

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join:
<https://us02web.zoom.us/j/89026266632?pwd=aJWRXLGCIFqcT2Ah8N91KPmn5nbxm9.1>*

**NOTICE OF A REGULAR MEETING
BONDURANT PARKS AND RECREATION BOARD
AUGUST 20, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 20, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Approval of Minutes
 - a. -7/16/26 Parks & Recreation Board Mtg Minutes
6. Guests requesting to address the Parks Board
7. Action Items
 - a. -District Corridor Community Garden
8. Discussion Items -
 - a. -Discussion and possible action: Sport Complex Lease Agreements
 - b. -Discussion and possible action: Parks and Recreation System Priorities
9. Reports and Comments:
 - a. -Parks & Recreation Director Report
 - City Administrator Report
10. Adjournment

Bondurant Parks and Recreation Board
Minutes
July 16, 2026

1. Roll Call

Present: Marian Collison, Emily Karwoski, Seth Williams, Aaron Rasmussen, Mike Mackin

Absent: Nic Robinson

City Officials Present: Parks & Recreation Director, Katie Klus

2. Call to Order and Declaring a Quorum

Chair Karwoski called the meeting to order at and declared a quorum.

3. Abstentions declared

4. Approval of Minutes

Motion by Rasmussen, seconded by Collison, to approve 5/21/26 minutes. Vote on Motion 5-0. Motion carried.

a. -Approval of 5/21/26 Minutes

5. Perfecting and Approval of the Agenda

Motion by Collison, seconded by Rasmussen, to approve agenda. Vote on Motion 5-0. Motion carried.

6. Guests requesting to address the Parks Board

None.

7. Action Items

a. - Private Plantings on Parkland

Motion by Williams, seconded by Rasmussen, to develop a policy regarding private plantings on parkland. Vote on Motion 5-0. Motion carried.

8. Discussion Items -

a. -The Station Update

Staff reported that offices, restrooms, and the conference room audiovisual installation at the Station are complete. Work continues on the remaining AV build-out and a few minor IT items. A Chamber of Commerce event was successfully held at the Station on 7/15/26, generating positive feedback, with additional Chamber events already scheduled. Staff also reported strong interest in facility rentals, which will

begin on Sept. 1. An RFQ for event cleaning services has been issued, and several companies have scheduled site walkthroughs.

b. -Sports Complex Lease Agreements

Staff requested direction from the Board regarding the upcoming sports field lease process for the BRSC complex, as multiple organizations have expressed interest in leasing baseball and softball facilities. Discussion centered on a request from the Bondurant Blue Jay Baseball Club to lease Field 0, which is currently included under the Bondurant Little League lease agreement.

The Board discussed several factors that should be evaluated before determining a leasing approach, including reviewing grant requirements to ensure compliance, evaluating existing lease language that could encourage coordination between user groups, identifying sample RFPs or lease agreements from other communities, and gathering participation and field usage data from both Bondurant Little League and Bondurant Blue Jay Baseball. Members also discussed comparing Bondurant's field-to-participant ratio with similar communities to help assess current and future facility needs.

Representatives from Bondurant Blue Jay Baseball and the Bondurant Soccer Club attended the meeting to provide input regarding facility needs, lease terms, scheduling challenges, and opportunities for increased collaboration. Board members also discussed the potential implications of utilizing an open RFP process, including the possibility of proposals from additional organizations, and whether underutilized school district facilities could help address field demand.

Staff noted that the City's objective is to maximize recreational opportunities for the greatest number of residents while recognizing the increasing demand for athletic fields and the limited availability of land for future expansion. The Board acknowledged that additional information is needed before making a recommendation and directed staff to complete the requested research and present findings for further discussion and possible action at a future meeting.

9. Reports and Comments:

a. -Staff Reports & Comments

- Prairie Meadows Legacy Grant awarded for \$100k
- Polk County Sponsorship Grant awarded for Blues & Brews event for \$1k
- Disruption to the CVT through the Grain District during Filmore build out
- Splash pad remains open thanks to the decision to invest in a recirculating system. Staff is monitoring tank levels daily.
- Jamie Horton has been selected and is starting on Monday as the new Communications & Events Coordinator.
- Silo Art: A new mural concept has been received by City staff. On

Monday's City Council Meeting there are two agenda items relating to this concept and approval of the contract. Parks & Recreation board members shared their approval of the concept.

-Ribbon Cutting for the Eye of Imagination is tentatively scheduled for August 20th, ahead of the August Parks & Recreation Board Mtg. This will be confirmed later through email.

- Moving Curiously sculpture is slated to be installed on August 13-14, 2026.

-The Board was asked their opinion regarding the finish for the updated trash bins that will be placed in City Park and other nearby parks.

-Bondu Blues Brews and BBQ was a great event. There was a slight increase in attendance (about 400 people over the course of the day's events). The additional art classes and mural painting received positive anecdotal comments from both instructors and visitors. Based on this feedback, we anticipate offering art ("hues") programming/options.

10. Adjournment

Motion by Collison, seconded by Rasmussen, to adjourn. Vote on Motion 5-0. Motion carried.

Katie Klus
Parks & Recreation Director

ATTEST:

Emily Karwoski
Board Chair



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 7.a.
For Meeting of 8/20/2026
Motion

TITLE: -District Corridor Community Garden

CONTACT PERSON:

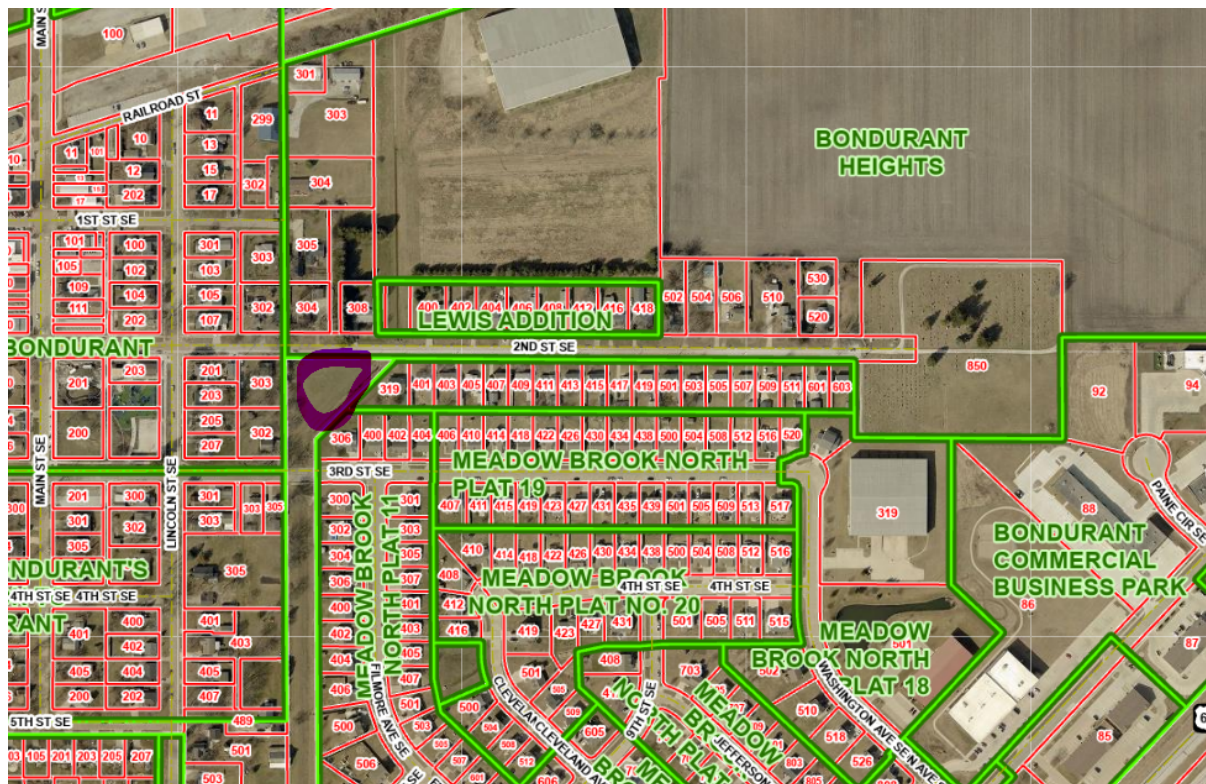
Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS: Staff have researched community garden programs in several Iowa communities to identify successful practices, common challenges, and ongoing maintenance considerations. Based on this research, staff have developed a proposed design and operating framework for a future Bondurant community garden. The community garden is planned as a facet of the District Corridor Trail Phase 1 project, which is supported through the Land and Water Conservation Fund grant. Design for the project is anticipated to begin this fall.

