

**BONDURANT,
IOWA**

Managing Rapid Growth

Lessons Learned from

Comparable Communities

PRESENTED BY:

Elizabeth, Cate, Delaney,
Natalie, and Ryan

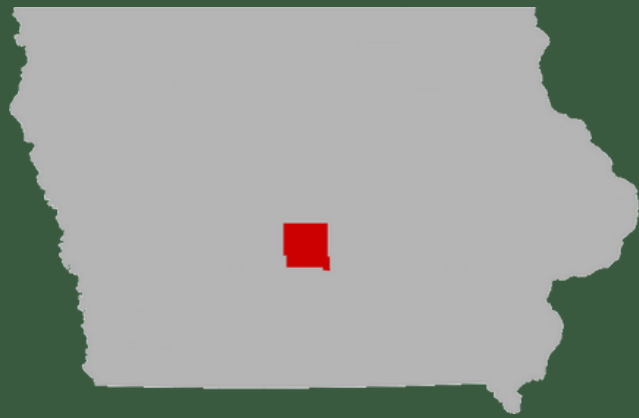
PRESENTED TO:

The City of Bondurant



Over the past 10 years the population of Bondurant, IA has increased by **91%**.

Background on Bondurant



LOCATION

-Polk County, Iowa
-20 minutes outside of
the state capital: Des
Moines, IA



POPULATION

-Current population: 8,035
-9.1% increase from 2020-
2021 (7,365 to 8,035)
-**doubled** in size over the past
10 years



DAYTIME POPULATION

-4,723 persons arrive or
leave the community of
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Current State of the Issues



COMMUNITY FEEL

- Pawtocka Dog Park
- City Park
- Collision Soccer Park



LAND USE AND ZONING

- 59.5% Agriculturally zoned
- 7.4% light industrial zoning
- 13.5% low-density residential
- .5% high-density housing
- .4% medium-density housing



HOUSING STATISTICS

- 90% Homeownership
- 10% rent
- 20% higher rates of homeownership than Iowa average

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Best Practices

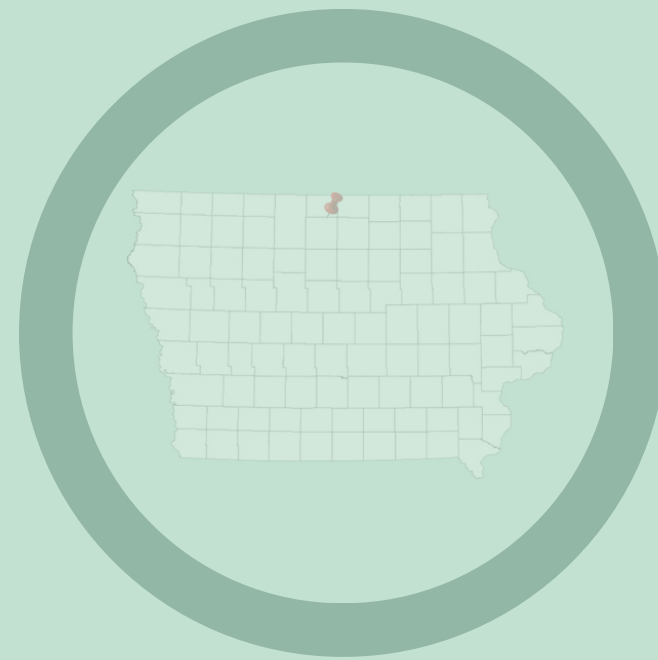
Ankeny, IA



Nodes

- Medium density housing
- Higher density housing
- Mixed use development and new businesses

Forest City, IA



Winnebago Corp.

- Influx of workers from Winnebago
- New market rate complex
- 2018

Arlington, VA

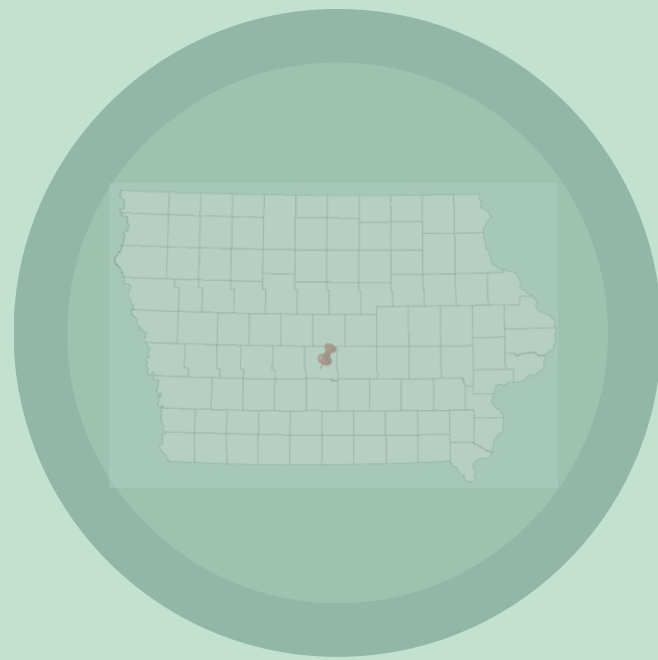


Amazon

- 2 billions dollars promised for 20,000 units
- Launched in 2021
- 22% increase in long-term committed multifamily affordable housing stock

