

An aerial photograph of a rural landscape. In the center, a multi-lane road intersects with another road. The surrounding area is a mix of green agricultural fields, some with distinct rows of crops, and a small town or village with several buildings and a parking lot. The sky is a clear, pale blue. The overall scene is bright and sunny.

# Bondurant Parks, Trails, and Greenways Master Plan

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# PROJECT TEAM



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**Bondurant Parks and Recreation Board**

# OVERVIEW



BACKGROUND



COMMUNITY  
ENGAGEMENT



GOALS AND  
OBJECTIVES



TRAILS AND  
GREENWAYS



PARKS



IMPLEMENTATION



# BACKGROUND



# LAND ACKNOWLEDGEMENT

*In developing a plan focused on land use, it is crucial to acknowledge that Bondurant holds historical significance as the ancestral territory of the Ioway, Sauk, and Meskwaki tribes, who have an enduring connection to this land. Over 3,000 Native Iowans live in Polk County today.*



# BACKGROUND

**Total Households: 2,379**

One-Unit Structures

**95.3%**

Two-or-More Unit Structures

**4.7%**

Owner-Occupied

**2,154** (90.5%)

Renter-Occupied

**225** (9.5%)

Median Housing Value

**\$235,800**

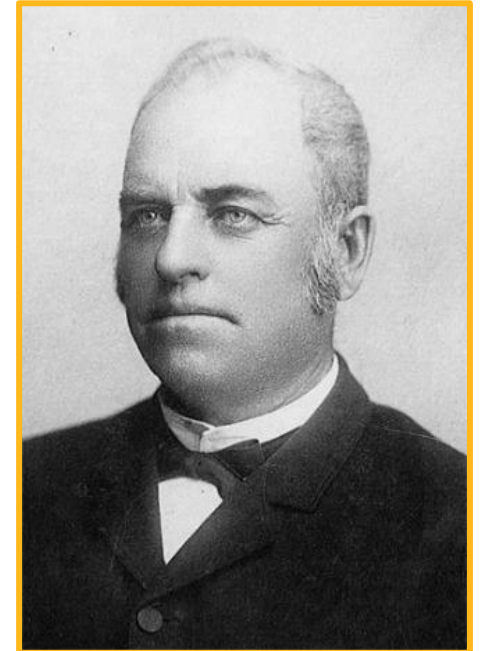
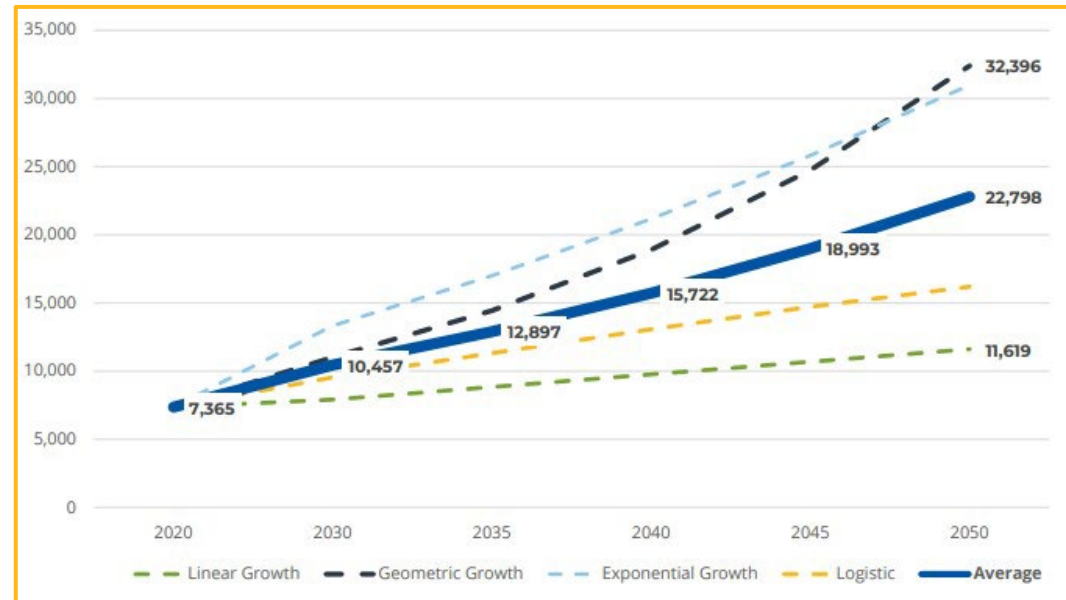


Photo Source: City of Bondurant Webpage

Data Source: 2021 ACS 5-Year Estimates



Source: Confluence Inc.



# VISION STATEMENT

*Bondurant champions accessible recreation, environmental stewardship, safe pathways for multi-modal transportation, and a shared sense of belonging for generations to come.*



# COMMUNITY ENGAGEMENT





# COMMUNITY OUTREACH

**Farmer's  
Market**  
October



**Community  
Survey**  
October



**Nature  
Biographies**  
February



**Bondu  
Spooktacular**  
October



**Stakeholder  
Outreach**  
January

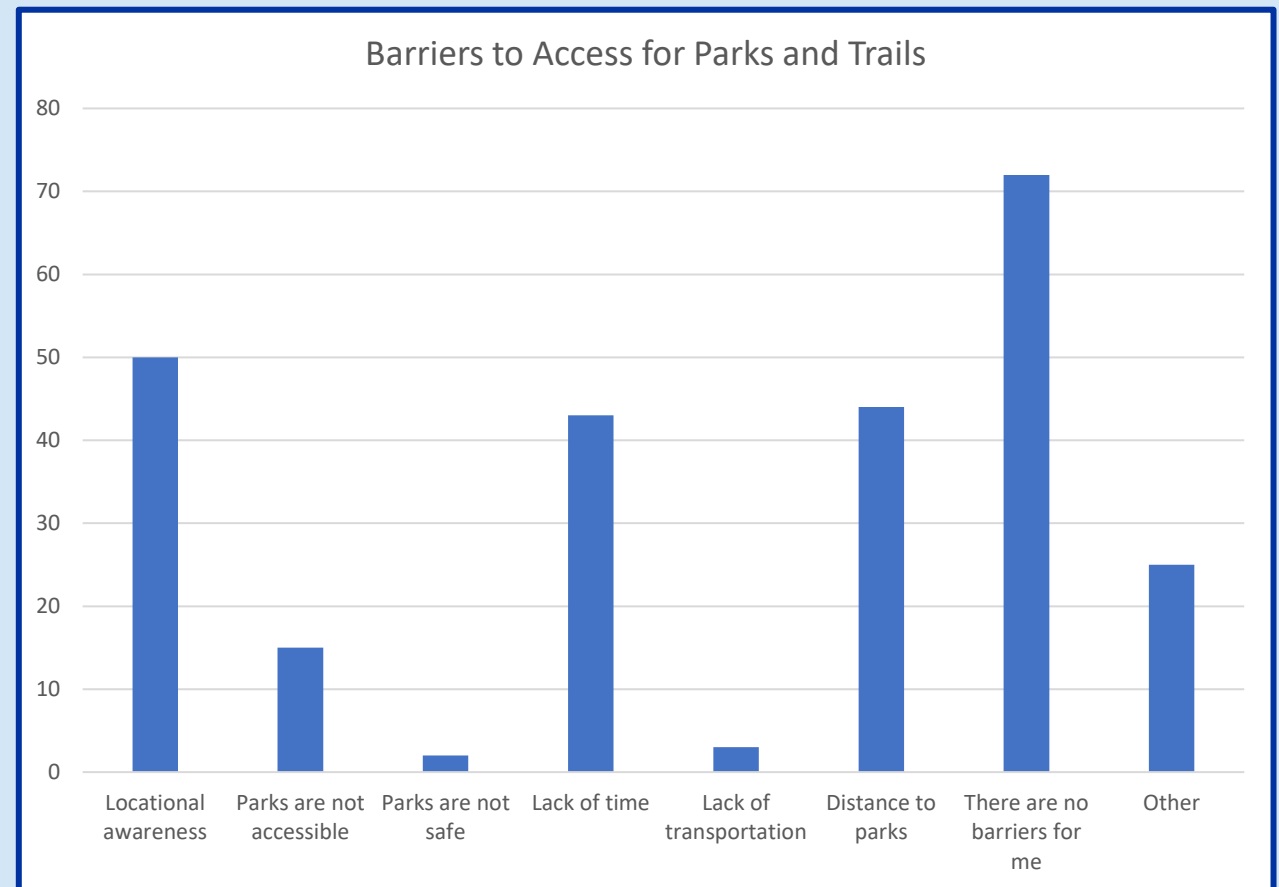
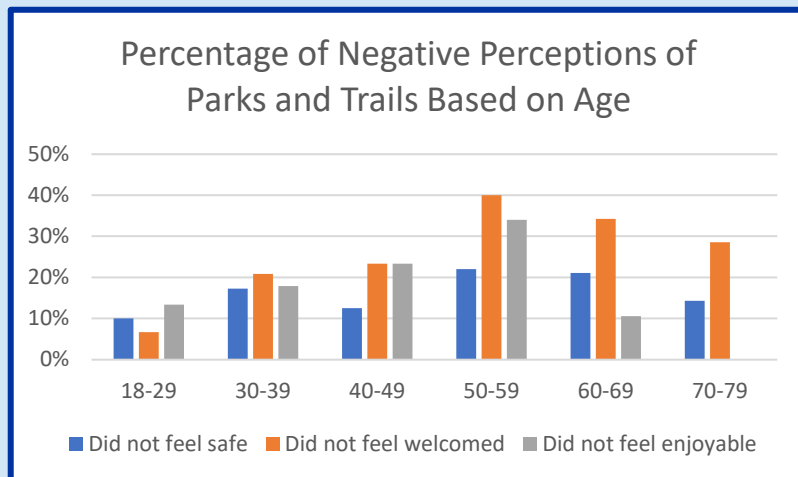
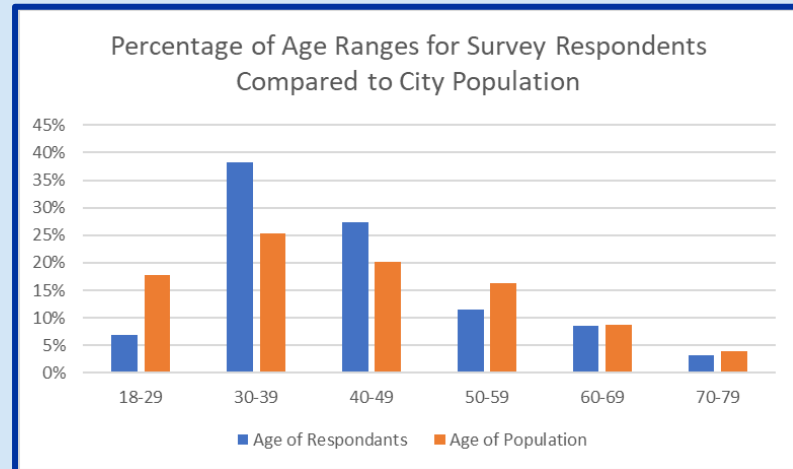