The recommended approach includes raised garden beds, accessible gardening opportunities, perimeter fencing, centralized water access, shared tools and secure storage, and a site layout designed to minimize long-term maintenance. The proposed operating framework would utilize annual plot registration and garden agreements, establish clear responsibilities for gardeners and the City, and include regular inspections and consistent program oversight.

Staff are presenting the framework to the Parks and Recreation Board for discussion and feedback prior to beginning the design process. Board input will help guide the design, amenities, operating expectations, and other considerations that should be incorporated as the project moves forward.

Below shows where the community garden would be located.



FUNDING SOURCE: Land & Water Conservation Grant

STAFF RECOMMENDATION: Discuss and provide guidance on a community garden.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant Community Gardens Summary

Bondurant Community Garden

Proposed Design & Operating Framework

Staff contacted and/or visited community garden programs in Pleasant Hill, Cedar Falls, West Des Moines, Norwalk, Charles City, and Des Moines to identify successful practices, common challenges, and maintenance considerations. Programs ranged from approximately 18 plots to 180 plots at a single location and included both city-operated and partnership-based models.

Based on this research, staff recommends the following framework for development of a community garden.

Recommended Garden Design

Raised Beds

- Utilize raised garden beds rather than in-ground plots.
- Arrange beds in a layout that minimizes mowing and trimming between individual plots.
- Incorporate enhanced-accessibility beds from the beginning rather than attempting to retrofit the garden later.
- Include hard-surface or accessible routes to designated accessible beds.
- Consider incorporating a ledge or shelf on accessible beds to provide gardeners a place for tools and supplies.

Ground Surface & Maintenance

- Avoid narrow turf areas between individual beds wherever possible. Other communities identified mowing, trimming, and weed management between plots as significant maintenance issues.
- Consider crushed aggregate, mulch, or another maintainable surface around beds and primary circulation areas.
- Design the site around the equipment that will actually be used to maintain it, including adequate mower access where turf remains.

Water

- Provide centrally located hydrant(s) with hoses and watering wands.
- Provide multiple hoses or connection points where practical – this would be determined during the design phase based on overall bed number and layout.
- Water should be metered, even if gardeners are not individually charged for consumption.

Fencing & Security

- Provide perimeter fencing rather than requiring gardeners to construct inconsistent fencing around individual beds.
- Consider controlled access with a combination or similar lock that can be changed annually.
- Clearly establish that gardeners may harvest only from their assigned plots.
- Recognize that fencing and controlled access can help address both wildlife, vandalism and produce theft.

Tools & Storage

- Provide a lockable storage shed on a concrete pad within the garden.
- Provide shared, durable equipment such as wheelbarrows, hoses, and watering wands.
- Gardeners should provide personal items such as gloves and small hand tools.
- Encourage donations of appropriate garden tools and equipment.
- Establish a system for identifying City-owned versus privately owned tools.

Proposed Operations

Plot Assignment

- Require annual registration, a signed garden agreement utilizing the City's existing CivicRec reservation platform, which already can accommodate this type of use.
- Consider limiting participation to one plot per household initially to maximize the number of households served.
- Allow gardeners in good standing first opportunity to renew before opening plots to new applicants.
- Maintain a waiting list when the garden reaches capacity.

Gardener Responsibilities

Gardeners should be responsible for:

- Planting and maintaining their assigned bed.
- Regular weeding.
- Harvesting their produce.
- Maintaining the plot in an orderly condition.
- Cleaning the plot at the end of the season.

- Providing their own soil amendments, compost, mulch, and other growing materials.
- Following restrictions established in the annual garden agreement.

The agreement should also address abandoned plots, prohibited plants/materials, produce harvesting, pesticide/herbicide use, structures, fencing, watering practices, end-of-season cleanup, and consequences for failure to maintain a plot.

City Responsibilities

The City should anticipate responsibility for:

- Water infrastructure
- Common-area mowing and vegetation management
- Perimeter fencing and common infrastructure
- Periodic garden inspections
- Maintenance of shared tools and facilities

Inspections & Communication

Research indicates that people management can require as much or more staff time than physical garden maintenance.

Staff would conduct regular inspections during the growing season, approximately every two weeks. One staff member should serve as the primary program contact so gardeners receive consistent information.

A small gardener leadership or volunteer group may assist with communication and identifying issues; however, other communities' experiences suggest volunteers should supplement rather than replace clear City oversight.

Key Lessons from Other Communities

The research consistently identified several practical lessons:

1. **Design for maintenance from the beginning:** Narrow turf areas, weeds between beds, and inefficient layouts create substantial recurring labor.
2. **Provide secure storage:** Communities without sheds identified them as a desired improvement, while established programs successfully use shared locked storage.
3. **Expect high demand:** Several nearby programs operate at capacity and maintain waiting lists.
4. **Provide clear rules before opening:** Produce theft, abandoned plots, weeds, vandalism, and interpersonal complaints occur even in established programs.
5. **Accessibility** should be incorporated during initial construction.

6. Reliable water access and basic shared tools significantly improve usability.
7. **Clearly define what gardeners must provide themselves:** Soil amendments, compost, mulch, gloves, small hand tools, and other individual gardening supplies should remain the responsibility of each gardener.
8. Community gardens require ongoing administration, not simply physical maintenance.

Overall Direction

The recommended approach is a raised-bed community garden designed for low municipal maintenance, controlled access, shared water and basic tools, accessible gardening opportunities, clear annual operating rules, and defined responsibilities between gardeners and the City.

The physical design should prioritize long-term maintenance efficiency. Program procedures should clearly establish expectations for plot maintenance, materials, cleanup, acceptable use, and communication so gardeners understand their responsibilities before receiving a plot.



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.a.
For Meeting of 8/20/2026
Discussion Item

TITLE: -Discussion and possible action: Sport Complex Lease Agreements

CONTACT PERSON:

Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS: Staff previously requested direction from the Parks and Recreation Board regarding the upcoming baseball and softball field lease process at the Bondurant Regional Sports Complex (BRSC). The Board directed staff to gather additional information regarding existing agreements, facility availability, participation, practices utilized by other communities, and options for accommodating multiple organizations seeking access to limited City-owned athletic facilities.

Staff reviewed the City's existing agreement with Bondurant Little League, gathered participation information from Little League, discussed athletic facility availability with the Bondurant-Farrar Community School District, and researched athletic field management practices in surrounding communities.

Peer Community Findings

Staff contacted and reviewed athletic field management practices in several area municipalities, including Ankeny, Johnston, Pleasant Hill, Waukee, Indianola, and West Des Moines. A consistent theme among these communities is increasing demand for baseball and softball facilities, particularly as participation patterns change and the availability of appropriately sized fields becomes more constrained. Bondurant is not unique in experiencing competition for limited field space. For example, Ankeny reported that demand for girls softball participation is increasing significantly.

The communities reviewed utilize a variety of management approaches, including nonprofit operating agreements, priority-use agreements, lotteries, field drafts, and City-managed reservations. The models reviewed generally prioritize community-based recreational programming and resident participation rather than providing dedicated facilities to individual competitive club teams. Several communities maintain partnerships with nonprofit youth organizations, including Little League programs, that

provide broad-based recreational opportunities and allow children of varying skill levels an opportunity to participate.

These findings suggest that Bondurant's current challenges are consistent with regional trends and reinforce the importance of establishing a facility-use model that prioritizes community benefit, resident participation, efficient use of limited fields, and broad recreational opportunities, while recognizing the growing demand from competitive programs.

School District Facilities

Staff contacted the Bondurant-Farrar Community School District regarding the availability of school-owned athletic facilities. The Intermediate School has one baseball and one softball field that may provide limited opportunities for outside use. A former practice softball field is no longer available for rental because it is being utilized as an outdoor schoolyard/play area. The new High School baseball and softball fields are reserved for school use and will not be available for outside rental.

For rectangular fields, the Bondurant Soccer Club has not requested use of school facilities within the past year. Historically, soccer utilized the Intermediate School football field and, at times, the area near Anderson Elementary School. The Intermediate School football field is also utilized by youth tackle football, youth flag football, and rugby. These organizations previously had access to the varsity football field; however, the School District no longer permits outside organizations to utilize that facility.

Bondurant Little League Participation

Bondurant Little League reported 552 participants for 2026, consisting of 289 baseball participants, 189 softball participants, and 74 Totball participants. Reported participation for previous seasons was:

Season Participants

2022	511
2023	512
2024	506
2025	445
2026	552

Little League indicated that participation declined in 2025 following changes to International Little League rules for younger players and increased participation in tournament baseball and softball programs. Little League subsequently petitioned to expand its boundaries and reported increased participation in 2026. The organization

projects participation to remain at approximately 550 or more participants for the 2027 season.

The current City agreement does not require detailed annual participation or field-utilization reporting. Representatives of organizations utilizing or requesting access to City athletic facilities have been encouraged to attend the Board meeting to provide additional information regarding their programs, facility needs, scheduling, and operations.

