oliver, Ex Officio	Dan Olson	John Desaulniers

City of Bondurant

Marketa Oliver, City Administrator
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Emily Rizvic, Associate Planner
Nicole Van Houten, Communications & Events Specialist
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Local Photographers

Images within this document are provided by the following local photographer

Photos by Ben

Local Support

The following entities have submitted letters of support for this community visioning plan

City of Bondurant

Bondurant-Farrar School District

Polk County Board of Supervisors

Bondurant Chamber of Commerce

Des Moines Metropolitan Planning
Organization (MPO)



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**BONDURANT
COMMUNITY
FOUNDATION**

*“The purpose of the
volunteer organization is to
promote various art
recreation, culture, &
beautification projects
in the Bondurant, Iowa
community”*

The Bondurant Community
Foundation Mission Statement

Executive Summary

In 2015, the Bondurant Arts and Recreation Committee (A&R), a former branch of Bondurant Development Inc. (BDI), collaborated with Trees Forever, Iowa State University, the Iowa Department of Transportation, and RDG Planning and Design to create the 2015 Community Visioning Plan.

The A&R Committee has since evolved to become the Bondurant Community Foundation, a 501(c)3 non-profit organization with the purpose of “promoting various art, recreation, culture, and beautification projects in the Bondurant community”.

This 2022 Community Visioning Plan update process has been a collaborative effort between the Bondurant Community Foundation and the City of Bondurant. The Bondurant Community Foundation and the City of Bondurant will continue to coordinate prioritization and implementation of the goals and objectives identified in this 2022 Community Visioning Plan.

2022 Visioning Plan’s Vision Statement for Bondurant

(Inspired by the Vision Statement of Bondurant’s Comprehensive Plan)

*“We are a community that embraces growth by planning for our future. Through our planning efforts, future development will be shaped in a way that preserves our **hometown qualities** and **rural heritage** while building upon the quality of life that makes Bondurant a great place to live. Our vision for our community is to realize a pattern and form of community growth that is on our terms and that defines Bondurant as a **unique place** connected socially, economically, and environmentally.”*

2015 Community Visioning Plan Accomplishments

The Bondurant Community Foundation and the City of Bondurant have worked diligently to implement community betterment projects identified in the 2015 Community Visioning Plan. Pages 6-13 summarize projects that have been completed since the 2015 Community Visioning Plan was created.

Iowa Highway 65 Beautification

Iowa Highway 65, having a 2016 average daily traffic count of 14,100 vehicles, bisects Bondurant diagonally east/west. The Iowa Department of Transportation has implemented native landscaping alongside the Highway 65 corridor. See Page 8 for an accomplishment list.

Lake Petocka/BRSC Improvements

Lake Petocka and the Bondurant Recreational Sports Complex (BRSC) comprise a combined 81 acres, making this the largest park area in Bondurant. A few of the park area's amenities include: a 19-acre lake stocked for fishing, a trail loop around the lake, soccer and baseball fields, and others. See Page 9 for an accomplishment list.

Community Connectivity

A number of trail connectivity projects have been completed in Bondurant since the 2015 Community Visioning Plan was created. Residents are most excited for the upcoming Highway 65 trail underpass project being constructed in 2022. This underpass project will provide a connection for the neighborhoods east of Highway 65 so they can safely access community amenities such as schools, parks, and the downtown core. See Page 10 for an accomplishment list.





Community Landscaping

One way to create a cohesive community image is through coordinated community landscaping efforts. This can be done by planting vegetation in areas of town such as trailheads. The 2015 Community Visioning Plan noted another important aspect of planting design is choosing native pollinators that encourage habitat diversity. See Page 11 for an accomplishment list.

Implementing a Wayfinding Signage System

No Wayfinding Master Plan currently exists but the City of Bondurant has adopted an official logo and design that incorporates community history and identity. The community is in need of a wayfinding plan to direct residents and visitors to public facilities such as city hall, parks, schools, and the library as well as the downtown area. Wayfinding would also assist with navigating alongside the trail system. See Page 12 for an accomplishment list.



Downtown Enhancements

The 2015 Community Visioning Plan noted, “Bondurant currently lacks a core or heart of the community”; this is no longer the case, as is evidenced by the significant public and private investment and numerous community events that have occurred/expanded within the downtown district since 2015. The community prides itself in having a broad range of community events offered in the downtown core area for residents and visitors to attend, including: Summerfest, the Sidewalk Chalk Art Festival, Bondu Blues & Brews, Bondu Spooktacular, Business Safe Trick or Treat, the Merry & Bright Parade, the Winter Poker Tournament, the Winter Cribbage Tournament, the Winter Chowder Ride, Movies in the Park, Touch-a-Truck, Celebrate Bondurant, and the Bondurant Farmer’s Market, to name a few. An impressive number of public and private projects have occurred in Bondurant’s downtown since the 2015 Community Visioning Plan was created. See Page 13 for an accomplishment list.



Iowa Highway 65 Beautification Accomplishments

The following Highway 65 enhancements have been completed since the 2015 Community Visioning Plan was created:

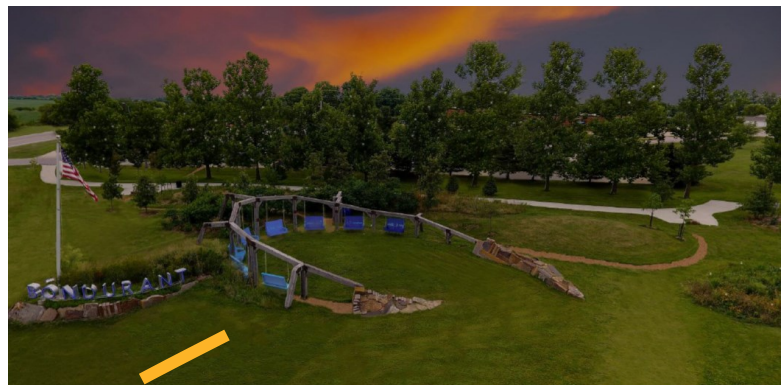
1. As development continues to occur along the Highway 65 corridor, landscaping requirements are required by the City of Bondurant through the site plan review and approval process.
2. In 2016 the Iowa DOT planted coniferous and deciduous trees along their Highway 65 right-of-way corridor near 2nd Street NE.
3. In 2016 grasses, shrubs, and trees were planted as part of the Porch Swings & Fireflies installation at Gateway Park along Highway 65.