**Open House**  
March





# SURVEY – BARRIERS TO ACCESS



# STAKEHOLDER FEEDBACK

11  
Interviews completed



## Key Takeaways

### SAFETY AND CONNECTIVITY

- **Improve signage and wayfinding infrastructure**
- **Regulate trail connections**
- **Improve amenities** along trail system

### GREEN INFRASTRUCTURE

- **Increase tree cover**
- Map opportunities for **native prairie restoration, community gardens, and open greenways**
- Utilize current organizations for community-led maintenance

### IDENTITY

- **Develop unique park features**
- **Establish clear park categories**
- **Consider important amenities** and development criteria

# NATURE BIOGRAPHIES

## NATURE BIOGRAPHIES

- Four semi **structured interviews** conducted with Bondurant residents
- **Main goal:** elicit free-flowing stories about individual perspectives and relationships to Bondurant's PTG system

## KEY TAKEAWAYS

- **Resident** anecdotes supplement stakeholder interviews and survey results throughout plan
- **Wayfinding designs** incorporate storytelling aspects inspired by nature biography interviews
- **Neighborhood-specific** amenity and trail connection needs informed future recommendations





# COMMUNITY FEEDBACK

## Open House March 24

1-4 PM at Reclaimed Rails

### Activities:

- Survey
- Interactive park design concepts
- Interactive trail map

### Key takeaways:

- Added trail connections to trails map
- Ensure accessible park amenities for all generations
- Preference for large-scale park amenities, parking lots, and more benches
- 20% indicated interest in community gardens – consistent with 18% community survey results





# GOALS AND OBJECTIVES

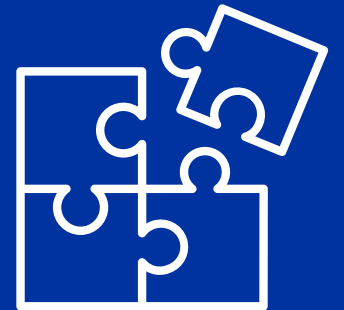




# GOAL 1: IMPLEMENT PRACTICAL STRATEGIES TO PROMOTE BONDURANT'S STATUS AS A REGIONAL LEADER IN PARKS, TRAILS, AND GREENWAYS DEVELOPMENT

## Objectives:

- Prioritize development and maintenance of existing Parks, Trails, and Greenways
- Expand awareness of Bondurant's Parks, Trails, and Greenways system among current residents of the Des Moines





# GOAL 2: DEVELOP A COMPREHENSIVE NETWORK OF INTERCONNECTED PARKS, TRAILS, AND GREENWAYS THAT MEETS THE NEEDS OF ALL RESIDENTS

## Objectives:

- Provide safe and efficient routes for pedestrians, cyclists, and other non-motorized transportation that connect all areas of the city
- Expand trails and greenways through natural, residential, and business areas to decrease commutes along state highways and create safe routes for bicyclists and pedestrians
- Ensure that parks, trails, and greenways are accessible and desirable for all residents
- Improve creative wayfinding infrastructure to increase knowledge of routes, facilities, and amenities



# GOAL 3: PRESERVE BONDURANT'S “HOMETOWN FEEL” THROUGH PROACTIVE PLANNING FOR SMART GROWTH

## Objectives:

- Use the PTG system as a creative storytelling tool to improve residents' connection to place
- Develop programming and marketing designed to facilitate community events for residents of all ages and abilities
- Develop neighborhood “themes” designed by and for their residents to sustain a sense of community as the city grows



# GOAL 4: ENHANCE BONDURANT'S NATURAL LANDSCAPE TO PROVIDE AN ENJOYABLE AESTHETIC EXPERIENCE FOR ALL RESIDENTS AND PRESERVE ENVIRONMENTAL SUSTAINABILITY

## Objectives:

- Center neighborhood-based programming such as tree plantings, prairie restoration, and community gardens designed to build community and conserve natural landscape
- Identify existing and potential greenways such as converted alleyways, empty parcels, parks, and trails