Broader Facility Management Considerations

The immediate discussion originated from interest in the future use of Field 0; however, staff recommends that the Board consider the broader implications for all City-owned athletic facilities rather than evaluating Field 0 independently. Decisions regarding the upcoming baseball and softball agreement may establish expectations for how the City responds when multiple organizations seek access to limited public athletic facilities in the future.

Staff also recommend considering the long-term implications of removing individual fields from established facility leases or operating agreements in response to requests from additional user groups. Reallocating individual fields as new organizations express interest could create uncertainty from one lease cycle to the next and make the overall management, scheduling, and maintenance of athletic complexes more difficult. It may also reduce an organization's willingness to contribute volunteer labor, fundraising, equipment, maintenance, or other resources if there is uncertainty regarding its ability to continue operating or utilizing those facilities in future agreement periods. Establishing a consistent approach to facility allocation is therefore important not only for current users, but also for maintaining stable partnerships.

Considerations for Future Athletic Facility Agreements

Based on the information gathered, staff have identified several policy considerations that may help guide future agreements involving City-owned athletic facilities. Staff request that the Parks and Recreation Board discuss these considerations and provide direction regarding where the Board believes the City should fall on each. The intent is not to determine the allocation of a specific field or select a particular organization, but to identify a consistent philosophy that can inform future agreements across sports and facilities.

1. Community and Recreational Benefit

To what extent should priority use of City-owned athletic facilities favor community-based, nonprofit recreational organizations that provide broad participation opportunities for children of varying skill and ability levels versus organizations offering more competitive or selective programming?

2. Bondurant Resident Priority

How strongly should residency factor into priority access to limited City-owned athletic facilities?

Given the City's limited existing field capacity and limited opportunities for significant expansion in the next five years, should organizations receiving priority use or lease rights be required to demonstrate that a minimum percentage of participants are Bondurant residents? If so, what is the appropriate threshold? Staff has identified 50% Bondurant-resident participation as a potential threshold for Board discussion.

The Board should also consider whether meeting a residency threshold establishes eligibility for priority access rather than an entitlement to exclusive or dedicated use of a particular field.

3. Sustainable Facility Operations

How much responsibility should an organization receiving priority use assume for the operation and maintenance of the facility?

The City's current staffing model does not provide capacity for City staff to assume routine in-house maintenance of the baseball and softball fields. The Board should consider whether future agreements should continue to rely on partner organizations for routine maintenance, field preparation, scheduling, and other operational responsibilities, and what responsibilities should remain with the City.

4. Organizational Coordination and Shared Access

What level of responsibility should a primary facility operator have to accommodate other qualifying Bondurant-based organizations?

The Board should consider the appropriate balance between providing a primary operator sufficient control to effectively schedule, maintain, and manage a facility while also establishing reasonable expectations for cooperation and shared access. Athletic schedules frequently change due to practices, games, tournaments, weather, and make-up activities, and greater City involvement in routine scheduling would create additional administrative hurdles.

5. Accountability and Annual Reporting

What information should organizations receiving priority access to City facilities be required to provide to the City?

Potential annual reporting could include participation, Bondurant residency, programs offered, general facility utilization, significant maintenance performed, requests from other organizations, basic financial information, and anticipated capital needs.

The Board should consider how much information is necessary for the City to evaluate community benefit and facility needs without creating unnecessarily burdensome reporting requirements.

6. Capital Investment and Long-Term Stewardship

How should responsibility for maintaining and improving City-owned athletic facilities be shared between the City and partner organizations?

Partner organizations play an important role in the ongoing care and operation of City athletic facilities through volunteer labor, fundraising, equipment, routine maintenance, and program management. Larger facility improvements, however, may be appropriate for consideration through the City's capital improvement planning process. The City may also be able to support improvements by providing grant matches, letters of support, or other assistance that helps partner organizations pursue outside funding opportunities.

The Board should consider how future agreements can clearly distinguish between the routine maintenance and operational responsibilities of the partner organization and larger capital improvements that may warrant City participation. Providing a stable, clearly defined partnership can also support long-term facility planning, encourage collaborative improvement efforts, and provide greater certainty when organizations pursue fundraising or grant opportunities that benefit City-owned facilities and the broader community.

7. Consistency Across Sports and Facilities

Should the same general facility-allocation principles apply across baseball, softball, soccer, and other City-owned athletic facilities?

The Board should consider the precedent established by decisions involving individual fields. An approach that reallocates individual fields from an established complex when another organization requests dedicated access could affect how the City is expected to respond to similar requests involving soccer or other sports in the future.

Establishing a consistent framework may provide greater predictability for the City, existing partner organizations, and organizations seeking future access.

Board Direction

Staff request Board discussion regarding these considerations and direction on the balance the Board believes is appropriate for each. The resulting discussion can be used by staff to develop potential terms and standards for future athletic facility agreements.

The Board is not being asked to determine the award of a specific lease or to develop, review, or evaluate an RFP. Should a formal RFP or competitive selection process be considered appropriate, that process would proceed through the City Council. The

Parks and Recreation Board's role at this stage is to provide guidance regarding recreational priorities, community benefit, facility stewardship, access, and the long-term management of City-owned athletic facilities.

FUNDING SOURCE:

STAFF RECOMMENDATION: Discuss and provide guidance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Ankeny Soccer Agreement
2. Peer_Community_Athletic_Field_Management_Findings 8.26
3. 2026-2028 - Eastern Polk County Pickleball Court Lease Agreement Update
4. 2026-2028 - Little League Baseball Field Lease Agreement (1)
5. 2026_20Triumph_20Park_20Tournament_20Rental_20Agreement_202602191110425440

City of Ankeny/Iowa Rush Soccer Club Lease Agreement

This agreement made and entered into this ^{17th} day of March, 2025, by and between the City of Ankeny ("Lessor") and Iowa Rush ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029.

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Iowa Rush runs a league program at Prairie Ridge Sports Complex every spring and fall consisting of practices and weekly games. League dates are approximately April 1 through November 1.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

The parties agree as follows:

1. **Premises:** The City of Ankeny agrees to lease Soccer Fields 21 and 31-38 to the Iowa Rush for the purpose of their league program. In addition, the City of Ankeny leases to Iowa Rush concessions, restrooms, and storage space.
2. **Term:** The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.
3. **Exclusivity:** During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Soccer organization for the purpose of a league program at Prairie Ridge or at City owned park property.
4. **Fee Methodology:** The methodology will be based on covering a percentage of Complex maintenance costs. A yearly escalator will be applied.
5. **Fee Assessments:** Iowa Rush shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2002-2019. (See Exhibit 1). A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Iowa Rush will pay the same fee paid the previous season.

Annual Lease Payment

- 2025: \$101,784
- 2026: \$106,873
- 2027: \$112,216
- 2028: \$117,826
- 2029: \$123,717

The assessment fee will be invoiced twice per year, with 50% of the total following conclusion of the spring season and 50% following the fall season. Invoices shall be paid within a 30-day timeframe.

6. **Park Usage:** During the soccer league program, Iowa Rush will have exclusive use of soccer fields. The City of Ankeny will work with Iowa Rush to schedule other activities, if there are fields available, during the league season. During non-league season, Iowa Rush shall have first consideration of usage however the City of Ankeny reserves the right to schedule activities on soccer fields during the non-league season. In these instances the City of Ankeny will be required to inform Iowa Rush of the dates and times fields will be in use. At all times throughout the year, the City of Ankeny has the authority to move games/practices to other fields, close fields, cancel or reschedule activities due to weather and/or field conditions. If these instances occur, the City of Ankeny shall notify Iowa Rush of the changes as soon as possible.
7. **Non-league Play:** Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in the Iowa Rush Leagues, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Iowa Rush will work with the Facilities Superintendent to approve scheduled play and ensure field availability.
8. **Schedule:** A schedule of league activities must be provided to the Facilities Coordinator at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.
9. **City of Ankeny Responsibilities:** The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.
 - a. Maintaining, cleaning and/or repairing include the following:
 - i. All athletic fields
 - ii. Commons areas
 - iii. All landscaping
 - iv. Parking areas
 - v. Sewer, potable and irrigation water distribution systems
 - vi. All permanent fencing
 - vii. Trash collection
 - viii. Winterizing all water systems
 - ix. Game preparation of all fields
 - x. Restroom facilities
 - xi. Heating and cooling systems
 - b. In performing these responsibilities the City will:
 - i. Mow grass areas
 - ii. String trim grass areas that are not mowed
 - iii. Fertilize grass
 - iv. Aerate grass
 - v. Dethatch/Sod grass areas
 - vi. Apply pesticides to grass areas

- vii. Apply growth regulators to grass areas
- viii. Maintain perennial plantings
- ix. Top-dress skins and grass areas
- x. Order and replenish sanitation supplies
- xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Iowa Rush, those can be scheduled with Complex staff; however if a purchase of materials is required, the purchase price will be assessed to Iowa Rush. Labor by the City of Ankeny staff will be provided in-kind.