Porch Swings and Fireflies

Located at Gateway Park, Porch Swings and Fireflies is an interactive art installment unique to the Bondurant Community. The installment utilizes 100-year-old reclaimed barn timber and LED lights in Mason Jars and was funded through multiple donations and grants, including those awarded through the Iowa Great Places Designation program.

The project was awarded an All-Star Community Award by the Iowa League of Cities in 2018.

Right: Image of award-winning Porch Swings and Fireflies located along the Highway 65 corridor
Bottom: Aerial imagery showing the relationship of Highway 65 through Bondurant



Lake Petocka/BRSC Accomplishments

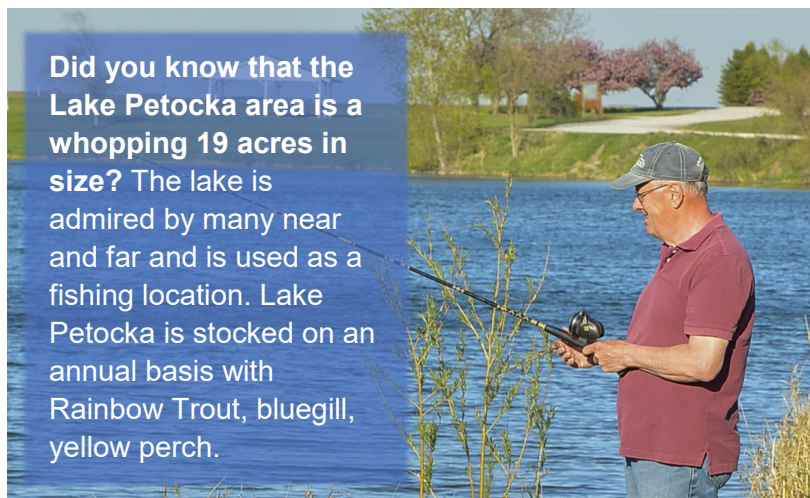
The following Lake Petocka/Bondurant Recreational Sports Complex (BRSC) area improvements have been completed since the 2015 Community Visioning Plan was created:

1. Funding has been secured to allow for a trail resurfacing project in Fiscal Year 2022.
2. Grant funding and private donations raised by the Bondurant Dog Park Committee have been secured to allow for a dog park to be constructed in Fiscal Year 2023. This project is part of the State of Iowa's Rural Innovations Grant Program, where the City of Bondurant will partner with the Bondurant-Farrar Community School District to design and construct the dog park's amenities.
3. New soccer fields were established in 2021.
4. 24 acres of land were acquired by the City of Bondurant in 2017 to allow for expanded soccer and baseball field areas.
5. A native plantings area was established in 2017.
6. Restrooms were constructed in 2015.
7. \$36,000 was invested into ballfield improvements in 2021.

Annual Fishing Derbies

Fishing event hosted at Lake Petocka in Bondurant

Every year, Lake Petocka hosts Bondurant's two annual fishing derbies: The Youth Fishing Derby and an Ice Fishing Derby. These events attract residents and visitors to Lake Petocka and the Bondurant Community.



Did you know that the Lake Petocka area is a whopping 19 acres in size? The lake is admired by many near and far and is used as a fishing location. Lake Petocka is stocked on an annual basis with Rainbow Trout, bluegill, yellow perch.

Community Connectivity Accomplishments

The following community connectivity projects have been completed since the 2015 Community Visioning Plan was created:

1. Grants have been secured to allow the Highway 65 trail underpass project to be constructed in 2022.
2. Grants have been secured to construct the proposed Eagle Park enhancements in 2022. Such enhancements will include: soft trails, native plantings, trees, a butterfly garden, solar charging benches, an access to Mud Creek, and educational signage.
3. Funding has been secured to construct the Quail Run neighborhood trail connection to the regional Chichaqua Valley Trail in 2022 to provide students of the Quail Run area a safe route to school.
4. Efforts have been coordinated between the City of Bondurant and the Bondurant-Farrar Community School District so that construction of the High School/Junior High trail along Grant Street North will occur in 2022.
5. The Sankey Summit neighborhood trail between Eagle Park and the High School was constructed in 2021.
6. The 32nd Street SW trail and a portion of the Grant Street South trail was constructed in 2020; the Grant Street South portion is part of the GLW trail.
7. The Park Side neighborhood trail was constructed in 2020. The City is in the process of securing funding to establish a trail segment over Santiago Creek to establish a connection over to Lake Petocka/BRSC.
8. The City of Bondurant adopted a Complete Street Policy in 2019.
9. A trail was constructed in 2016 along Grant Street South linking Gateway Park to the Chichaqua Valley Trail system.
10. A trail was constructed in 2016 in Gateway Park. This trail segment connects to the existing Grant Street South trail and it will also connect to the Highway 65 trail underpass that will be constructed in 2022.

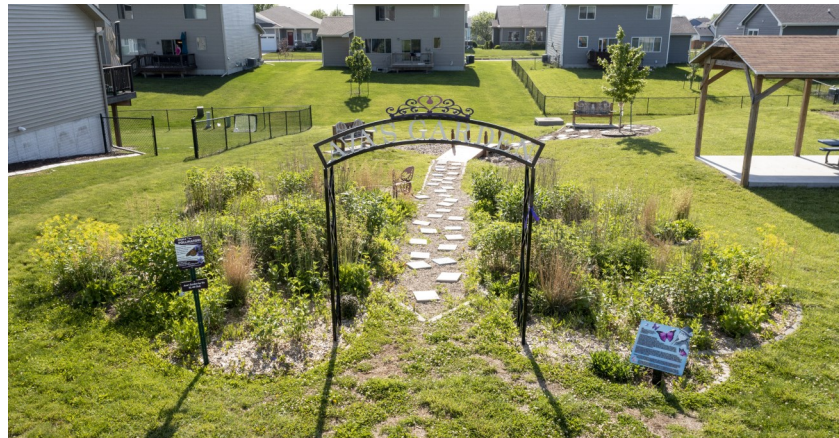
Community Landscaping Accomplishments

The following community landscaping projects have been completed since the 2015 Community Visioning Plan was created:

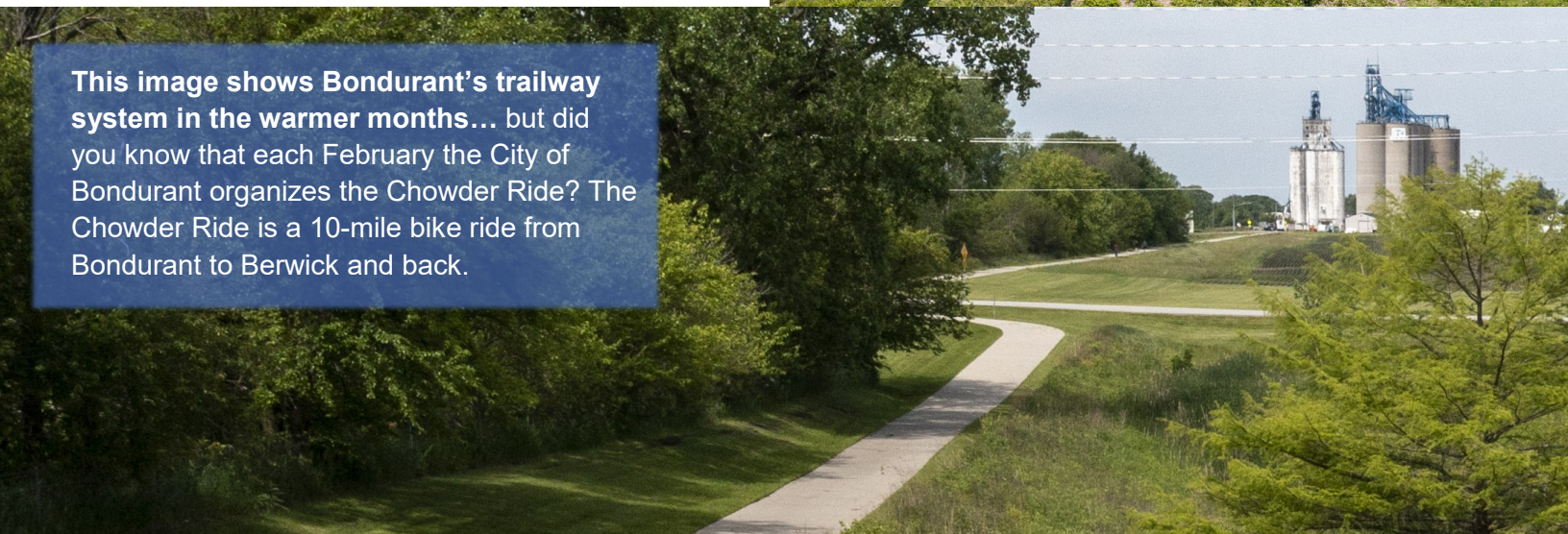
1. In 2021 the City of Bondurant adopted an ordinance to allow for the planting of trees out in the public right-of-way (previously prohibited). To kickstart this program, the City of Bondurant planted 90 new trees.
2. A stormwater swale with native flowers was established in 2017 and expanded as part of the 2020 City Hall expansion and renovation project.
3. Ava's Butterfly Garden was established in Renaud Ridge Park in 2018.
4. The landscaping associated with the Porch Swings & Fireflies installation at Gateway Park was planted in 2016.

Right: Ava's Butterfly Garden at Renaud Ridge Park

Bottom: Trail which overlooks Bondurant's iconic grain elevators



This image shows Bondurant's trailway system in the warmer months... but did you know that each February the City of Bondurant organizes the Chowder Ride? The Chowder Ride is a 10-mile bike ride from Bondurant to Berwick and back.



Implementing a Wayfinding Signage System Accomplishments



Wayfinding signage for Chichaqua Valley Trail. This sign shows distances to cities located on the trail and community landmarks and places

The City of Bondurant underwent a community rebranding effort in 2019 to provide guidance on how the signage should look moving forward.

The updated Bondurant “B” design modernizes the traditional “B” mark from logos past by incorporating both a block “B” and a handwritten, flowing version; the design represents the balance offered among the community to connect people and opportunities wherever they are. With subtle references to green leaves and yellow corn, the mark also gives a nod to the area’s agricultural roots in Iowa. With a school system worthy of community pride, the Bondurant-Farrar Community School District blue is the anchor color symbolizing an intentional focus on raising future generations. Green represents opportunities for health and growth, while gold provides a feeling of warmth and optimism.



The upcoming wayfinding master planning process will incorporate the rebranding and is anticipated to begin after the 2022 Comprehensive Plan is adopted. A standalone Wayfinding Master Plan is necessary to help provide a detailed guidance for community-wide needs both now and as the community continues to grow.

Spotlight on Local Art in Bondurant

Excerpt from the [2020 Keep Iowa Beautiful Annual Report](#). This excerpt shows the 2019-completed mural installed on the School District’s bus barn which is visible from the regional Chichaqua Valley Trail. The Bondurant Community Foundation, Chris Vance (local artist), and Bondurant-Farrar students partnered to complete this mural project.



Bondurant-Farrar School District Bus Barn “Taking Off” Mural

Grantee: Bondurant Community Foundation

Location: Bondurant, IA

Artists: Bondurant-Farrar High School Art Team

Downtown Enhancement Accomplishments

The following downtown enhancement projects have been completed since the 2015 Community Visioning Plan was created:

Public Projects: The City Park Master Plan was adopted by the City Council in 2021; a public storm main was constructed in 2021 in the alley west of Main Street SE to address stormwater needs in the area; the Bondurant Community Foundation, the Bondurant-Farrar Community School District, and the City of Bondurant completed a mural project in 2021; the Bondurant Community Library was expanded and renovated in 2021; City Hall was expanded and renovated in 2020; a public parking lot was constructed in 2020 using permeable pavers; City Park was expanded in 2019; and a shelter was constructed at City Park in 2016.

Private Projects: The following businesses within the downtown have opened/expanded since 2015: renovations underway at 106 Main Street SE for Home Slice Handmade Pies; construction underway at 100 Main Street SE for a restaurant/retail building with a rooftop patio; Off the Rails Quilting at 15 Main Street SE expanded in 2021; Kaleidoscope Learning & Resource Center at 109 Main Street SE opened in 2021; Iowa Floor Covering built a new structure at 110 Main Street SE in 2021 to accommodate its growing business; Somewhere in the Middle Coffee Shop/Sweet Swirls Rolled Ice Cream at 106 1st Street SE opened in 2019; Little House on Main (retail) at 111 Main Street SE opened in 2017; Boxcar BBQ, now called Pinkley's Boxcar BBQ, at 103 Main Street SE opened in 2017; and Reclaimed Rails (brewery) at 101 Main Street SE opened in 2016.