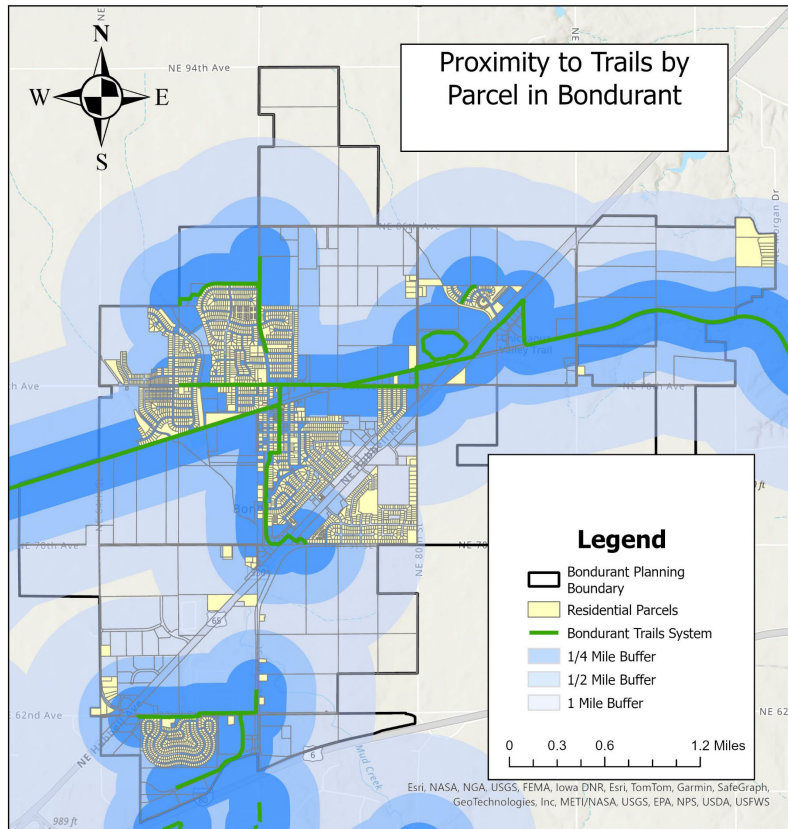
# TRAILS AND GREENWAYS



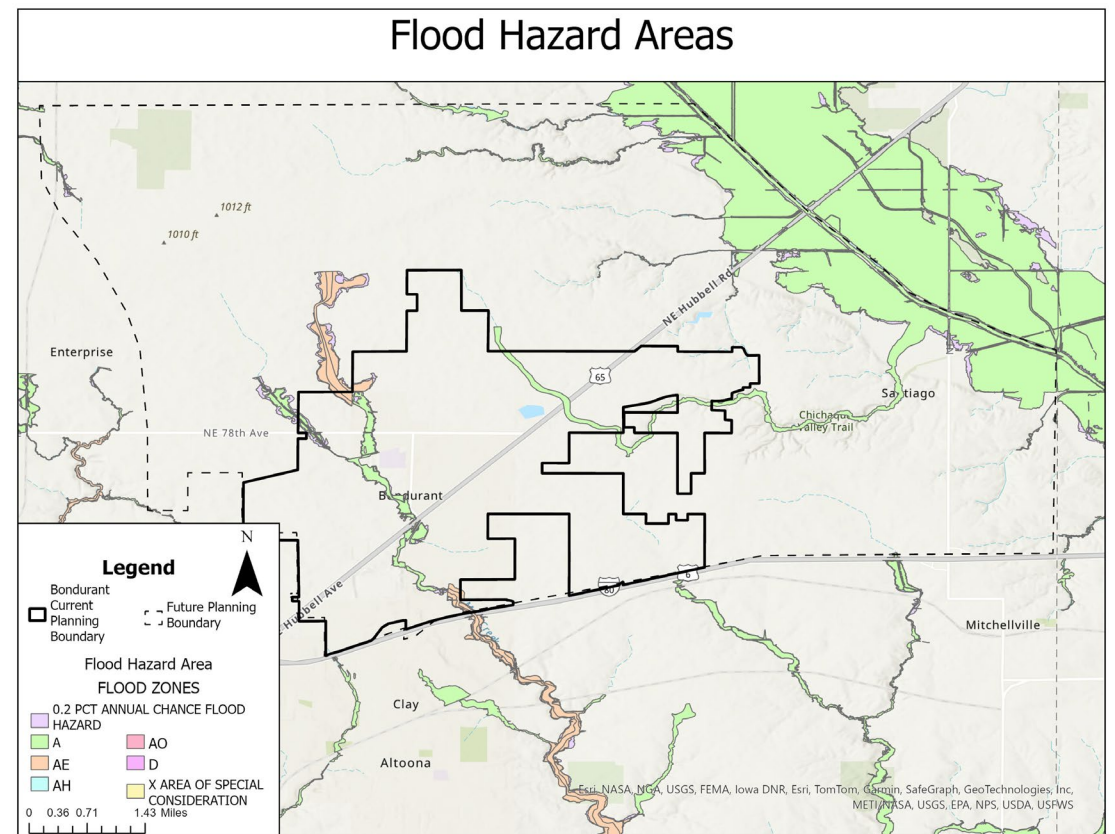


# LOOKING AT THE DATA

WHILE ALL RESIDENTIAL PARCELS ARE WITHIN A MILE FROM A TRAIL, THERE IS A DISCONNECT BETWEEN WOLF CREEK AND THE REST OF THE PTG SYSTEM



REST OF THE PTG SYSTEM

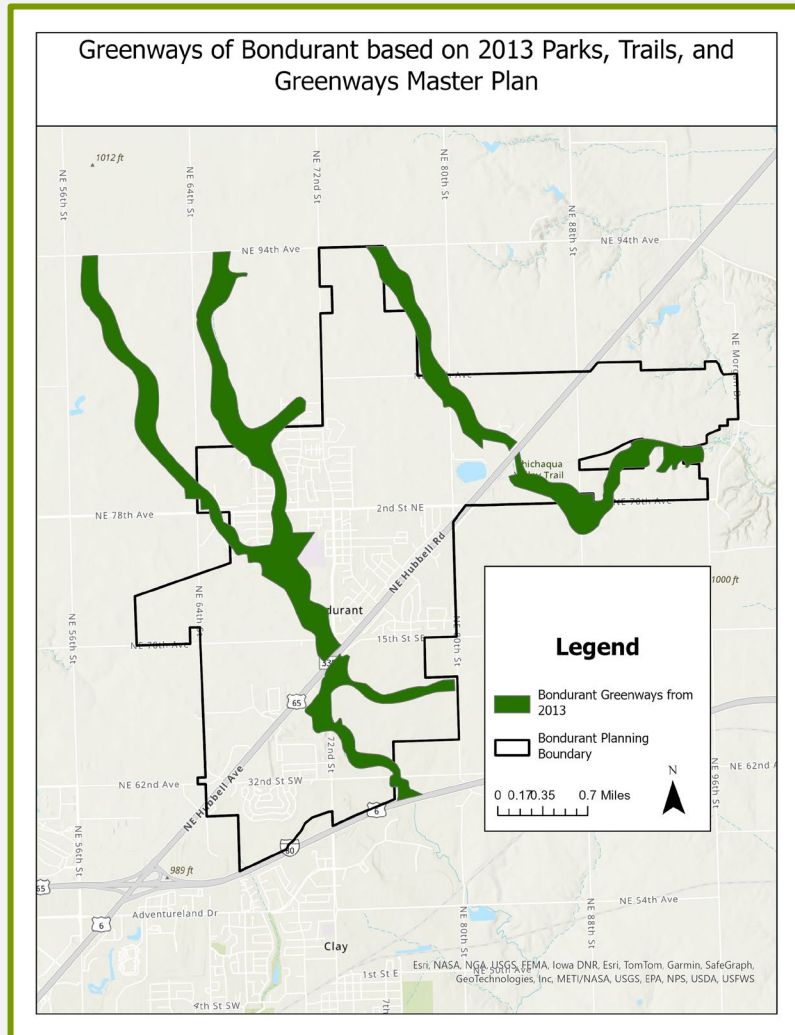


# WHY WE NEED GREENWAYS!

***Greenways are connective natural areas that bridge existing greenspace through converted alleyways, empty parcels, parks, and trails.***

Benefits of Greenways:

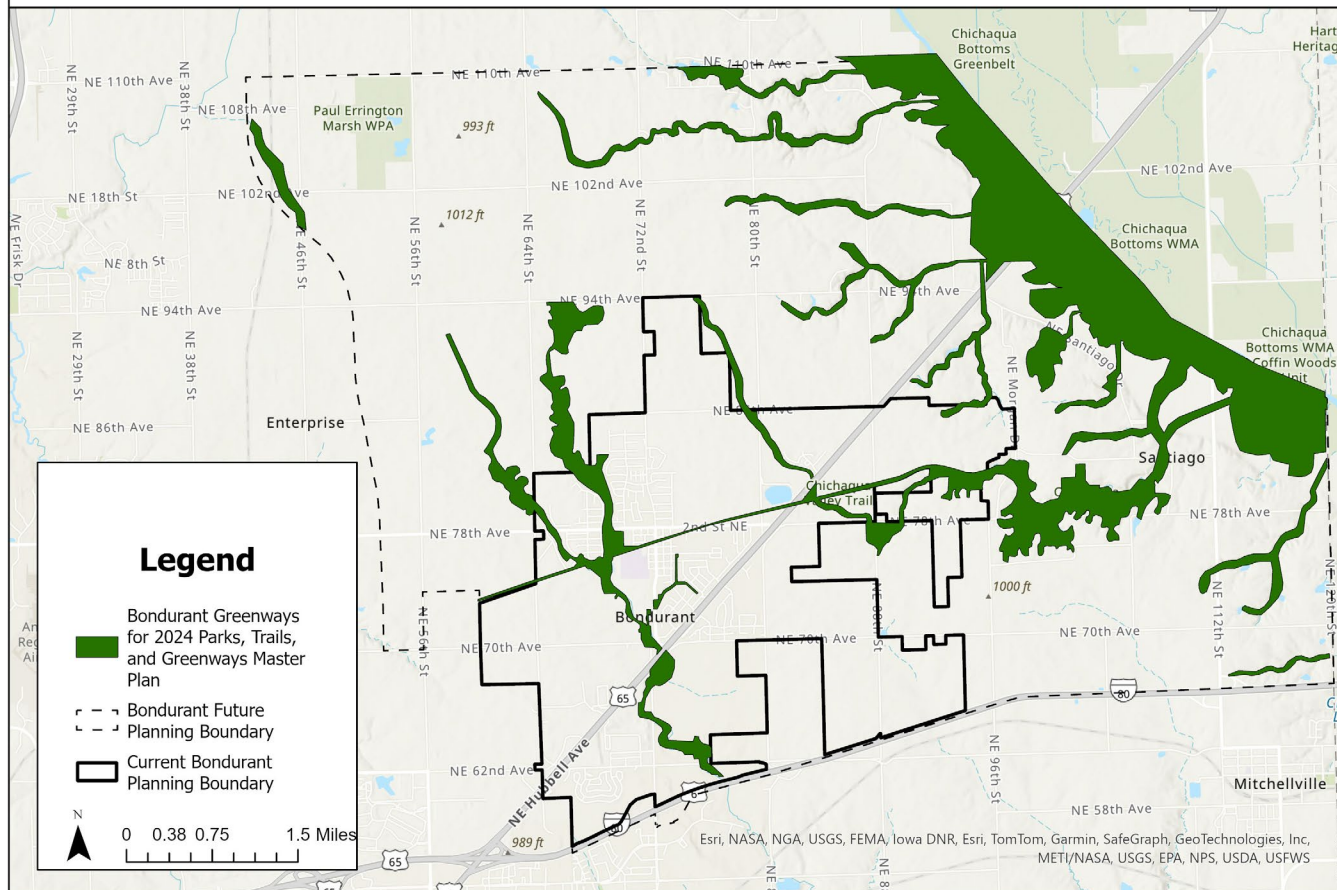
- Improved connectivity for humans and wildlife
- Improved soil health, water quality, and biodiversity
- Prairie restoration, natural tree planting, and rain gardens
- Educational opportunities for all ages
- Mental and physical health benefits





# THE FUTURE OF GREENWAYS IN BONDURANT

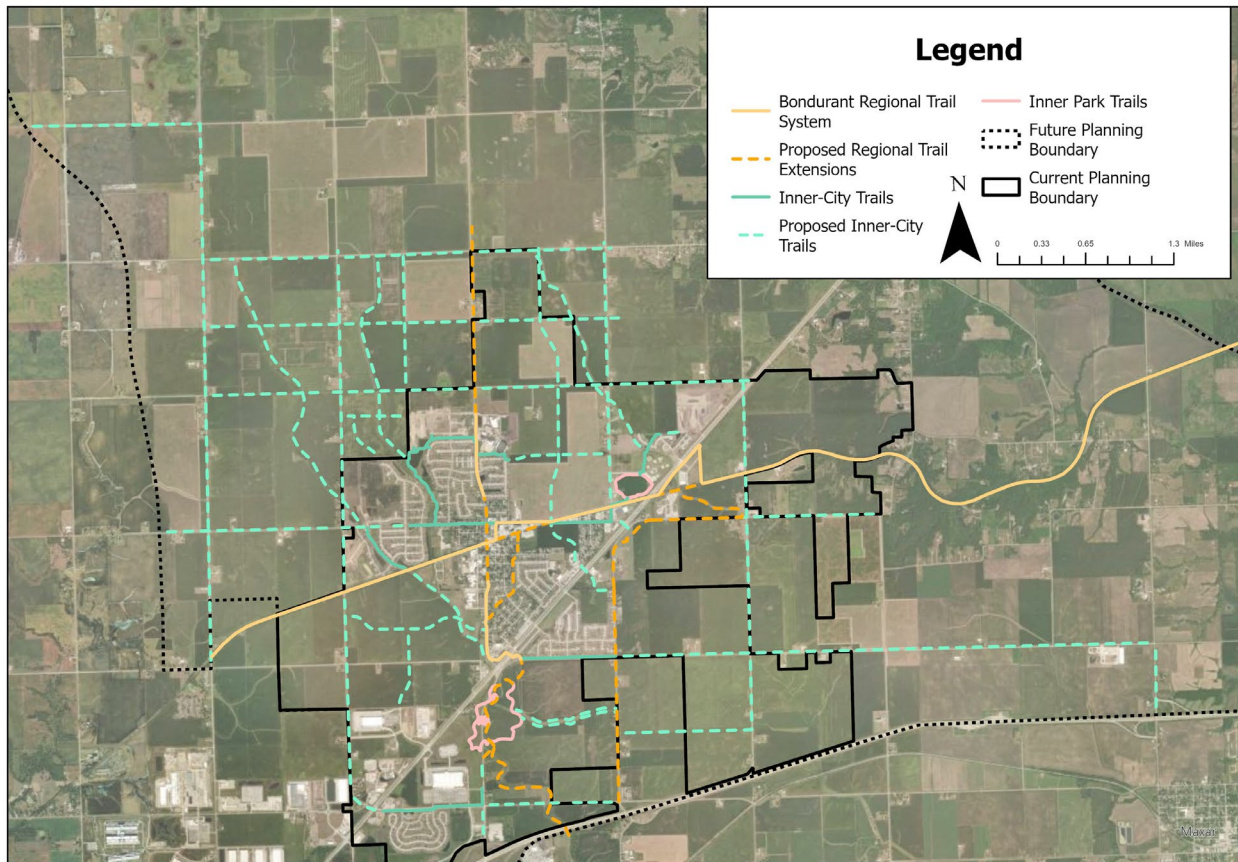
2024 Bondurant Greenways Map



- Built off the Greenways identified in the 2013 Parks, Trails, and Greenways Master Plan as well as the 2023 Comprehensive Plan
- Opportunity to proactively preserve land through Stream Buffer Ordinance
- Preserving established forests surrounding the Chichaqua Valley Trail
- Align with Flood Hazard Areas
- Opportunity to connect trails with natural corridors and continue to grow the greenway network