10. Iowa Rush Responsibilities:

- a. Keeping the concession facility in good condition
- b. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
- c. Labor related to hanging signage or other promotional material
- d. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
- e. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. Concessions: All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of the City of Ankeny unless special arrangements are made with another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand.

12. Merchandise Sales: Merchandise sales shall be the responsibility of Iowa Rush. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. Tournaments: Tournament scheduling shall be the responsibility of the City of Ankeny. The City will work with Iowa Rush in scheduling tournament events due to the fact Iowa Rush will be responsible for operating concessions at those events. Iowa Rush shall receive all concession revenues and pay all concession expenses associated with tournament activities. The City of Ankeny will enter into all agreements relating to tournament activities with the tournament organization. If any Iowa Rush equipment is needed for a non Iowa Rush sponsored tournament, the City will receive pre-approval for use from Iowa Rush and will be responsible for any damage or loss of such equipment.

14. Special Activities: Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Iowa Rush or a 3rd party group shall be billed back to the sponsoring organization.

15. Traffic Control: For all Iowa Rush activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Iowa Rush. The City of Ankeny and Iowa Rush reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather:** The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability:** Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising:** The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts:** The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Iowa Rush acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Iowa Rush's behalf.

20. **Security:** The City of Ankeny shall provide to Iowa Rush keys to concessions/storage areas. Iowa Rush shall be responsible for these keys and may not duplicate without approval of the City of Ankeny.

21. **Insurance:** Iowa Rush shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for \$1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

22. **Facility Improvements:** Iowa Rush agrees to obtain written permission from the Director of the Parks and Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

Iowa Rush shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Iowa Rush and City to allow for good tracking.

Iowa Rush accepts the premises in the condition in which they shall be on the date

this Lease is executed. The City reserves the right to make improvements and engage in construction upon the Leased premises. However, the City shall notify Iowa Rush of its intent to make improvements or engage in construction prior to the commencement of any such activity.

23. **Temporary Site Modifications:** Any signage, tents, or other items that need to be posted, attached, erected, or installed by Iowa Rush on behalf of users or spectators must first be approved by the City of Ankeny.
24. **Use of Special Vehicles:** Use of golf carts or other special utility vehicles must be approved by the City of Ankeny.
25. **Use of Portable Lights:** The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.
26. **Yearly Report:** Iowa Rush may be requested to provide a yearly report to the City of Ankeny Park Board. At this meeting, Iowa Rush shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Iowa Rush Board of Directors to discuss Complex activities, and operational revenues/expenditures.
27. **Conduct:** The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.
28. **Termination:** Upon default in payment of fees, or upon any other default by Ankeny Soccer Club of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Iowa Rush Soccer Club notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period.
29. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

Ankeny Soccer Club
d/b/a Iowa Rush Soccer Club

Signed by:
By: Todd Shafer
AEE905AB5A0452...
Todd Shafer
Mayor Pro Tem

By: Charles Pritchard
Charles Pritchard
President, Iowa Rush Board of Directors

Attest: DocuSigned by:
By: Michelle Yuska
7E497EC63C464A9...
Michelle Yuska
City Clerk

Exhibit 1: City of Ankeny/Iowa Rush Soccer Club Lease Agreement**Fee Assessment****2024 Maintenance Expenses:**

Supplies/Commodities:	\$108,852
Contractual Services:	\$18,042
Personnel Services:	\$90,703
Total Expenses:	\$217,597

CIP Average (2010-2024): (\$14,029)

Sum-Total: \$203,568**50% of Iowa Rush Maintenance Assessment: \$101,784**

Annual Escalator: 5%

<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$101,784	\$106,873	\$112,216	\$117,826	\$123,717

Past Payment History

2005: \$48,100
 2006: \$54,975
 2007: \$58,775
 2008: \$59,714
 2009: \$63,558
 2010: \$71,359
 2011: \$74,927
 2012: \$78,673
 2013: \$82,607
 2014: \$86,737
 2015: \$80,184
 2016: \$84,193
 2017: \$88,402
 2018: \$92,822
 2019: \$97,463
 2020: \$81,044
 2021: \$85,096
 2022: \$89,350
 2023: \$93,817
 2024: \$98,507

Peer Community Athletic Field Management Findings

Staff contacted and reviewed athletic field management practices in Ankeny, Johnston, Pleasant Hill, Waukee, Indianola, and West Des Moines. The purpose of this review was not to identify a single model for Bondurant to replicate, but to better understand how other communities allocate limited athletic facilities, work with nonprofit recreation organizations, accommodate other users, assign maintenance responsibilities, and address capital improvements.

A consistent theme throughout the review was that Bondurant is not alone in experiencing increasing demand for athletic fields. Communities are managing changing participation levels, demand for different sizes and types of fields, growth in competitive sports, and limited facility capacity. The approaches vary considerably depending on the facilities available, the City's staffing capacity, and the role community organizations have historically played in operating local recreation programs.

Ankeny

Ankeny utilizes a City-administered lottery and rental system for a number of its baseball and softball fields. Fields are designated for different age groups based on field dimensions, and the information reviewed identified rental rates ranging from \$30 to \$40 per hour.

During April through October, fields are generally set aside for community reservations between 4:00 p.m. and 10:00 p.m. Monday through Friday. The individual registering for the lottery and making reservations must be an Ankeny resident, and at least 50% of the group's participants must reside within Ankeny's corporate limits.

The lottery initially provides a successful team with one, one-hour practice reservation per week. Once the lottery has been completed, teams may request additional hours or another day if sufficient field capacity remains. Ankeny reported approximately 45 teams participating in the spring lottery.

Ankeny staff reported that participation and field demand are changing by age group. Participation among younger players, particularly 10U and younger, has been declining, while participation among 12U and older players is increasing. Ankeny has fewer fields capable of accommodating the older age groups and is experiencing greater demand for those fields than available capacity. Girls softball is also experiencing significant growth.

The City-administered model also creates operational challenges. Ankeny has experienced teams using open fields without paying the required rental fee and individuals attempting to hold fields for teams. This requires the City to address not only reservations but also enforcement of the reservation system.

Prairie Ridge Sports Complex operates differently from Ankeny's general rental system. Two organizations receive priority at that complex because of their role in fundraising for and constructing the facility before ultimately gifting it to the City. Those organizations continue to pay daily maintenance fees. Prairie Ridge demonstrates that Ankeny recognizes the history of a facility and the contributions of partner organizations when determining priority use rather than applying the same allocation model to every athletic facility.

Key considerations for Bondurant include Ankeny's use of residency requirements, its experience with demand exceeding capacity for certain field types, and the additional administrative and enforcement responsibilities associated with a City-managed reservation system.

Johnston

Johnston utilizes a nonprofit/operator model that is more similar to Bondurant's existing arrangement. Separate organizations operate the baseball and softball facilities and pay a nominal \$1 annual lease amount. The organizations are responsible for scheduling and for maintenance within the fenced areas of their fields. The City maintains common areas such as restrooms and parking lots.

When other clubs inquire about using the baseball or softball facilities, Johnston directs those organizations to the existing Little League or softball organization to coordinate scheduling. The City does not assume responsibility for scheduling individual teams. Johnston staff indicated that other clubs have sought field use, but there has not been interest from another club in taking over the existing lease.

Routine maintenance and major capital improvements are treated differently. Johnston recently completed new dugouts at six fields at an approximate cost of \$200,000. Little League approached the City regarding the improvements, staff advised that the request would need to be considered as a capital improvement project, and the City ultimately funded the project.

Johnston staff also indicated that the City would be willing to provide letters of support if its partner organizations pursued grant funding for facility improvements, although it had not yet been asked to do so.

Johnston provides an example of a community maintaining a stable nonprofit operating relationship while allowing the City to participate in larger capital needs. It also demonstrates an approach in which outside organizations seeking field time work through the primary operator rather than requiring the City to administer a separate scheduling system.

Pleasant Hill

Pleasant Hill utilizes formal agreements with nonprofit community organizations that establish responsibilities for facility use, scheduling, maintenance, fees, reporting, and capital improvements.

Under the Little League agreement reviewed by staff, Pleasant Hill Little League administers baseball at Doanes Park. The City performs building and grounds maintenance, including turf and infield maintenance, while Little League reimburses the City for certain materials associated with preparing the fields for play and pays seasonal maintenance and utility fees.

Little League provides its game and practice schedule to the City, while the City retains authority over field closures, weather-related decisions, conflicting City uses, and public improvements.