The Bondurant Community Foundation organized a mural project in the downtown where Chris Vance, local Bondurant artist, worked with a group of Bondurant-Farrar High School students to install a mural along a fence lining the new downtown parking lot. This is not the first collaborative effort between the Community Foundation, Chris Vance, and students—a 108' long mural installed on the bus barn visible from the regional Chichaqua Valley Trail was completed in 2019

Demonstrated Public Participation—2022 Visioning Plan

The Bondurant Community Foundation and the City of Bondurant have both been involved in creating the 2022 Community Visioning Plan. This 2022 Community Visioning Plan takes into account public input received as part of recent and ongoing community visioning efforts.

The City of Bondurant is in the mid-stages of updating the community’s 2012 Comprehensive Plan. Confluence is the consultant facilitating the Comprehensive Plan update process. It is anticipated the updated Comprehensive Plan will be ready for City Council consideration in the Fall of 2022.



Welcome!

The City of Bondurant is excited to be updating the City's long-range comprehensive plan named Building Bondurant – Comprehensive Plan 2040. The new comprehensive plan will address land use, housing, commercial and industrial development, sustainability and the environment, transportation and mobility, parks and recreation, and community facilities and services. Information about the planning process, project schedule, and upcoming events can all be found on this site.

Please check back often for updates!

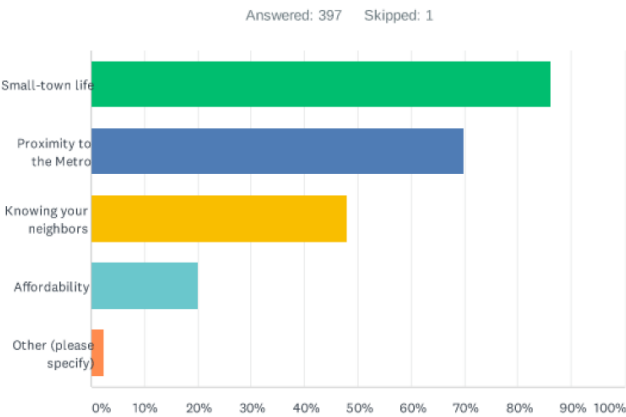
ABOUT THE PLAN



Excerpt from the Comprehensive Plan's Project Website

Public participation has been a key element of the Comprehensive Plan update process by having public input booths at multiple farmers market events, hosting

Q1 What do you love about living in Bondurant? (Check all that apply) a box city event for engagement of



Example of public input sought as part of the 2021 City Park Master Plan. This survey generated nearly 400 responses

elementary-aged students, hosting multiple public open houses, and having a public engagement option on the Comprehensive Plan project website. Additionally, online public engagement options on the plan’s host website generated tremendous community involvement; 798 users visited the project website, 210 residents

completed the survey, and 187 comments were submitted.



While the 2022 Comprehensive Plan is still in draft form, elements of this Comprehensive Plan update process have been folded into this 2022 Community Visioning Plan. It is anticipated the 2022 Comprehensive Plan will make reference to this 2022 Community Visioning Plan.

Public engagement also occurred through the 2021 City Park Master Plan planning process. City Park is a popular park destination on the south border of Bondurant's downtown. The online City Park survey generated close to 400 responses. RDG Planning & Design facilitated the City Park Master Plan public input process.

The Central Park Master Plan process is currently underway. Central Park will be a newly-created park established when Grant Street South is realigned. A recent online survey generated approximately 200 responses. The Smith Group is the consultant generating the public input for the Central Park Master Plan.

In addition to the Comprehensive Plan and Park Master Planning, the City of Bondurant has collaborated with the Bondurant community during the city rebranding process. This effort included a steering committee.

Lastly, the City of Bondurant engaged with stakeholders and community members to create the 2020 Regional Commercial Master Plan. This master plan utilized comment that was

collected during the public engagement process to develop the plan and design standards.



Final City Park Master Plan

2022 Community Visioning Plan Overview

The 2022 Community Visioning Plan builds upon the same main project topic areas of the 2015 Community Visioning Plan. The 2022 Community Visioning Plan has been updated to take into account recent public input received through the ongoing Comprehensive Plan update process, the 2021 City Park Master Plan process, the rebranding process, the Regional Commercial Master Plan development, and the ongoing Central Park Master Plan process. Bondurant is a rapidly growing community, so there have been new community needs identified as part of the recent and ongoing public input processes; these new community needs have been captured as part of this 2022 Community Visioning Plan.

The 2022 Community Visioning Plan is organized by nine (9) main project topic areas, which are referred to as goals that the Bondurant Community Foundation has identified. Following the goals are identified action items, which are outlined objectives for each of the main project topic area.

The 10-year project implementation timeline of 2022-2032 coincides with Bondurant's 10-year Iowa Great Places redesignation timeline, should Bondurant be selected for redesignation.



2022 Visioning Plan's Vision Statement for Bondurant

*"We are a community that embraces growth by planning for our future. Through our planning efforts, future development will be shaped in a way that preserves our **hometown qualities** and **rural heritage** while building upon the quality of life that makes Bondurant a great place to live. Our vision for our community is to realize a pattern and form of community growth that is on our terms and that defines Bondurant as a **unique place** connected socially, economically, and environmentally."*

2022-2032 Project Topic Areas (Goals)

Promote additional downtown enhancement projects identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Advance implementation of community connectivity efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Facilitate Highway 65 planting efforts as identified in the 2015 Community Visioning Plan.

Coordinate with the City of Bondurant to adopt and implement a Wayfinding Master Plan.

Continue Lake Petocka/BRSC improvements efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Support community landscaping efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Continue making improvements to existing parks and expand the community's park system as population growth warrants such expansion.

Expand public art and historical research opportunities.

Provide support to the City of Bondurant in implementing adopted City plans.

GOAL 1

Promote additional downtown enhancement projects identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Downtown Bondurant is home to a variety of boutiques, stores, and businesses, including a quilting shop that has grown within the last couple of years, a clothing boutique, restaurants, and a brewery. Since 2015, multiple businesses have also opened, including these examples: Reclaimed Rails (brewery); Boxcar BBQ; Little House on Main (boutique); and Somewhere in the Middle Coffee Shop/Sweet Swirls Rolled Ice Cream. Businesses located in the downtown area are local and unique to our community.

Grain Elevator Reuse Feasibility Study

A 24-acre redevelopment area containing the iconic grain elevators currently exists in Bondurant's downtown. This presents a unique redevelopment opportunity where some/all of the grain elevators can be repurposed to create a unique destination. A Grain Elevator Reuse Feasibility Study would examine existing site conditions and provide framework for potential reuse opportunities with the hope of attracting private developers to the area. Public art could be considered as part of reinvestment efforts.