# TRAILS EXTENSIONS MAP

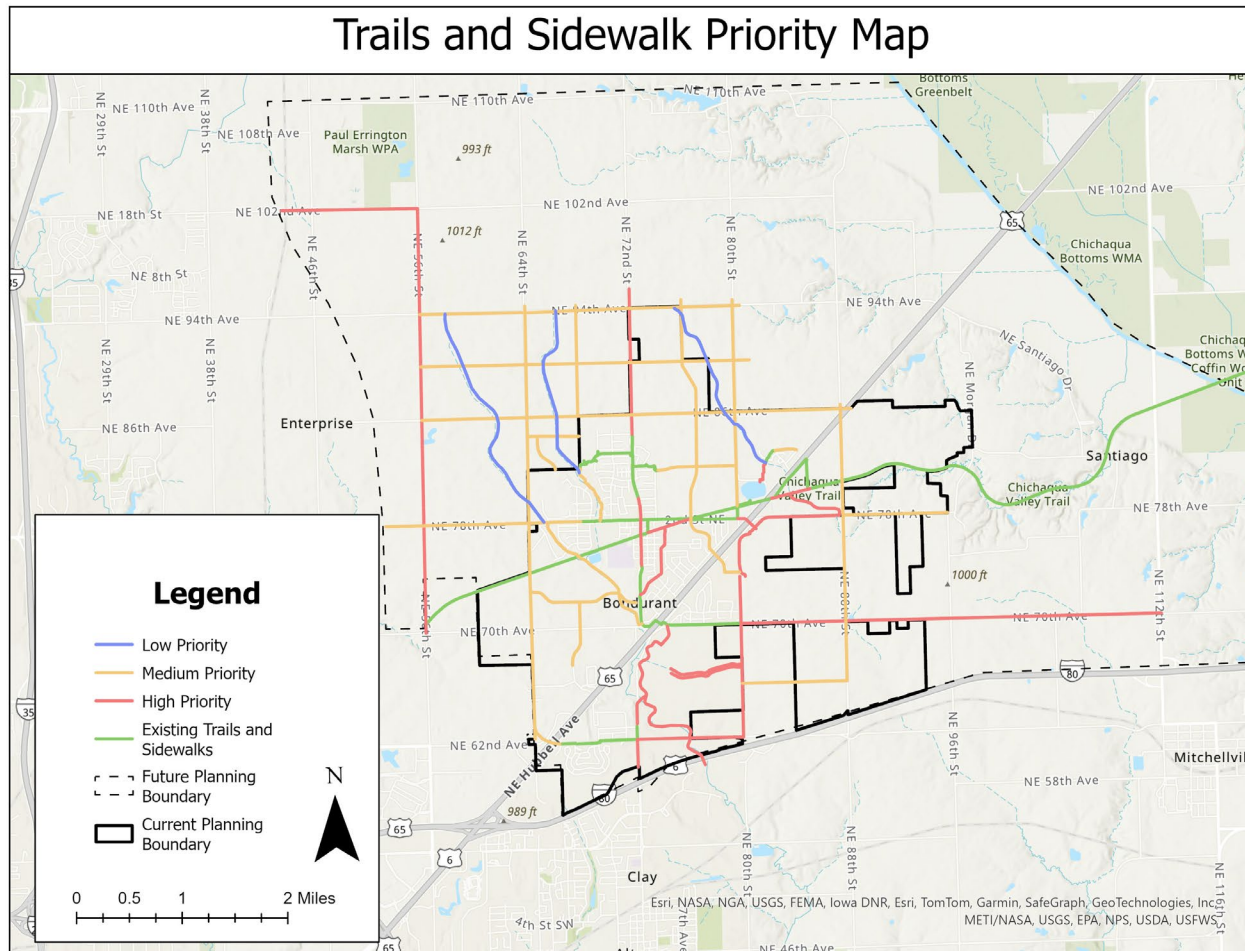
## 2024 Bondurant Trails Extensions Map



- The Trails in Bondurant can be distinguished as Regional Trails, Inner-City Trails, and Inner-Park Trails.
- Resident highlighted a lack of north to south trail connectivity, especially with residents that live south of NE Hubbell Rd.
- Additionally, bikers noted that the incomplete trail network forces bikers onto shared roadways which can be a potential safety hazard.
- The Updated Bondurant Trails Extensions Map addresses the weaknesses by providing a more comprehensive trail network coverage across the city



# TRAILS AND SIDEWALK PRIORITY MAP



- Coinciding with the updated Trails and Sidewalk Map, the Trails and Sidewalk Priority Map identifies which trails the city should focus develop on first.
- Because of the immediate need for north to south trail connectivity, these trail extensions are high priority while trails along greenways are the lowest priority.
- With the development of new major roadways, the city should create trail extensions as part of the new roads.



# WAYFINDING DESIGN CONCEPT

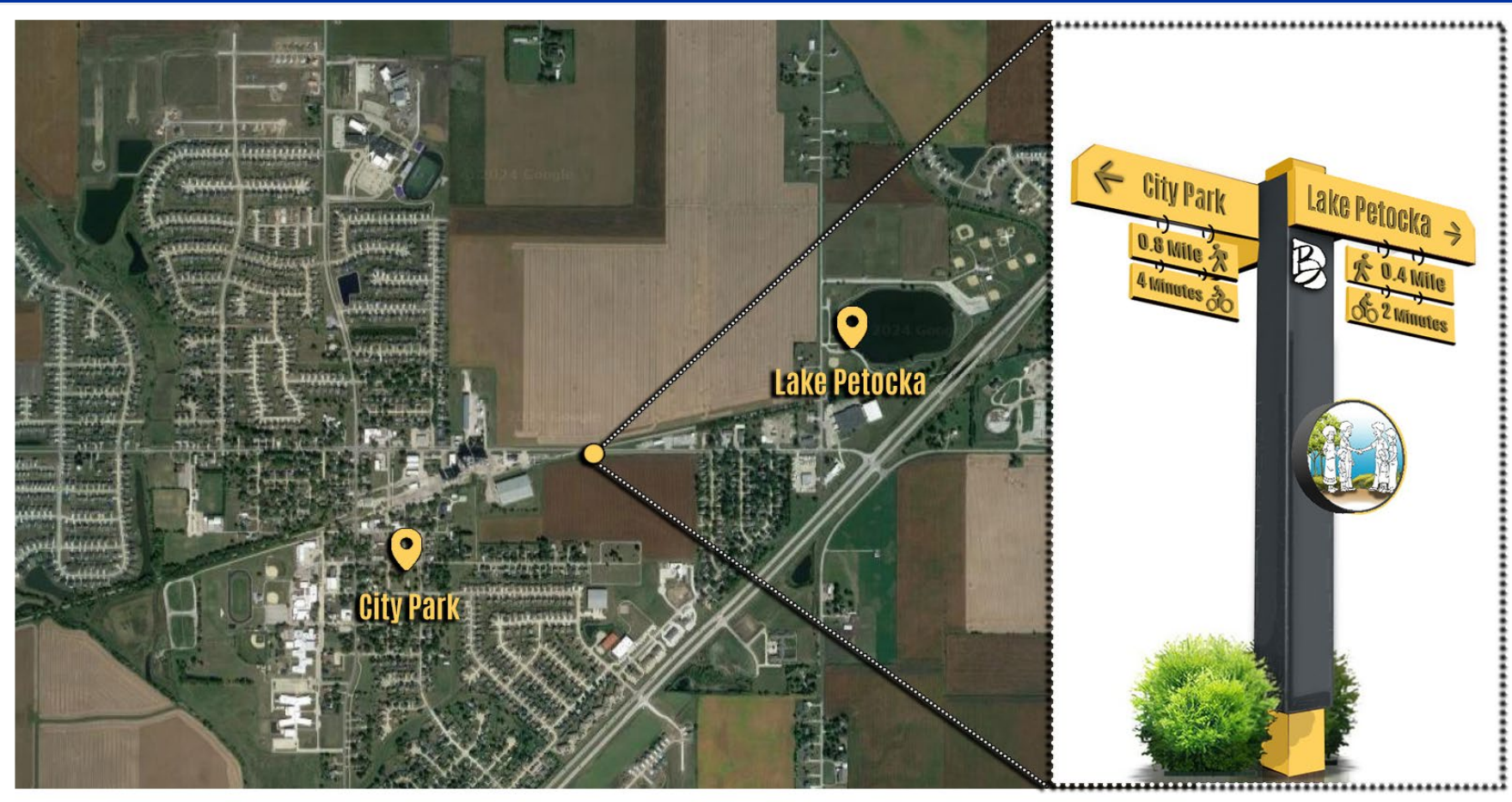


Group Creative Service's Wayfinding Design



PTG Wayfinding Design

# WAYFINDING DESIGN CONCEPT



*We moved to Bondurant in January, so everything was covered in snow and cold. On the first warm day as the snow started to melt, we drove over to Petocka, parked, and started walking. We walked around the lake and then headed to the trail to explore a bit. A few minutes in, we bumped into another family. They just happened to have kids, too, so they all ran off and played on the playground together -- instant friends in Bondurant. I don't know, we probably had only been in town for a couple of months, so at that time we didn't know anybody. Making a connection on the trail around the lake was really great. It was nice to see the kids running.*



# PARKS





# SUBDIVISION ORDINANCE

## Existing Subdivision Ordinance Language:

**Requirement.** The development of any property for residential purposes **shall be required to dedicate public parkland.** No new plats or site plans for residential development shall be approved unless the provisions of this section are complied with.

## PROPOSED CHANGES:

1. Require all plans including parkland dedications to **pass through the Parks and Recreation Board.**

2. Require **mixed-use developments that include residential uses** to have parkland dedications.

3. Require proposed subdivisions with parkland dedications to have **direct trail connections** to the proposed parks.

4. Enforce **dimensional requirement alterations**, either:  
a) Increase in street frontage requirements from 10% to 20%  
b) Require multiple street frontages for parks

5. **Relax bulk regulations** for planned unit developments opting for **parkland dedications over fees-in-lieu** or **parkland abutting existing parks** such as height reductions, setback reductions, etc.

6. Require all **fees-in-lieu** paid by developers to be **dedicated to the development and maintenance** of park space nearest to the development by the City.