The agreement is also notable for its reporting requirements. Little League provides annual information regarding registration, fees, assets, liabilities, and financial reporting. This provides the City with information regarding the organization receiving priority use of public facilities without requiring the City to become directly involved in administering the organization's day-to-day schedule.

A separate Pleasant Hill agreement reviewed by staff provides another example of how priority use can be structured. That agreement establishes defined priority-use periods for an organization while maintaining broader public availability outside those periods. Pleasant Hill therefore demonstrates that priority organizational use does not necessarily have to mean unrestricted exclusive control of a public facility.

Waukee

Waukee utilizes a substantially more City-managed approach at Triumph Park. Rather than delegating overall facility scheduling to a primary nonprofit operator, the City maintains control over field reservations and establishes different processes for practices, league games, and tournaments.

Individual teams reserve practice opportunities through the City's reservation system. Local leagues use a separate facility-use agreement process to request game slots, and tournament organizers operate under another agreement and fee structure. Requested league dates and field slots are not guaranteed.

City staff perform field maintenance at Triumph Park, including preparation associated with scheduled games. The City's rules also prohibit unauthorized maintenance and use of fields by teams that are not scheduled.

Waukee demonstrates the additional control a municipality can retain through direct facility management, but it also illustrates the resources necessary to support that model. The City is responsible for reservations, field allocation, maintenance, preparation, schedule administration, and other operational functions.

That distinction is particularly relevant to Bondurant because Bondurant does not currently have staff capacity to assume routine in-house maintenance of its baseball and softball fields. Moving toward a Waukee-style model would therefore represent substantially more than a change in how fields are allocated; it would also require consideration of the staffing and resources necessary to operate the facilities.

Indianola

Indianola utilizes a tiered approach to field access. City Parks and Recreation programs receive the first opportunity to select practice times. After those programs have selected their times, qualifying independent competitive baseball and softball teams participate in a field draft or drawing for recurring practice opportunities. Remaining availability can then be made available for practices, occasional games, and other uses.

The materials reviewed also use a local-participation requirement for independent teams seeking priority access. This connects access to public facilities with the extent to which an organization serves the local community.

Indianola is particularly relevant because its approach recognizes competitive teams as legitimate users of public athletic facilities without necessarily providing an individual competitive organization with dedicated control of a field. Competitive organizations receive an opportunity for access within a defined priority structure, with remaining field capacity allocated among users.

West Des Moines

West Des Moines utilizes different management models depending on the sport, facility, and circumstances.

For baseball, the organization that previously operated the program went bankrupt in 2013. The City subsequently assumed management of the baseball fields and recreational baseball programming. Baseball therefore operates under a City-managed model today because circumstances required the City to assume those responsibilities.

Softball and cricket operate differently. Both are recreational-style programs administered by nonprofit organizations. The nonprofits are responsible for programming and routine maintenance of their respective facilities, while the City assists with larger capital improvement projects. West Des Moines is currently experiencing significant growth in softball participation.

The City's experience with cricket is particularly relevant to Bondurant's current discussion. Another cricket organization expressed interest in obtaining a lease. Rather than separating a portion of the facility and establishing an independent lease for the second organization, the City worked with the existing nonprofit organization to accommodate shared use of the same area.

West Des Moines also has a newer park containing athletic fields that operates under a City-managed model. The City maintains those fields and rents them directly to users.

West Des Moines therefore demonstrates that multiple operating models can coexist within the same community. Where nonprofit recreational organizations are operating and maintaining facilities, the City continues to use those partnerships and assists with larger capital needs. Where the City has assumed direct responsibility for facilities, the City provides the staffing necessary for maintenance and rental administration. Its cricket experience also provides an example of responding to interest from an additional organization through coordination and shared use rather than immediately dividing an established facility into separate leases.

Overall Findings

The peer-community review did not identify a single field-management model used consistently across all communities. Instead, the appropriate model appears to depend heavily on municipal staffing capacity, the history and development of the facility, available field inventory, and the capacity of nonprofit partners.

The review also indicates that increasing demand for athletic fields is not unique to Bondurant. Ankeny's experience is particularly illustrative: demand is changing by age group, the community has fewer fields appropriate for older players, and girls softball is experiencing significant growth. West Des Moines similarly reported substantial growth in softball. These examples reinforce that communities throughout the area are balancing increasing or changing demand against a finite supply of appropriately configured athletic fields.

The municipalities reviewed generally place significant emphasis on community-based recreational programming and nonprofit partnerships. Recreational programs such as Little League provide broad participation opportunities rather than selecting participants based primarily on competitive ability. Competitive and club teams may utilize public facilities in several of the communities reviewed, but the approaches identified through this research generally accommodate those users through rentals, field drawings, shared use, or remaining field availability rather than through dedicated leases of individual fields.

The research also illustrates an important relationship between control and municipal capacity. Ankeny and Waukee retain greater control over field allocation, but their models require the City to administer reservations and scheduling and, depending on the facility, maintenance and field preparation. Johnston and portions of West Des Moines rely more heavily on nonprofit operators, reducing the City's day-to-day role while placing greater responsibility on the partner organization.

Another theme is that routine facility operations and long-term capital investment do not have to be treated the same. Johnston and West Des Moines provide examples in which nonprofit partners assume routine maintenance and programming responsibilities while larger improvements may be considered through the City's capital improvement process. Municipal support can also include grant matches, letters of support, or other assistance that helps community organizations pursue outside funding.

The review also provides examples of addressing competing demand without automatically dividing an existing athletic complex among multiple lessees. Johnston directs additional users to the established organizations for scheduling, West Des Moines worked with its existing cricket organization when another group sought access, Indianola provides competitive teams access through a tiered allocation system, and Pleasant Hill demonstrates that priority use can be distinguished from unrestricted exclusive use.

Taken together, the peer-community findings suggest that Bondurant's upcoming baseball and softball agreement should be considered within the broader context of how the City intends to manage limited athletic facilities over time. Decisions regarding individual fields can affect maintenance responsibilities, scheduling, organizational partnerships, capital planning, and expectations when additional organizations seek access to soccer or other City athletic facilities in the future.

The peer research is therefore intended to inform the Parks and Recreation Board's discussion of community benefit, resident priority, sustainable operations, shared access, accountability, capital stewardship, and consistency across sports rather than identify one municipality whose model Bondurant should simply replicate.

WHEREAS, the Eastern Polk County Pickleball Club (hereinafter called "EPCP") is a non-profit, community-based volunteer organization providing sports services to the residents of Pleasant Hill and Eastern Polk County, and WHEREAS, the CITY of Pleasant Hill (hereinafter called "CITY") recognizes the inherent value of recreational services within the community, and WHEREAS, it is intended that EPCP administer Leagues and Tournaments at Doanes Park and Hickory Glen Park in full cooperation with the CITY.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. DEFINITIONS

League Programs: The Eastern Polk County Pickleball Club operates leagues at Doanes Park and Hickory Glen Park annually, consisting of weekly games, and tournaments.

League Season: January 1st through December 31st.

Capital Improvements: Improvements identified in the CITY's Capital Projects Budget.

Services to be Performed by Parties: EPCP requests usages of Doanes Park and Hickory Glen Park Pickleball Courts for leagues and tournaments. An annual fee will be collected by the CITY for court utilization by EPCP.

Both parties agree to the scope of services, or expressed exclusions therein, as described by Exhibits A.

2. PREMISES

Doanes Park and Hickory Glen Park Pickleball Courts.

3. TERM OF AGREEMENT

The agreement shall be in effect on January 28, 2026 and end on December 31, 2028.

4. MAINTENANCE

- a) All buildings and grounds maintenance shall be performed by the CITY. The CITY will manage all court maintenance.
- b) EPCP is not to make any changes to the permanent structures, or add any permanent structures to the facilities without CITY approval.
- c) Any facility malfunctions or damage is to be reported to CITY. The party responsible for labor and payment for repair will be determined.
- d) EPCP is not allowed to designate the name of a court, or any portion of the facility.
- e) EPCP is permitted to sell food or beverages, have amplified sound as long as there is special event request approved by the CITY at least 2 weeks prior to the event.

5. COURT USAGE

Courts will be used for gameplay only. Spectators will stay outside of the court area during gameplay. No chairs, or seating of any kind will be allowed within the court area.

6. FACILITY FEE

There will be an annual facility fee of \$2,000.00/per year. The facility fee will be used to help support the care of CITY Pickleball courts as well as providing court supplies such as pickleball nets, court repairs and additional upgrades.

7. COURT SCHEDULING

EPCP will provide the CITY a league schedule for each league provided. The CITY is authorized to close courts or cancel activities due to weather or CITY sponsored events. All court use shall end no later than 10 PM.