A future railway is slated to take place adjacent to the grain elevators, providing a unique opportunity to implement educational signage and public art regarding the site and Bondurant's agricultural roots.

Grain Elevators at the Landus Cooperative Site



In June 2022 the Bondurant Men's Club will host its 48th Summerfest event, an event which lines Main Street and City Park and draws thousands of visitors downtown.



Goal 1 Action Items (Objectives)

- 1.1 Encourage continued reinvestment (public and private) into the downtown district.
- 1.2 Continue to support or host a variety of community-based events that center on cultural, arts, entertainment, and recreational opportunities to help promote the downtown area.
- 1.3 Encourage the City of Bondurant to consider creating and adopting Downtown Design Guidelines. Such document should evaluate building materials, building design, parking location, etc. to help preserve Bondurant's downtown character.
- 1.4 Encourage the City to establish the Lincoln Street NE street connection and to also construct additional public parking within the core downtown area while preserving the pedestrian-friendly feel of the downtown area.
- 1.5 Encourage the City to conduct a Grain Elevator Reuse Feasibility Study to evaluate existing site conditions and the potential for a reuse project to make this area a unique destination for residents and visitors.
- 1.6 Encourage the City to construct a downtown trail connection as identified in the community connectivity section.
- 1.7 Encourage the City to plan for certain intelligent transportation systems, including an electric vehicle charging station.

Community Events Hosted Downtown

A number of community events unique to the Bondurant community are hosted in the downtown area; for a full list, see Page 7. One example of a unique community event is the two-part event in July where a Sidewalk Chalk competition is offered during the day by the Bondurant Community Foundation and then the Bondu Blues & Brews event occurs in the evening. The chalk competition provides an opportunity for kids and local artists to share their talents with the community. The Bondu Blues & Brews portion invites local musical acts to perform to the crowd in attendance.

GOAL 2

Advance community connectivity efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

Inner-connected trails have the potential to provide children a safe route to school and our community safe access to recreational opportunities. Increasing connectivity also increases the walkability of our community and access to the different events and public art that is placed throughout Bondurant.

Though trails are not unique to one singular city or community, Bondurant is working to differentiate its trails from other communities by incorporating educational opportunities regarding the community's agricultural history and supporting local artists by implementing public art alongside the trails; more details about this topic can be found on Page 30 regarding Goal 8.

Gay Lea Wilson Trail Connection

The Gay Lea Wilson Trail is a north/south trail between Des Moines, Pleasant Hill, and Ankeny. It also connects east/west between Des Moines and Altoona.

Connection to the Gay Lea Wilson trail would open up a new recreational route for the region while also providing a connection between communities that are currently separated due to Interstate 80.

Trail Connection Over Mud Creek in Eagle Park

Eagle Park is a linear park situated amongst neighborhoods

Trailway which overlooks Bondurant's iconic grain elevators



In 2019 a total of 30,139 users walked, ran, or biked along a section of the Chichaqua Valley Trail in Bondurant.

Goal 2 Action Items (Objectives)

- 2.1 Encourage the City of Bondurant to extend the Chichaqua Valley Trail through the former railroad area in the downtown area on the former Landus railroad land and incorporate an urban arboretum project as part of this trail extension.
- 2.2 Encourage the City to construct the Heritage Park Trail (formerly referred to as the Greenway Trail in the 2015 Community Visioning Plan).
- 2.3 Encourage the City to construct a trail connection over the Mud Creek corridor linking the neighborhoods east and west of Eagle Park to facilitate connections to the Junior High/High School Campus.
- 2.4 Encourage the City to finalize the Gay Lea Wilson trail connection south to Altoona and assist with appropriate grant opportunities.
- 2.5 Support the City with its implementation of its 2022 Streets Master Plan.
- 2.6 Support Safe Routes to School efforts to create a trail from the CVT south towards the proposed 10th Street SE extension along Mud Creek.
- 2.7 Create an ADA Transition Plan / Sidewalk Master Plan.

to its east and west. Currently these neighborhoods are disconnected from the community's trail system, as the Mud Creek corridor bisects Eagle Park. Establishing a paved trail connection over Mud Creek will help to link these neighborhoods and will help to provide easier and safer access to schools and other community amenities.

Chichaqua Valley Trail—Downtown Extension near Elevators

The Chichaqua Valley Trail is a regional trail consisting of 27 miles which links Berwick to Bondurant to Baxter. An opportunity now exists to extend this trail through the former Landus railroad right-of-way. With this potential extension, the community should consider incorporating an urban arboretum project to help grow Bondurant's urban tree canopy and to help act as a wind shield for bicyclists and walkers.

GOAL 3

Facilitate Highway 65 planting efforts as identified in the 2015 Community Visioning Plan.

When the first Community Visioning plan was created in 2015, the Bondurant Community Foundation worked with the Iowa DOT to implement planting efforts alongside Highway 65. The goal of this project was to bring back some of the native landscaping that was lost in the past while also working to visually and audibly screen the highway from adjacent development and activities.

This goal also includes increasing the planting of native grasses and wildflowers to provide a dynamic and beautiful entry portal and to also attract wildlife. This action also calls for planting a mix of native deciduous and coniferous trees outside the Highway 65 right-of-way to allow for screening of selected properties.

Aerial image which shows how Highway 65 bisects Bondurant



Goal 3 Action Items (Objectives)

- 3.1 Coordinate with the Iowa Department of Transportation to provide a dynamic and beautiful entry portal into Bondurant along Highway 65.
- 3.2 Utilize a mixture of native grasses and wildflowers for Highway 65 plantings.
- 3.3 Promote the planting of mixed native deciduous and coniferous trees alongside Highway 65 to allow for screening and increase tree canopy.

GOAL 4

Coordinate with the City of Bondurant to adopt and implement a Wayfinding Master Plan.

The City of Bondurant does not currently have a comprehensive wayfinding signage system to provide navigation assistance in for residents and visitors. Creating a cohesive Wayfinding Master Plan that incorporates the City’s branding will be important to help guide community members, recreational visitors, and tourists to the community’s many attractions and amenities. Such signage could incorporate Bondurant’s history.

A Wayfinding Master Plan could help the community prioritize necessary signage locations and will help to guide location expectations for future areas as they develop.

City Rebranding

Through a public engagement and collaboration effort, the City of Bondurant has adopted an official branding guide. The new branding incorporates the city’s robust history and symbolizes community pride. Future wayfinding planning efforts will need to incorporate the new branding.



Bondurant Regional Trailhead—The Depot; this structure is a replica of the historic passenger train depot which served the community from 1883-1962. Today the replica Depot serves users of the regional Chichaqua Valley Trail.