# BASEBALL CARDS

## Eagle Park

320 2nd St. NW



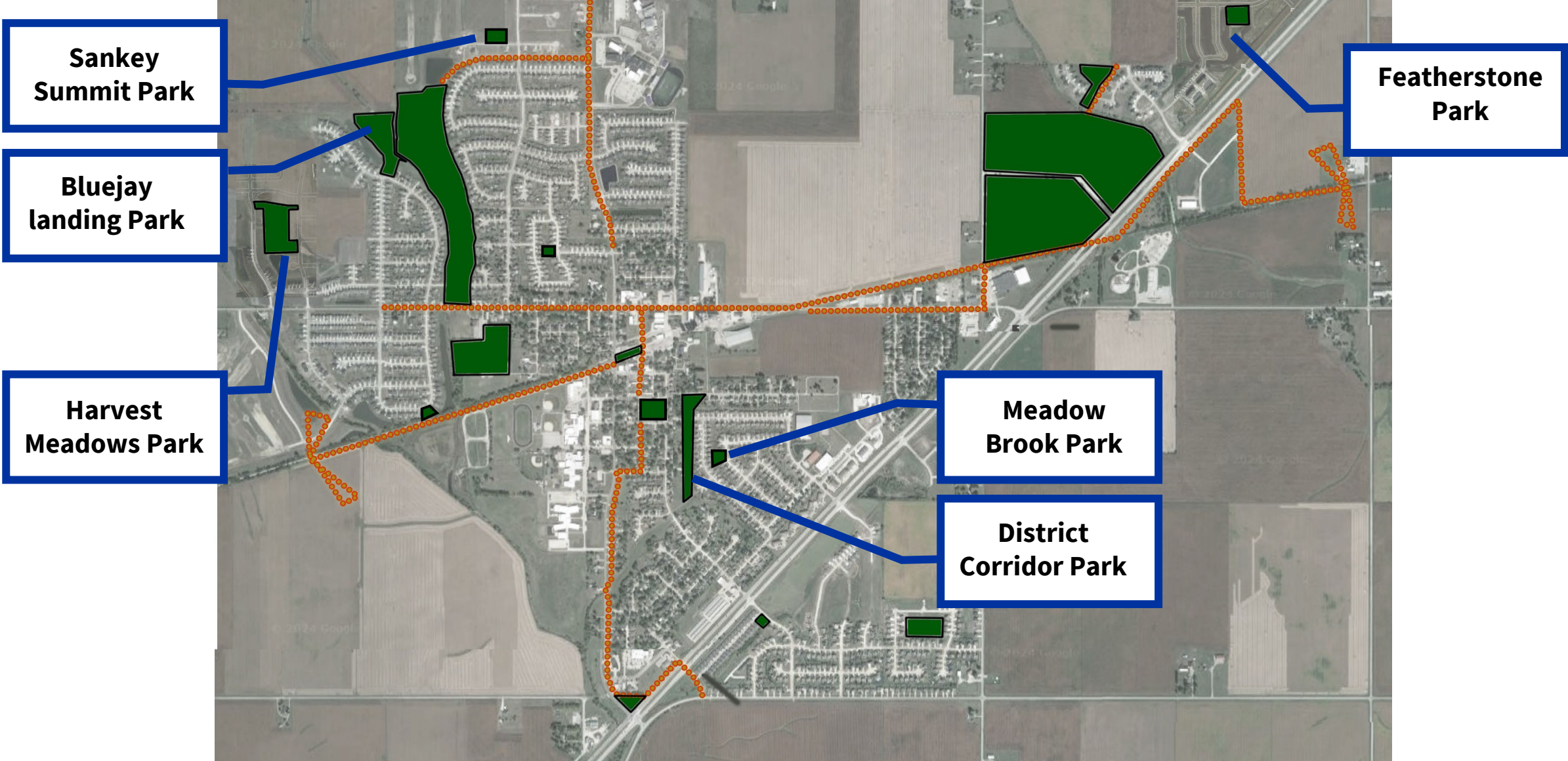
## Amenities

- Benches
- Prairie
- Trail connection
- Open green space
- Fishing
- Bike racks
- Paved walking path
- Wayfinding
- Parking
- Trees/bushes





# Concept Designs for Six Undeveloped Parks





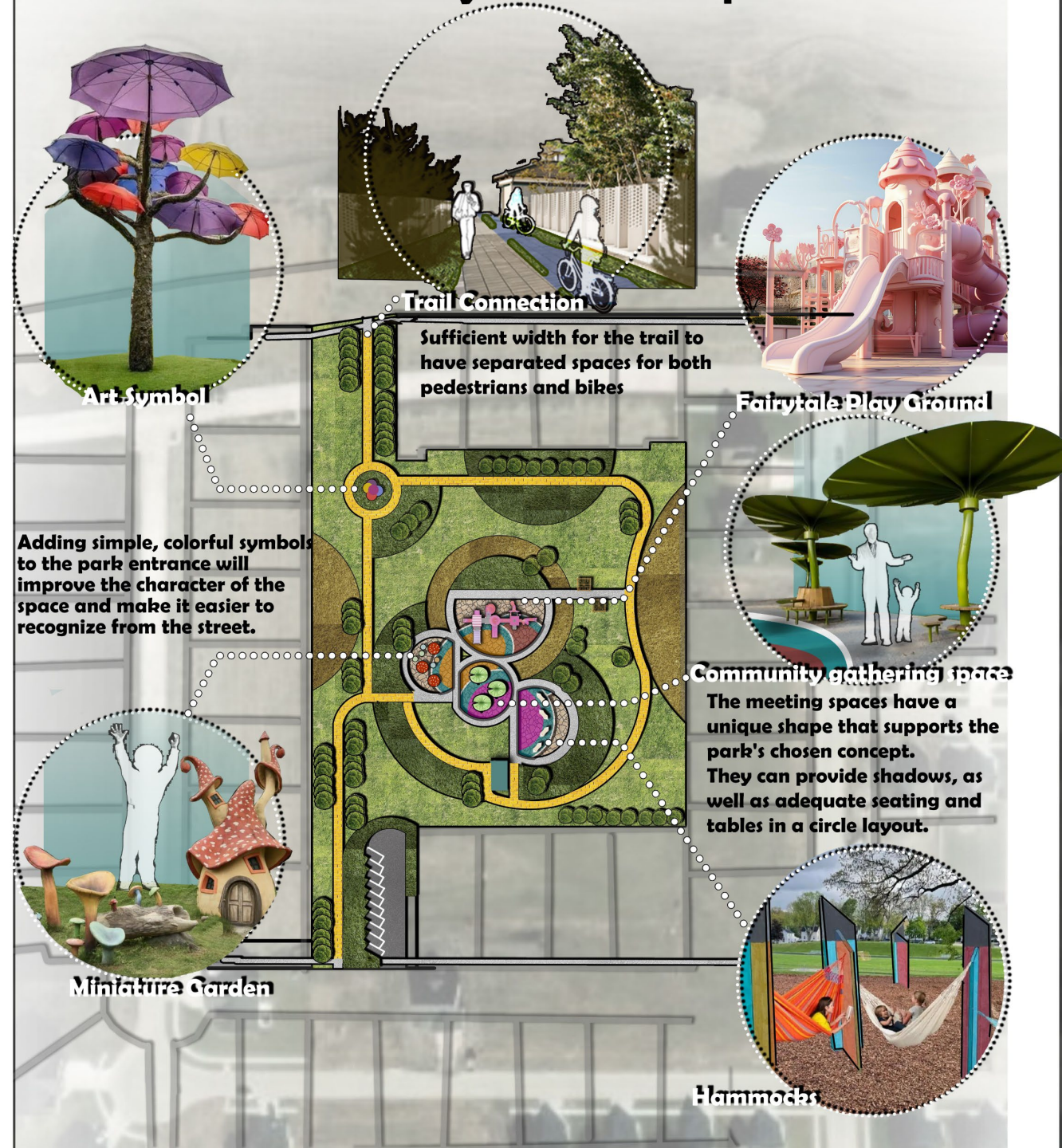
# Sankey Summit Park

Acres: 4.0

## Fairytale themed park

### Amenities by Age Group

- **Fairytale Playground:** Children
- **Art Symbol:** All ages
- **Miniature Garden:** Children
- **Community Gathering Space:** All ages
- **Hammocks:** Teenagers, Adults
- **Trail Connection:** All ages