8. TOURNAMENTS AND/OR SPECIAL EVENTS NOTIFICATION

EPCP shall provide the CITY two (2) months advance notice of for tournaments and/or special events that would attract more people to FACILITY than during a typical day of activities.

CITY reserves the right to approve and/or deny any proposed tournaments if date and time, conflicts with other events, or impact to the overall use and enjoyment of FACILITY by public.

PARKING

EPCP is responsible for coordinating parking and traffic within the park during tournaments and/or special events. EPCP is responsible for monitoring overflow parking during tournaments by providing personnel and/or signage to direct traffic. Parking is allowed in designated areas only. EPCP must observe and comply with any and all local parking rules and regulations applicable with the park.

TRASH

The CITY will provide extra trash cans and liners upon request, and park maintenance staff will be notified to make additional trash pick ups on dates of tournaments and/or special events.

FOOD VENDORS

If food is served during the tournament, EPCP is responsible for ensuring mobile food vendors are permitted through the CITY. EPCP is responsible to comply with Iowa County Health codes and regulations in regards to the preparation, selling, and consuming of food at CITY facilities.

9. BUILDING AND STRUCTURE DEVELOPMENT

For the purpose of this lease, it is agreed between EPCP and the CITY that the CITY has control over all public improvements upon the land which this lease embodies. All structures within the park are property of the CITY. Development or improvements of any kind, whether temporary or permanent, shall be managed by the CITY and are not subject to the terms of this agreement.

10. CONTAINED & NON-CONTAINED TRASH

The League shall remove all non-contained litter from the site after each use.

11. SMOKING

Smoking is prohibited at all Pleasant Hill Parks.

12. SIGNAGE / BANNERS:

All banners and/or signs must be approved by the CITY before being displayed. The CITY and EPCP must mutually agree on all banners, signs, or other advertisements pertaining to or placed upon the immediate grounds, fences, buildings and other structures that comprise the facility.

13. INSURANCE

A certificate of insurance must be provided to the CITY upon of execution of this lease agreement with a minimum liability limit of \$2,000,000 aggregate and listing the CITY as additional insured and a certificate shall be provided by January 1 for each subsequent year.

14. YEARLY REPORT

EPCP shall provide a financial report to the CITY at the conclusion of the season. The report shall include registration summary, fees, assets, liabilities, and the most recent annual tax return.

15. NONDISCRIMINATION

EPCP shall not discriminate with respect to race, color, religion or sex in the registration of any participants pursuant to this agreement.

16. TERMINATION

Any violation of this agreement by the League as determined by the CITY shall be specified by written notice to the League stating the violations and should the League not remedy the violations or submit an action plan in writing within fourteen days (14) days from the date of said notice, the CITY shall have the right to terminate this agreement forthwith.

If either party to this lease desires to terminate this agreement that party shall notify the other party with a written notice of its intent to cancel said lease prior to September 1 for the subsequent year.

17. MODIFICATION TERMS

There shall be no modification of this agreement unless said modification is made in writing and agreed to by both parties.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS USE AGREEMENT:

CITY of Pleasant Hill, Iowa

Eastern Polk County Pickleball

By: _____ Date: _____
Sara Kurovski, Mayor

By: _____ Date: _____
Rod Smith, President

By: _____ Date: _____
Dena Spooner, CITY Clerk

By: _____ Date: _____
Nancy Wells, Vice President

**EXHIBIT A to Lease Agreement
between the CITY OF PLEASANT HILL,
hereinafter referred to as "CITY," and
EASTERN POLK COUNTY PICKLEBALL hereinafter referred to as "EPCP"**

The scope of services to be assumed by the CITY includes, but is not limited to:

1. Provide EPCP use of 5 courts at Doanes Park and 4 courts at Hickory Glen Park (courts 5-8) for league games, social events, clinics, youth and adult lessons and programs. EPCP will be granted four (4) reserved times per week. For any usage by the club outside of the established days, EPCP must keep 2 courts at Doanes Park and 4 at Hickory Glen Park open for general public usage, unless otherwise approved by the CITY.

EPCP PRIORITY COURT USAGE

Tuesday, Thursday	4:00 PM – 10:00 PM
Wednesday	6:00 AM – 11:00 AM
*Sunday	6:00 PM – 10:00 PM
*The third Sunday of each month (April through October) from 6:00 PM – 10:00 PM at Hickory Glen Park courts 5 – 8.	

2. Provide EPCP with priority use of courts for leagues and tournaments at the established facility fee amount.
3. Clean and stock restrooms.
4. Blow dust and debris as needed.
5. Wash courts as needed.
6. Inspect the courts for damage to playing surface, court nets, center straps, gates and other equipment and promptly make needed repairs.
7. Provide a single contact for questions, concerns and maintenance problems. Provide advance notice of special events, major projects that would suspend use of any part of the courts and parking lots.
8. Include EPCP contact information on the CITY website.
9. Provide supplies to EPCP for court cleaning projects.
10. Install signage indicating reserved and open play times.

The CITY reserves the right to suspend court availability during periods of inclement weather, poor playing conditions, damage (which would cause hazardous safety consideration), and for necessary court maintenance.

The scope of services to be assumed by EPCP includes, but is not limited to:

1. Submit in advance league dates, tournaments, youth and adult lesson program schedules to the CITY.
2. EPCP must allow registration by Pleasant Hill residents and non-residents for

Pickleball leagues and tournaments.

3. Notify the CITY of all schedule changes and cancellations of events because of weather conditions so that reservations can be amended.
4. Provide the CITY with certificate of insurance and the additional endorsement page covering all EPCP programs by March 31st of each year.
5. Increase the awareness of the sport of pickleball in the CITY, and encourage participation and enjoyment of pickleball by residents, visitors, as well as EPCP members.
6. Make recommendations for possible facility improvements and raise additional funds to support improvement requests.

WHEREAS, the Pleasant Hill Little League (hereinafter called "League") is a non-profit, community-based volunteer organization providing youth sports services to the children of Pleasant Hill, and WHEREAS, the City of Pleasant Hill (hereinafter called "City") recognizes the inherent value of youth recreational services within the community, and WHEREAS, it is intended that the League administer Little League Baseball at Doanes Park in full cooperation with the City.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. DEFINITIONS

League Program: The Pleasant Hill Little League administers Little League Baseball at Doanes Park every spring/summer consisting of practices, weekly games, and all-star tournament.

League Season: League consists of one season: April 1- July 15

Capital Improvements: Improvements identified in the City's Capital Projects Budget.

2. PREMISES

Fields 1-4, Little Sluggers Field, concession stand and east side of garage.

3. TERM OF AGREEMENT

4. The agreement shall be in effect on January 28, 2026 and end on December 31, 2028

5. MAINTENANCE

All buildings and grounds maintenance shall be performed by the City. The city will manage all turf and infield maintenance. The League will reimburse the city for materials and supplies directly affiliated with preparing the fields for game play, included but not limited to chalk, striping paint, clay for mound repairs, and field dry.

6. MAINTENANCE FEE

There will be an annual maintenance fee of \$2,000/season. The maintenance fee assists the City in covering costs directly associated to the League. Fee covers but not limited to: pre and post season field and turf preparation and repair, weekday field preparation, extra mowing/week, contained trash removal, and irrigation. The maintenance costs do not include any weekend field preparation. If field preparation is requested on Saturdays, Sundays or City Holidays it will be billed at a rate of \$35/hour with a two-hour minimum. The league shall pay for the maintenance fees within 30 days upon receipt of invoice.

7. FIELD SCHEDULING

The league will provide the City a schedule of games and practices occurring from April 1 to July 15 to be submitted no later than April 1. The City is authorized to close fields or cancel activities due to weather, field conditions or City sponsored event. All ball field use (including the use of ball field lights) shall stop no later than 11 pm.

8. FIELD PREPARATION

The city will provide game-day field conditioning, outfield line striping, and clay mound preparation. The league shall provide game day infield chalking, placement and storage of the portable mound, and placement of the bases.

9. TOURNAMENTS

This agreement does not cover tournaments or any special events at the park that are not part of the normal league season except for the T-Ball Tournament and Travis Hough Memorial Tournament in which a schedule must be submitted. Doanes Park main shelter reservation must be made at the current facility rate for said events. Such events must be arranged through the city's special events application program.

10. UTILITY FEE

The League shall be responsible for a \$2,000.00/season utility fee that primarily covers utility expenses for concession operations to be paid within 30 days upon receipt of invoice.

11. BUILDING AND STRUCTURE DEVELOPMENT / CAPITAL IMPROVEMENTS

For the purpose of this lease, it is agreed between the League and City that the City has control over all public improvements upon the land which this lease embodies. All structures within the park are property of the City. Development or improvements of any kind, whether temporary or permanent, shall be managed by the City and are not subject to the terms of this agreement.