Goal 4 Action Items (Objectives)	
4.1	Create a Wayfinding Master Plan that incorporates the City’s branding.
4.2	Implement the Wayfinding Master Plan.

GOAL 5

Continue Lake Petocka/BRSC improvements efforts identified in the 2015 Community Visioning Plan and look to implement newly identified projects.

The Lake Petocka/Bondurant Recreational Sports Complex (BRSC) area is a popular regional recreational designation. The 2015 Community Visioning Plan notes that the Lake Petocka/BRSC area has the potential to help draw future residents to the community; this statement reigns true through the 2019-developed Park Side neighborhood just north of the BRSC area and also the upcoming Top Farms Property neighborhood just north of the Park Side Neighborhood. The amphitheater is now proposed at City Park.


Park Side Neighborhood to BRSC Trail Connection

The new Park Side neighborhood and the upcoming Top Farms Property neighborhood are currently disconnected from the community's park and trail system, as the Santiago Creek corridor acts as a barrier for safe access. This trail project will help to link these new neighborhoods to the park and trail system.

Bondurant Dog Park

The community's first dog park will be constructed on the south side of Lake Petocka in 2023. The Bondurant Dog Park Committee has been active in raising private donations to help make this project a reality. Additionally, a grant was

secured through the State of Iowa's Rural Innovations Grant Program; such grant will provide funding for the City of Bondurant to partner with the Bondurant-Farrar Community School District where high school students will help to design and construct the proposed dog park amenities.



The proposed Park Side to BRSC trail connection will help to link over 500 current and future households to the BRSC/Lake Petocka area, allowing families and children safe access to the community's park and trail amenities by foot or bicycle

Playground and shelter facility located at Lake Petocka

Goal 5 Action Items (Objectives)

- 5.1 Encourage the City of Bondurant to construct an expanded parking lot area to accommodate the growing need as park usage continues to increase.
- 5.2 Encourage the City to construct a fishing pier and canoe launch at Lake Petocka.
- 5.3 Continue implementing the BRSC Master Plan.
- 5.4 Encourage the City to construct a trail linking the new Park Side and Top Farms residential developments to the Lake Petocka/BRSC area via a paved trail and bridge connection over Santiago Creek and assist with appropriate grant opportunities.
- 5.5 Encourage the City, in partnership with the Bondurant Dog Park Committee, to construct a dog park on the south side of the Lake Petocka area as no dog park currently exists within the city.
- 5.6 Encourage the City to resurface the existing paved trail loop around the Lake.
- 5.7 Coordinate with the City to implement an educational and historical signage system within the park area.
- 5.8 Coordinate with the City to identify opportunities for public art along the Lake Petocka trail loop.
- 5.9 Coordinate with the City to explore the option to expand the BRSC if such land becomes available at a reasonable price.

Fishing Pier and Canoe Launch at Lake Petocka

This project, identified in the 2015 Community Visioning Plan, will look to address a community need. It is anticipated this project will be implemented in Fiscal Year 2024.



Rendering of proposed fishing pier from the 2015 Community Visioning Plan

GOAL 6

Support community landscaping efforts, as identified in the 2015 Community Visioning Plan, and look to implement newly identified projects.

As was described in the 2015 Community Visioning Plan, community landscaping helps to increase the aesthetics of an area and helps to strengthen an area's sense of place.

Grow the Urban Tree Canopy

In 2020 the community partnered with the Iowa DNR to have its Urban Forest Management Plan created. The Urban Forest Management Plan notes that Bondurant has a relatively low tree canopy cover and guides for the community to increase this cover by 3% over the next three decades; the Plan recommends that in order to achieve this, approximately 400 trees should be planted in Bondurant on public and private property each year. The effort was launched in 2021 with the planting of 90 street trees.

Stormwater Treatment Cells

The 2020 Stormwater Master Plan identifies a number of neighborhood locations that would be suitable for either a backyard rain garden project or a bioretention cell project; both types of projects help to handle stormwater. The 2020 Stormwater Master Plan provides examples of how rain gardens and bioretention cells can be utilized to not only help treat stormwater but how they can also help beautify an area.

Native Planting Efforts in Eagle Park

In 2022, a tree and native planting effort will



Did you know that in 2022, a native plantings effort will undergo in Eagle Park? Approximately 100 trees will be planted as part of this planting project.



The stormwater swale at City Hall was expanded in 2020 as part of the site's expansion and addition project.

take place in Eagle Park. This project will include the planting of more than 100 trees that is consistent with the 2020 Urban Forest Management Plan and the creation of native planting areas.

Goal 6 Action Items (Objectives)

- 6.1 Create a mobile application that can be used by anyone in town to identify specific trees planted along the public trail system.
- 6.2 Coordinate with the City of Bondurant to help grow the community's urban tree canopy, as identified in the City's 2020 Urban Forest Management Plan.
- 6.3 Encourage the City to implement a cohesive downtown landscaping plan, including incorporating downtown streetscaping along the upcoming Lincoln Street NE realignment project, as well as some neighborhood landscaping nodes.
- 6.4 Coordinate with the City to install neighborhood stormwater treatment cells as identified in its 2020 Stormwater Master Plan.
- 6.5 Coordinate with the City to implement specific landscaping projects noted in the 2015 Community Visioning Plan.

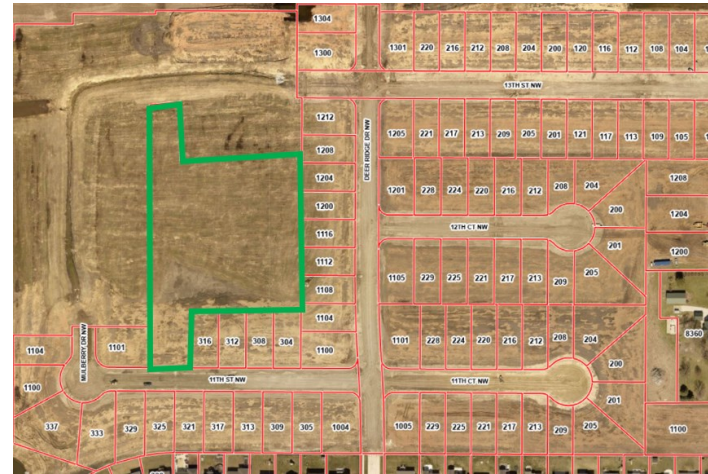
GOAL 7

Continue making improvements to existing parks and expand the community's park system as population growth warrants such expansion.