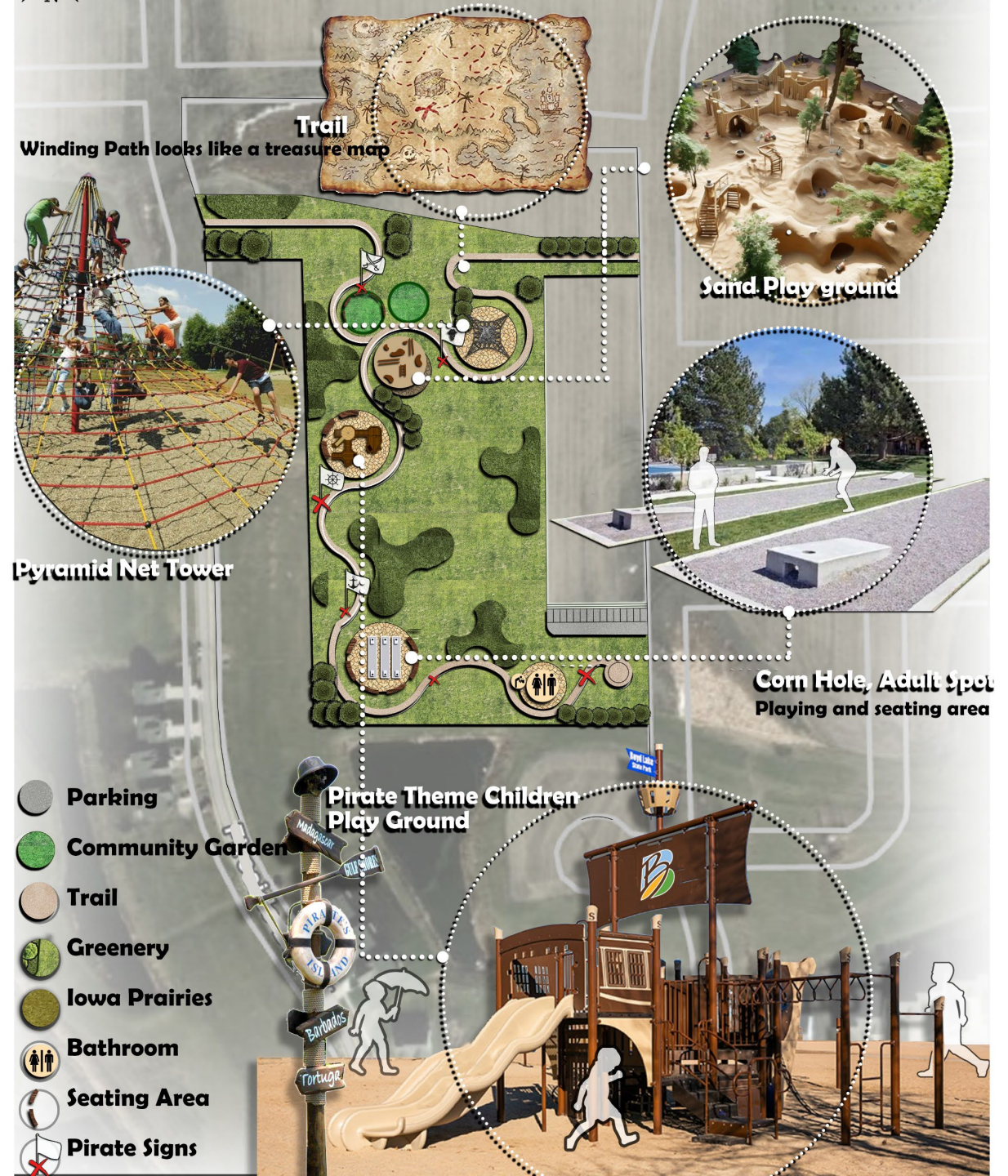
# Harvest Meadows Park

Acres: 6.9

## Pirate themed park

### Amenities by Age Group

- **Pirate Playground:** Children
- **Pyramid Net Tower:** Children, Teenagers
- **Sand Playground:** Children, Teenagers
- **Cornhole:** Teenagers, adults, elders
- **Seating Area:** Adults, elders
- **Trail:** All ages





# Featherstone Park

Acres: 2.1

## Zoo Animals themed park

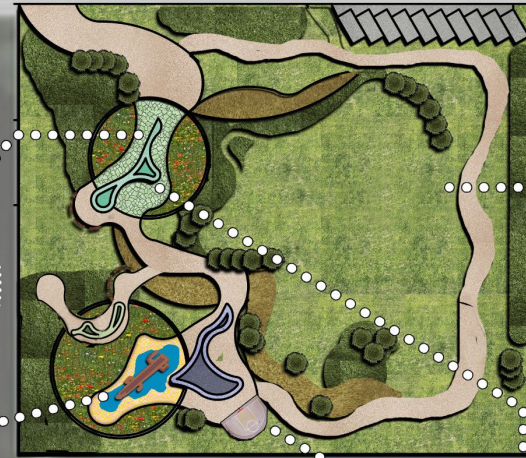
### Age Group Targets

- **Animal Icons:** All ages
- **Animal Theme Playground:** Children
- **Basketball Court:** Teenagers, adults
- **Animal Education Board:** All ages
- **Trail:** All ages



**Animal Icons**

Animal theme icons can add character and color to the park, making it unique. Colored pavements can help distinguish distinct areas of the park where activities are happening.



The park's trails were designed using curve lines derived from nature (animal habitat).



**Animal (Lizard) theme Playground**

**Front Court Basketball**



**Animal Educational Board:**

These boards could be created to be informative yet entertaining for any age group.

- **Parking**
- **Community Garden**
- **Trail**
- **Greenery**
- **Iowa Prairies**
- **Pollinator Gardens**



# IMPLEMENTATION





# AMENITY PRIORITY RANKING



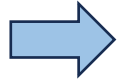
AMENITY	COST	PRIORITY
SOLAR LIGHTING	LOW	HIGH
TREES	LOW	HIGH
BENCHES	LOW	HIGH
DRINKING FOUNTAIN	LOW	HIGH
TRASH RECEPTACLES	LOW	HIGH
SIGNAGE	LOW	HIGH
RESTROOMS	HIGH	MEDIUM
FULL-SIZED PLAYGROUND STRUCTURES	MEDIUM	MEDIUM
SWING SETS	LOW	MEDIUM
SHELTERS	MEDIUM	MEDIUM
OUTDOOR GRILL	LOW	MEDIUM
PICNIC TABLES	LOW	MEDIUM
OUTDOOR EXERCISE EQUIPMENT	MEDIUM	MEDIUM
SPORTS COURTS	MEDIUM	LOW
AMPITHEATERS	HIGH	LOW
SPLASH PADS OR WATER FEATURES	HIGH	LOW
PARKING LOT	MEDIUM	LOW
ROCK WALL	LOW	LOW



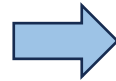


# IMPLEMENTATION PLAN

## INPUTS



## ACTIONS



## OUTCOMES

Funding  
Existing parks  
New park space  
Time  
Partnerships  
City staff

Finalize park plans and designs  
Complete proposals for new trails  
Finalize budget for each park

**SHORT-TERM**  
*0-3 YEARS*

1. Revise the existing subdivision ordinance.
2. Develop currently undeveloped parks within the city.
3. Implement storytelling signage at each park.
4. Create a PTG group that meets bi-annually to ensure goals are being met within the proposed timeline.

**MEDIUM-TERM**  
*3-5 YEARS*

1. Begin roadside vegetation and native prairie planting efforts.
2. Ensure adequate trail amenities are provided.
3. Revamp each neighborhood with ADA accessible features such as curb cuts and amenities.
4. Create an amenity inventory which highlights types and quantities of amenities located at each park/trail.

**LONG-TERM**  
*5-10 YEARS*

1. Create trail connections along greenway system to the north.
2. Create a regional attraction that generates circulating revenue for the PTG system.
3. Work with neighboring cities to create trail connections to bridge gaps in connectivity.
4. Create community gardens to promote fresh produce for Bondurant residents.