The city has the right to improve, replace, remove, and/or relocate any park structure or facility, including but not limited to concessions, garage, equipment storage, batting cages and/or fields. The City will coordinate timing of capital improvement projects to allow the League continued use of a premise whether at Doanes Park or at another location to manage their seasonal responsibilities.

12. CONCESSIONS

All concessions, concessions equipment, labor, the receipt of revenues and the payment of concession related expenses are the responsibility of the League. The League shall be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate concessions. A current copy of the licenses and certificates must be posted in the concession stand. Placing vending machines in the city parks is prohibited.

13. CONTAINED & NON-CONTAINED TRASH

The League shall remove all non-contained litter from the site after each use.

14. SMOKING

Smoking is prohibited at all Pleasant Hill Parks.

15. SIGNAGE / BANNERS:

Banners and signs are permitted only during league season. The display boards on the concession stand shall be the designated locations for league related communications. Sponsorship banners on the outfield fencing and one banner on each backstop are permitted provided they are fully secured to the fencing. Banners shall not be placed on dugouts. The city may remove, without notice any sign or banners not in compliance to the above said conditions. The League is responsible for all expenses related to banner placement.

16. INSURANCE

A certificate of insurance must be provided to the City upon of execution of this lease agreement with a minimum liability limit of \$2,000,000 aggregate and listing the City as

additional insured and a certificate shall be provided by February 1 for each subsequent year.

17. YEARLY REPORT

The League shall provide a financial report to the City at the conclusion of the season. The report shall include registration summary, fees, assets, liabilities, and the most recent annual tax return.

18. TERMINATION

Any violation of this agreement by the League as determined by the City shall be specified by written notice to the League stating the violations and should the League not remedy the violations or submit an action plan in writing within fourteen days (14) days from the date of said notice, the City shall have the right to terminate this agreement forthwith.

If either party to this lease desires to terminate this agreement that party shall notify the other party with a written notice of its intent to cancel said lease prior to September 1 for the subsequent year.

19. MODIFICATION TERMS

There shall be no modification of this agreement unless said modification is made in writing and agreed to by both parties.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS USE AGREEMENT:

City of Pleasant Hill, Iowa

Pleasant Hill Little League Baseball

By: _____ Date: _____
Sara Kurovski, Mayor

By: _____ Date: _____
Jason Nutt, President

By: _____ Date: _____
Dena Spooner, City Clerk

By: _____ Date: _____
Justin Pithan, Vice President



City of Waukee Triumph Park Tournament Facility Use Agreement

Please list all requests for the 2026 season below (if needed add another sheet)

Tournament Name	Date(s)	# of Fields Requested	Baseball/Softball & Ages

Once completed please return the requests to:

Waukee Parks & Recreation
Attn: Jacob Perkins
805 University Ave.
Waukee, IA 50263

OR

Email to:
jperkins@waukee.org

This Facility Usage Agreement covers maintenance charges, rental fees, and other rules/regulations governing Complex usage.

Fees: Fees to be paid to the City of Waukee for each tournament activity are as follows:

Tournaments	
Baseball	\$60.00/game per field
Softball	\$50.00/game per field
Complex Amenity Fee	\$100.00/per day per quad
Vendor Fee	\$100.00/day per vendor

Baseball fee includes portable mounds provided by the City along with fields prepped and chalked at the beginning of the day. Dragging and chalking of the fields during the tournament will be at the discretion of the grounds crew. Softball fee includes fields prepped and chalked at the beginning of the day along with the pitcher's rubber set. Dragging and chalking of the fields during the tournament will be at the discretion of the grounds crew. Practice quads and batting cages are included with tournament field rentals. Complex amenity fee includes stocking and cleaning of restrooms along with trash service. Vendor location and space will be determined by Triumph Park staff.

Additional Fees	
Ball Field Lights	\$15.00/game per field
Extra Field Prep (dragged & chalked)	\$25.00/game
Bag of Field Dry	\$20.00/bag

Schedules: Tournament schedules shall be provided to the Triumph Park Superintendent no fewer than five days prior to the start of the tournament. The City of Waukee reserves the right to modify schedules, game locations, fields used, etc. as the need warrants.

Pre-Tournament Meeting: A mandatory meeting shall be held at least two days prior to the start of the tournament with City of Waukee Parks & Recreation staff and the Tournament Director/Designee. Meeting purpose is to review logistics, weather procedures, schedules, fees, policies and other pertinent information.

Billing: An invoice will be sent to the designated Tournament Director following the completion of the tournament. The invoice shall be paid within a 30-day timeframe. Billing of games will be based on number of games started.

Concessions: On-site concessions will be operated by the City of Waukee. Outside coolers or alcohol is not permitted at Triumph Park.

Parking Fee/Gate Fees: Tournaments are not allowed to charge a parking fee. A gate fee may be charged at the discretion of the tournament. The tournament is responsible for the staffing of the gate and all issues associated therewith.

Traffic Control: The City of Waukee reserves the right to prohibit or restrict parking of RV's, trailers or any other large vehicles that require more than one parking spot.

Merchandise Sales: The tournament may sell merchandise. All merchandise sales shall be pre-approved by City of Waukee staff for content, safety and selling location. Each vendor will pay a daily fee of \$100 per day. Location and space will be determined by City staff.

Advertisement: Any placement of on-site advertising must be approved by the City of Waukeee for content and placement.

Temporary Site Modifications: Any signage, tents, temporary fencing or other items that need to be posted, erected, attached or installed by users or spectators must first be approved by the City of Waukeee. Camera devices are not allowed to be attached to any backstop netting.

Use of Special Vehicles: Use of golfs carts, or other special vehicles needed for the tournament, shall be approved in advance by the City of Waukeee. The City of Waukeee reserves the right to deny or modify the use of special vehicles as it deems necessary.

Weather: The Tournament Director or designee retains all decision-making authority in the event of incoming severe weather and/or lightning strikes within a distance of 10 miles. City staff and the Tournament Director will work together to halt games in progress, delay start times, alter schedules/field locations and order evacuation of the complex as the need arises.

Conduct: The City of Waukeee reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment of the City of Waukeee. The City of Waukeee shall have the authority to restrict individuals or teams from access to the complex and/or set terms that must be met for their return to the complex. It will be the Tournament Director and/or their staff's responsibility to assist with educating and enforcing Triumph Park rules.

Insurance: Tournament shall provide to the City of Waukeee a 'Certificate of Insurance' in the amount of one million dollars listing the City of Waukeee as additional insured. The insurance certificate shall be provided at the pre-tournament meeting or before.

The renter shall be responsible for any and all damage to the facility occurring during the term of the rental.

That renter shall indemnify and hold harmless the City of Waukeee, its officers, agents and employees, from and against any and all loss, liability or damage arising out of renter's use of the facility, including all costs, expenses and attorney fees incurred in defending any claims arising out of the use thereof, except to the extent that the injuries or damages resulting in such losses or liabilities arise by reason of the negligence of the City of Waukeee, their successors or assignees.

The renter takes the facility as renter finds it, and voluntarily assumes all risk of loss, damage, or injury, including death, that may be sustained by renter or any property of any of the undersigned while in, on or upon said facility.

Renter shall fully comply with all applicable state laws, city ordinances and rules applicable to the use of the facility.

The **City of Waukeee** and _____ executed this agreement for the 2026 tournaments to be held at Triumph Park.

City of Waukeee
Print Name: _____
Signature: _____
Date: _____

Assistant Parks & Recreation Director

Renter
Print Name: _____
Signature: _____
Date: _____

Tournament Director

City of Waukee & Triumph Park Staff Contact Information

Waukee Parks & Recreation Office

Phone: 515-978-0007

Email: parksandrecreation@waukee.org

Jacob Perkins

Recreation Supervisor

jperkins@waukee.org

***Contact for ball field rentals & concession stands**

Kyle Chambers

Triumph Park Superintendent

kchambers@waukee.org

***Contact for Triumph Park ball field & complex maintenance**

Joe Carroll

Parks & Recreation Facilities Manager

jcarroll@waukee.org



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.b.
For Meeting of 8/20/2026
Discussion Item

TITLE: -Discussion and possible action: Parks and Recreation System Priorities

CONTACT PERSON:

Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has several parks, trails, and recreation projects currently underway while also planning for future park development, trail connections, recreation amenities, and potential land acquisition. As Bondurant continues to grow, new recreation opportunities and community requests will continue to emerge. With limited funding, available land, and staff resources, it is important to establish priorities that guide future planning and investment decisions.

The City Council adopted the Parks, Trails, and Greenways Master Plan to provide a long-term vision for the City's park and recreation system. The master plan identifies numerous future projects and recommendations that cannot all be completed simultaneously and will require prioritization over time.