Need for Updated Park, Trail & Greenway Master Plan

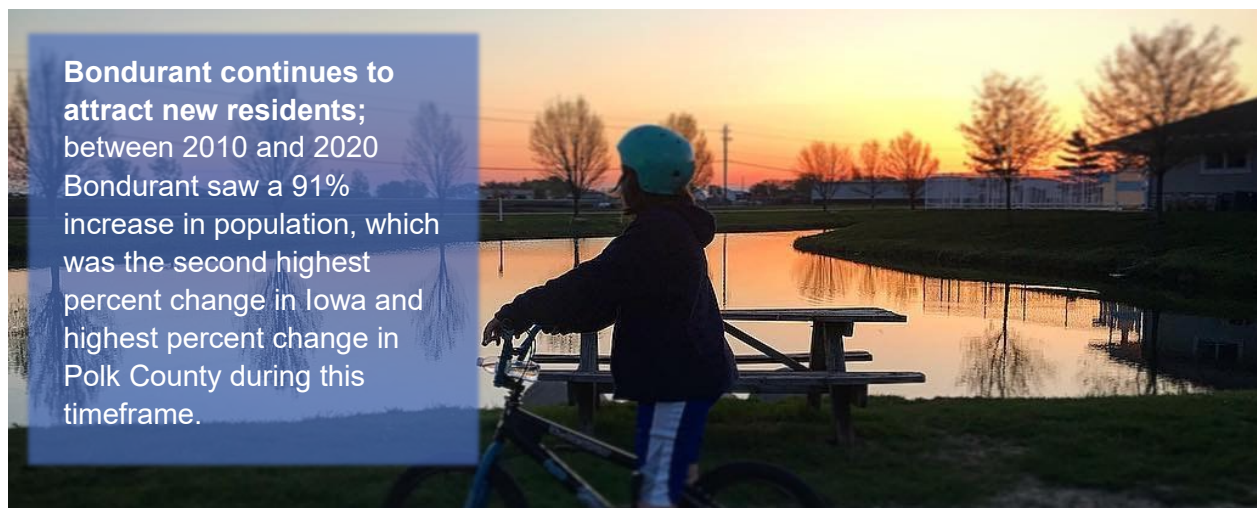
The original Park, Trail & Greenway Master Plan was adopted by the Bondurant City Council in 2013. The need has been identified to completely update the Park, Trail & Greenway Master Plan based on the community's growth since the previous plan's adoption.

Bondurant's population per the 2020 US Census is 7,365 people, which is a 91% increase in population from the 2010 Census. There are a number of new parks that have been dedicated to the City of Bondurant since 2013. These new parks are unimproved and are in need of master planning to help guide improvement efforts so that Bondurant's newer neighborhoods are better served by the community's park system; examples of these new parks include: Sankey Summit Park (4.0 acres), Harvest Meadows Park (6.9 acres), Top Farms Property Park (2.5 acres), Bluejay Landing Park (5.6 acres), and Park Side Park (3.7 acres).



The new Sankey Summit neighborhood park in its current unimproved condition. This 4-acre park and other parks are in need of master planning efforts.

Resident of Bondurant enjoying the sunset.



Bondurant continues to attract new residents; between 2010 and 2020 Bondurant saw a 91% increase in population, which was the second highest percent change in Iowa and highest percent change in Polk County during this timeframe.

Central Park Master Plan

The Smith Group has been hired by the City of Bondurant to help lead master planning efforts for an upcoming regional park that will be established in Bondurant once Grant Street South is realigned out to Highway 65. This street realignment project is necessary to allow for sufficient space for the stacking of vehicles as they approach the Highway 65 intersection. The Smith Group conducted a public input survey in late 2021/early 2022 where approximately 200 responses were received. The master planning process is currently in its mid-stages with an anticipated City Council adoption consideration date of Fall 2022. Central Park is expected to be approximately 60 acres in size. The master planning process will identify opportunities to create unique user experiences,

such as public art and/or interactive water play features, so that this park not only serves the community but acts as a regional draw.

TAKE THE SURVEY!



The image on the left is a flyer created by The Smith Group used to generate community interest in taking the online community survey, which was active in late 2021/early 2022. Approximately 200 people participated in this survey.

Goal 7 Action Items (Objectives)

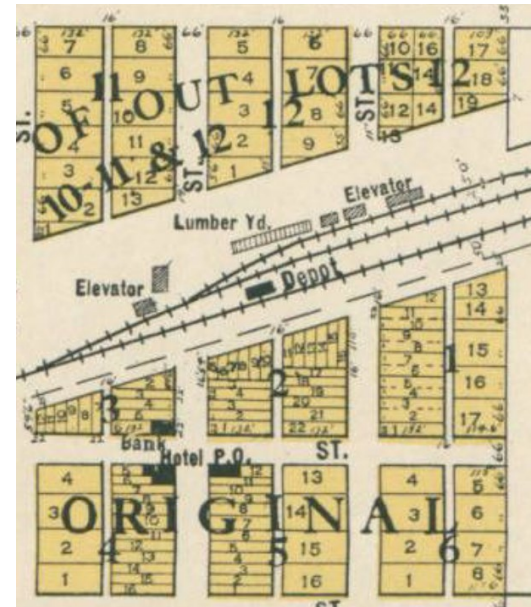
- 7.1 Coordinate with the City of Bondurant to help implement the City Park Master Plan.
- 7.2 Coordinate with the City to help implement the Central Park Master Plan.
- 7.3 Coordinate with the City to adopt and help implement an updated Parks, Trails & Greenway Master Plan after the 2022 Comprehensive Plan has been updated.

GOAL 8

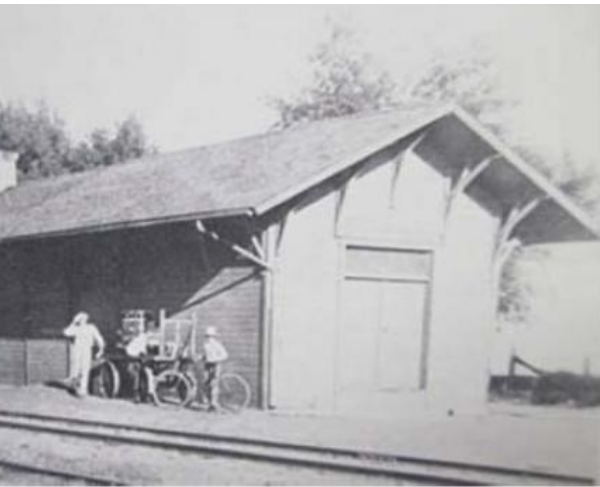
Expand public art and historical research opportunities.