# Thank you!



**IOWA**

School of Planning  
and Public Affairs



**Bondurant**  
*Life Connecting*

**IOWA**

Initiative for Sustainable  
Communities



# APPENDIX





# List of Existing and Future Parks

## Existing Parks

- Bondurant Recreational Sports Complex
- Bondurant Regional Trailhead (Depot)
- City Park
- Cleveland Park
- Collison Soccer Park
- Eagle Park
- Elfnor Estates Park
- Gateway Park
- Heritage Park
- Lake Petocka Park
- Pawtocka Dog Park
- Lincoln Estates Park
- Mallard Point Park
- Park Side Park
- Renaud Ridge Park
- Wisteria Heights Park
- Wolf Creek Park

## New, Unimproved Parks

- Bluejay Landing Park
- Harvest Meadows Park
- Meadow Brook Park
- Park Side Park
- Prairie Point View Park
- Sankey Summit Park

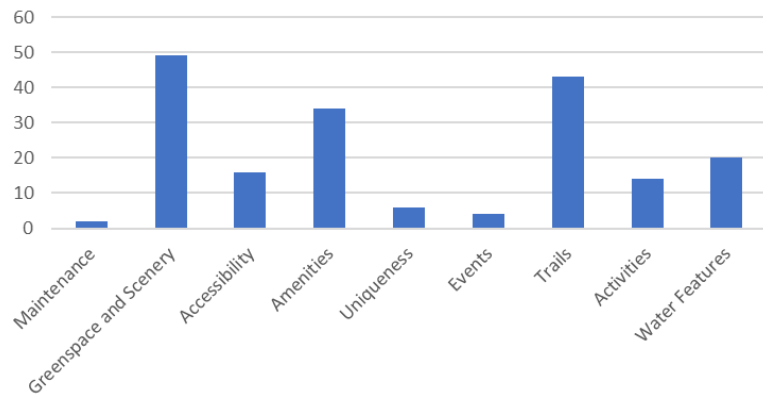
## Future Parks

- Central Park
- Featherstone Park
- Civic Campus
- Top Farms Park

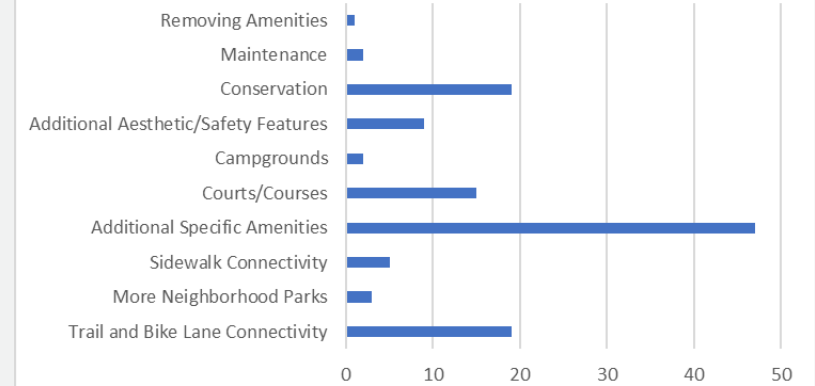


# SURVEY ANALYSIS

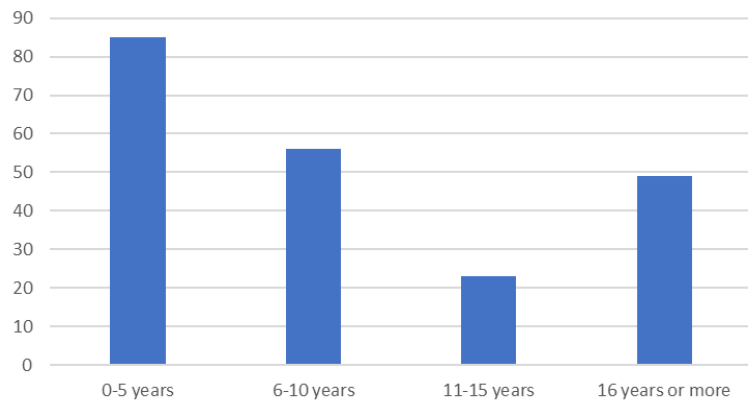
Reason for Favorite Park Outside of Bondurant



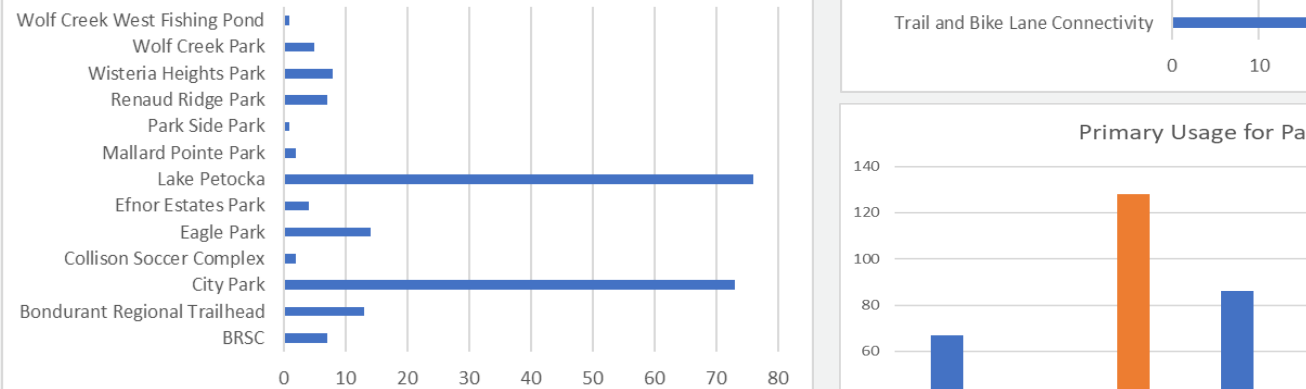
Wishes for the Updated Plan



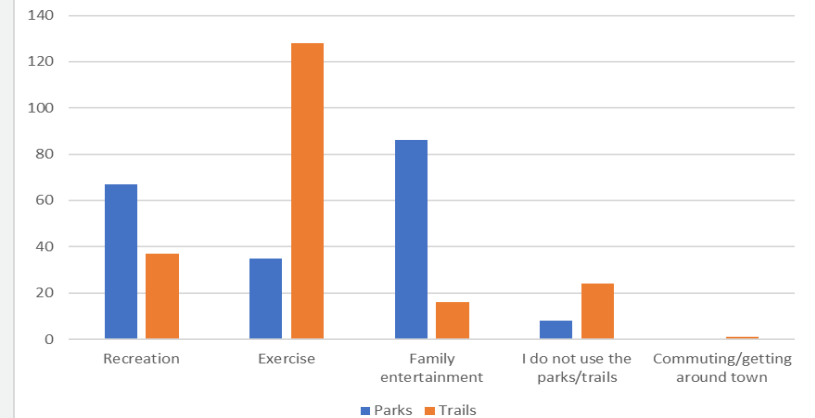
How Long Respondents Have Lived in Bondurant



Favorite Bondurant Park

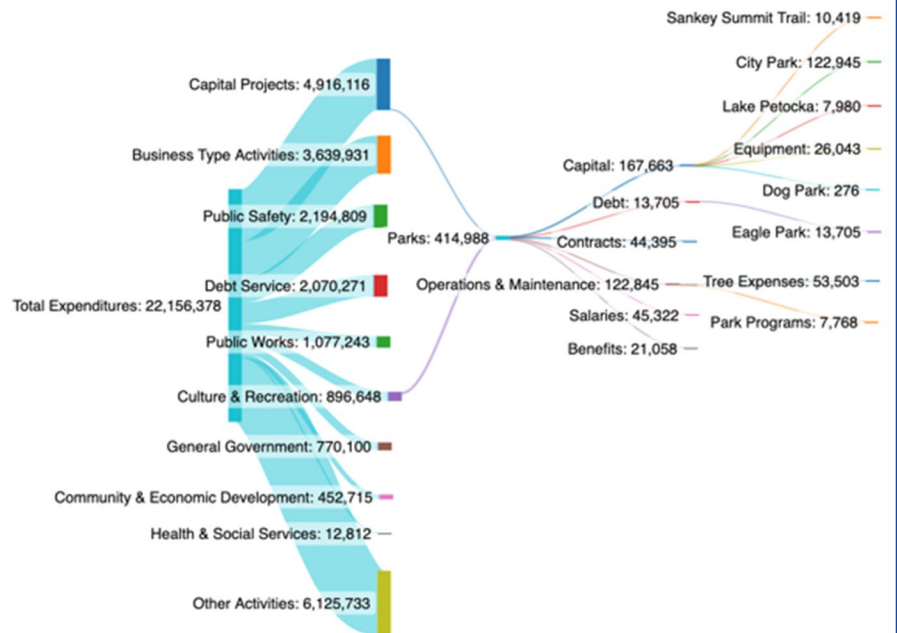


Primary Usage for Parks/Trails



# BUDGET ANALYSIS

## Bondurant Total Expenditures 2022



### Key Points (FY2022)

- **1.9%** of total expenditures dedicated to “Parks”
  - **40.4%** spent on **capital improvements** for Sankey Summit Trail, City Park, Lake Petocka, and the Lake Petocka Dog Park
  - **29.6%** spent on **operations and maintenance**
- There has been a **steady increase** in total park expenditures per capita over the past five years

### Park Expenditures Per Capita