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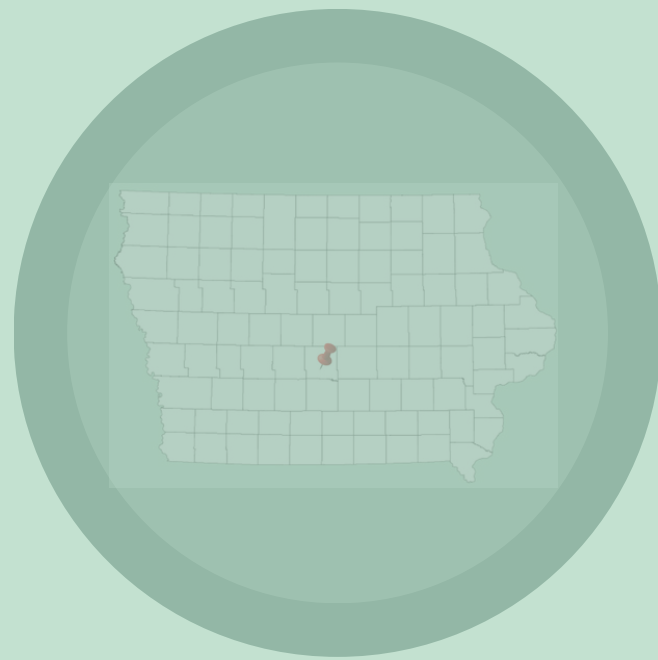


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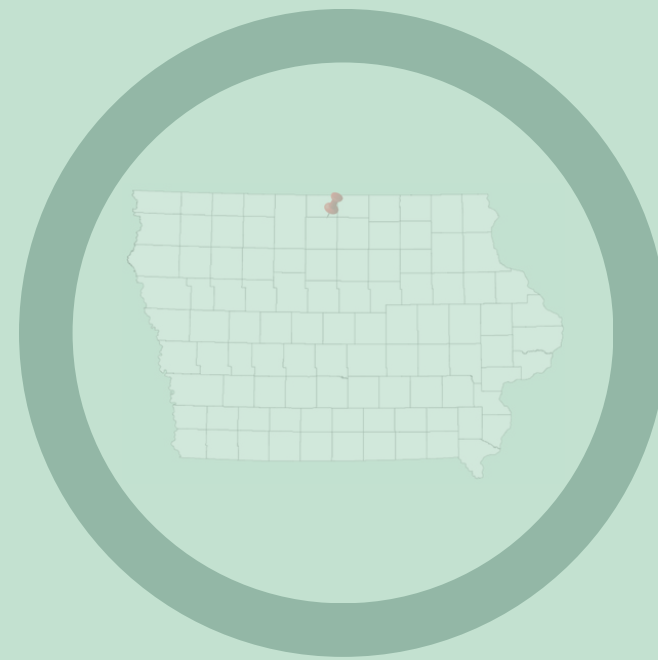
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Policy Recommendation: Survey Residents



North Liberty

-Second fastest growing city in Iowa from 2000-2010

-9.12 mi² compared to Bondurant's 9.07 mi²

-Population as of 2020: 20,479



Community Survey

-Community perceptions and aspirations

-Partnered with Survey Monkey + DeNovo

-Reached 26,762 citizens (\$1.83 per address)

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Community Survey Questions:

1. Demographics (Age, gender, income)

2. Residential history in Bondurant

3. Current perceptions of Bondurant

4. Do you agree or disagree: “_____”?

5. Does this element add to the community identity?

Policy Recommendation:

Land Use and Zoning

- Encourage mix of employment, commercial and residential
- Downtown, Regional, Community and Neighborhood
- Create Parking Plan for Nodes

Cost Implications: Hire an experienced appraiser, or educate a local one on mixed-use developments



Mixed-use street in Zionsville, IL with on-street parking and pedestrian traffic focus

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Affordable Housing

: biggest lesson learned in North Liberty, Iowa



84.2%

of people working in Bondurant do not live in Bondurant

1 in 10

households do not have affordable housing



31 out of 150

new housing units each year should be valued at \$0-125k for income levels of \$0-44k

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Next Steps



COMMUNITY FEEL

Organize an in-person meeting with key stakeholders to discuss survey partnerships & methods



LAND USE & ZONING

Organize in-person meeting with key stakeholders to establish ideal node types for each location



HOUSING NEEDS

Include number of planned affordable housing units needed yearly in Comprehensive Plan

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Questions?



TEAM

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THE CITY OF

Bondurant

THE UNIVERSITY OF IOWA

Public Policy

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