This goal aims to help strengthen Bondurant's sense of place by providing a set of action items directly related to growing public art opportunities and celebrating the community's history. In the early 1880's the Chicago Great Western Railroad surveyed the area and the town of Bondurant was platted. A train depot was constructed downtown and after this, a community of approximately 300 people formed. Bondurant's population remained

under 500 people until the 1970's. The train depot served passengers from 1883 through 1962 and was later demolished. In 2013 a replica depot was constructed to honor the past and to serve as a downtown trailhead along the regional Chichaqua Valley Trail. Bondurant is also proud of its agricultural roots. Grain elevators have always been a staple of the downtown area.



Excerpt from the 1914 plat. This shows the original train depot and grain elevators along the railroad which cut through downtown.




Above: original train depot which served the community from 1883-1962. A replica now exists as part of a regional trailhead today.



Goal 8 Action Items (Objectives)


- 8.1 Formalize the Bondurant Historical Society.
- 8.2 Preserve memories of the farming cooperative site by implementing a story telling project.
- 8.3 Coordinate with the City of Bondurant to implement a public art project honoring the community's agricultural and railroad past.
- 8.4 Collaborate with the City to implement a painted crosswalks project.
- 8.5 Coordinate with the City to implement public art as new street construction projects occur.
- 8.6 Partner with the City to identify a community space that could be used as an artist incubator/event space.
- 8.7 Encourage the creation and implementation of a Public Art Master Plan.

Grain Elevators—Story Telling Project



The iconic grain elevators are currently listed for sale and the City hopes to attract private reinvestment back to these elevators through an adaptive reuse project where some/all of the elevators could remain; see Goal 1 for further information on this reuse topic. While the actual grain elevator use may cease, the opportunity exists to capture over 100 years of memories and stories of the elevators so future generations can learn and appreciate the impact that the farming cooperative had on the success and development of the community. Once these stories are gathered, opportunities could exist for art and education near the grain elevators as part of the trail project proposed under Goal 1.

Public Art Master Plan



The Bondurant Community Foundation and the City of Bondurant strive to expand public art opportunities in Bondurant and a master plan will help to provide further guidance on how these opportunities can grow in the future.

GOAL 9

Provide support to the City of Bondurant in implementing adopted City plans.

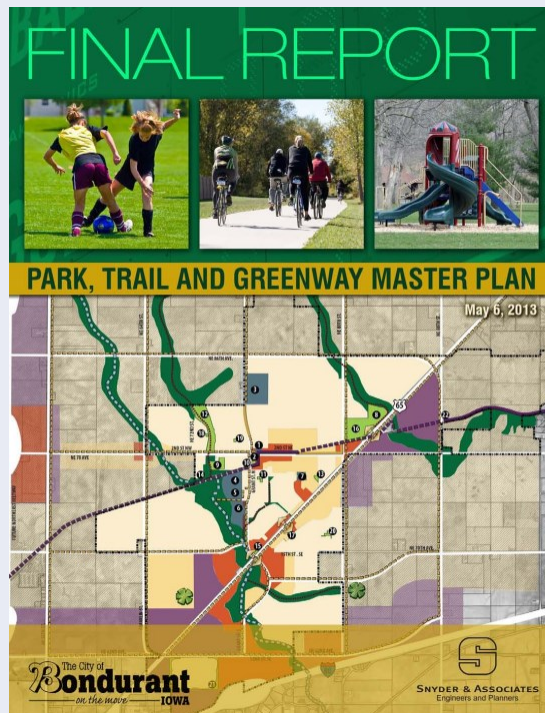
This goal will help to make sure all plans are coordinated with one another. The list of recent City of Bondurant Plans include:

- 2022 Comprehensive Plan (in process)
- 2020 Stormwater Master Plan
- 2022 Central Park Master Plan (in process)
- 2020 Urban Forest Management Plan
- 2020 Bondurant Regional Commercial Master Plan
- 2021 City Park Master Plan
- 2013 (and Future) Park, Trail & Greenway Master Plan
- 2022 Streets Master Plan (in process)

Bondurant Comprehensive Plan

Due to the amount of change, growth, and development that has occurred in Bondurant since adoption of the 2012 Comprehensive Plan, the community is in need of a completely updated plan. Confluence has been hired as the consultant to help lead this plan update process. Public participation has been key throughout this entire plan update process; public participation is summarized on Page 14. It is anticipated the updated Comprehensive Plan will be considered for adoption by City Council in the Fall of 2022.



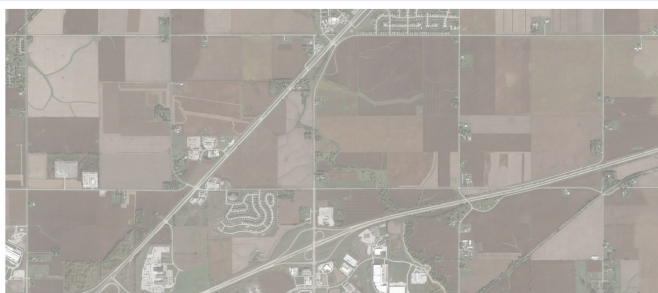


The 2013 Park, Trail & Greenway Master Plan, created by Snyder & Associates, identifies a number of community park and trail enhancement projects. This Plan also identifies routes for future trail connectivity. The need has been identified to create an updated Park, Trail & Greenway Master Plan; it is anticipated this plan update process may begin after the City of Bondurant adopts the updated Comprehensive Plan.



In 2021 the City Council adopted the City Park Master Plan. This Plan was created by RDG Planning & Design after receiving significant public input through an online survey where approximately 400 residents responded. City Park is the park located on the southern border of the downtown area. This park is considered a walkable destination for many of Bondurant's neighborhoods. The City is currently in the process of considering a phasing plan for implementing the City Park Master Plan.

The 2020 Bondurant Regional Commercial Master Plan identifies potential development patterns for an undeveloped portion of Bondurant south of 15th Street SE and east of Highway 65. This Plan identifies the need for a regional park along the proposed realigned route of Grant Street South which will be called Central Park. To help kickstart this upcoming park project, the City has hired The Smith Group to lead the Central Park Master Plan process. A community survey was conducted and generated approximately 200 responses. It is anticipated the Central Park Master Plan will be considered for adoption in the Fall of 2022.



City of Bondurant
REGIONAL COMMERCIAL MASTER PLAN
 Master Plan & Design Guidelines ADOPTED MAY 18, 2020