Staff will provide an update on projects currently underway, including Pleasantview Park, Central Park, Bluejay Landing Park, District Corridor Trail Phase 1, the Chichaqua Valley Trail realignment across Santiago Creek, the Chichaqua Valley Trail through the Grain District, Silo Commons, and City Park improvements. Additionally, there is a need to amend the plan to include projects that were not originally anticipated in the plan. Those projects include:

1. Silo Commons (short-term);
2. Pleasantview Park (short-term);
3. Eye of Imagination sculpture (short-term); and
4. Campus Connector: 15th to CVT through Ross and Civic Campus (medium-term).

The Board will then be asked to discuss long-term priorities for undeveloped park properties, future recreation amenities, trail connections, athletic field needs, and potential land acquisition. Discussion topics include Harvest Meadows Park, Sankey Summit Park, the Civic Campus Trail Connection to 15th Street, additional athletic field space at the Bondurant Regional Sports Complex, and future recreational opportunities identified through public input.

Staff is seeking the Board's input on the following questions:

- Should the City prioritize completing and enhancing existing park properties before developing new parks or acquiring additional land?
- What types of recreational amenities will best serve Bondurant over the next five to ten years?
- Where does the need for additional athletic fields rank compared to other park and recreation priorities?
- Are there areas of the community that are underserved by parks, trails, or recreational facilities?
- How should future recreation proposals be evaluated against existing priorities?
- What factors should be considered when prioritizing future parks and recreation investments, including community demand, available land, long-term maintenance, operating costs, partnerships, grant opportunities, and overall community benefit?

The purpose of this discussion is to help establish implementation priorities for the adopted Parks, Trails, and Greenways Master Plan while providing policy direction for future Capital Improvement Program planning, grant opportunities, park development, and evaluation of future recreation proposals. No formal action is requested.

FUNDING SOURCE: LOSST, Grants, TIF, Contributions, General Fund, GO Bonds, Stormwater/Capital

STAFF RECOMMENDATION: Discuss and provide guidance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 20260818 Parks Master Plan Implementation
2. BMX Track Interest Summary
3. Parks buffer map
4. 2024 - Parks, Trails and Greenways Master Plan

PARKS, TRAILS, & GREENWAYS MASTER PLAN - ADOPTED JULY 2024

Status: August 18, 2026

Short-Term Projects (Suggested Date Range of July 2024-June 2027)	
Project	Status Notes
<i>Green = Complete, Yellow = In-process, Red = Needs Additional Effort</i>	
Construct the BRSC to Park Side Trail Connection	Complete
Establish a Friends of the Parks non-profit organization to assist with grants, donations, and implementing projects	A May 2026 report by the University of Iowa's IISC Program identified steps to establish a nonprofit.
Construct a trail connection over Mud Creek in Eagle Park	Upstream engineering improvements are needed prior to project initiation, likely shifting this project to the medium-term timeframe.
Continue involvement in the Mud Creek/Spring Creek Watershed Greenway Master Plan process	City adopted the Mud, Camp, and Spring Creeks Greenway Master Plan in October 2025 as guidance
Relocate the former City Park playground set to Bluejay Landing Park (Please note this goal has evolved to creating a natural playscape in this area.)	Former City Park playground no longer being relocated, but City now has a detailed design completed in May 2026 through the IISC Program and \$5,000 in grant funding secured to implement grading.
Install Phase 1 (Dining Room) of the ARTocka Trail Loop	Complete
Install Phase 2 (Garden) of the ARTocka Trail Loop	Currently under construction
Install the Puddle Pavilions piece along Mud Creek in Eagle Park	Complete
Provide additional trainings/resources to the Parks & Recreation Board regarding their new role of assisting with implementing the Art, Culture, & Wayfinding Master Plan	Staff plan to partner with BRAVO for a training during a normal Parks & Rec Board meeting.
Construct Phase 1 of the City Park Master Plan (Playground, Basketball Court)	Complete
Construct Phase 2 of the City Park Master Plan (Splash Pad)	Complete
Construct public parking lot south of City Park, including implementing a mural installation on the fence area	Complete
Install the disc golf/multigolf course at Eagle Park, including constructing additional parking	Parking lot is complete. Disc golf nets and bases to be installed
Construct additional public parking downtown near the Depot	Complete (1st Street SW parking, Grain Street parking, Lincoln Street public parking lot, Lincoln Street on-street parking, The Station parking, shared parking lot)
Revise the existing Subdivision Code as suggested in the Appendix of this plan	Complete
Construct tennis/pickleball courts in coordination with the Bondurant-Farrar Community School District	Complete
Construct a basketball court at Wolf Creek Park, and explore the option to construct an additional basketball court at a park in the north/northwest portion of Bondurant	Complete for Wolf Creek area

Construct trails as proposed in the Civic Campus Master Plan	Complete
Construct the Chichaqua Valley Trail extension as shown in the Grain District Downtown Redevelopment Plan, including establishing an arboretum and other creative placemaking efforts along the trail corridor	Complete
Construct the Chichaqua Valley Trail Extension along the former railroad corridor east of Highway 65 and south of the Bondurant Industrial Park	Currently under construction
Begin implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan	Have implemented some such as the new BES Facility and some minor interpretive signage, but should look at implementing Community Park signage
Coordinate with the Iowa DOT to promote the planting of mixed native deciduous and coniferous trees and native grasses and wildflowers along Highway 65	Efforts can be made to implement this by June 2027.
Coordinate with the Bondurant Community Foundation and/or Bondurant Historical Society to implement an educational and historical signage system within the Lake Petocka Park area	Complete
Create an amenity inventory which highlights the types and quantities of amenities located at each park or trail	Efforts can be made to implement this by June 2027.
Establish an art piece that recognizes supporters of the Bondurant Recreational Sports Complex	Efforts can be made to implement this by June 2027, or project may shift to a medium-term priority.
80% of short-term projects are actively advancing (complete or in-processs)	

Medium-Term Projects (Suggested Date Range of July 2027-June 2030)	
Project	Status Notes
<i>Green = complete, Yellow = In-process, Red = Needs Additional Effort</i>	
Construct Phase 3 of the City Park Master Plan (Amphitheater) Please note: this goal has evolved into the Silo Commons Project .	City no longer implementing at City Park, and instead will be constructing at Silo Commons, scheduled to be completed by Fall 2027. This should be amended to become the Silo Commons Project as a short-term priority.
Construct Phase 1 of the Central District Stormwater Improvements Master Plan	Some grant funding has been secured, but additional grant funding will need to be secured in order to keep this project on track as a Medium Term project
Renovate the former Bondurant Emergency Service Facility for Parks & Recreation Center use	Complete
Complete the missing trail gap of the Gay Lea Wilson Trail to establish a connection south to Altoona	Planning money from Polk County has been secured to establish the future route for construction.

Improve Sankey Summit Park utilizing the concept included in this plan as inspiration	Master Plan scheduled to be completed to then be used for grant purposes to keep on track for Medium-Term implementation.
Improve Harvest Meadows Park utilizing the concept included in this plan as inspiration	Master Plan scheduled to be completed to then be used for grant purposes to keep on track for Medium-Term implementation.
Construct the Downtown Entryway artist concept included in the Art, Culture, & Wayfinding Master Plan	Complete - Moving Curiously was installed August 14, 2026, at 401 2nd Street NE
Establish community gardens in areas suggested in this plan	Community garden planned as part of District Corridor Trail Phase 1 improvements
Install Phase 3 (Foyer) of the ARTocka Trail Loop	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Install Phase 4 (Lounge) of the ARTocka Trail Loop	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Install Phase 5 (Gallery) of the ARTocka Trail Loop	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Enhance the southern entrance of Lake Petocka with an entrance feature and landscaping	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Add artistic lighting to the Highway 65 pedestrian underpass	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Enhance and expand downtown holiday lighting	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Add an art installation at the SW corner of the Bondurant Community Library's grounds	Functional art in the form of the "Books" bike rack was installed in summer 2025.
Activate vacant lots in the Civic Campus as they await development	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Locate Bondurant Bluejay Sculptures throughout the community in coordination with the Bondurant-Farrar Community School District and the Bondurant Chamber of Commerce	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
Evaluate existing neighborhood park conditions relative to ADA access and amenities and begin making changes to increase such accessibility	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.

Pave the road within the Bondurant Cemetery	Future efforts to be made to keep this on track for implementation by June 2030, or project may shift to a long-term priority.
37% of medium-term projects are actively advancing ahead of schedule (complete or in-process)	

Long-Term Projects (Suggested Date Range of July 2030-June 2035)	
Project	Status Notes
<i>Green = complete, Yellow = In-process, Red = Needs Additional Effort</i>	
Construct Phase 4 of the City Park Master Plan (Ice Skating Ribbon)	Future efforts can be made to keep this on track for implementation by June 2035.
Construct Phase 2 of the Central District Stormwater Improvements Master Plan	Future efforts can be made to keep this on track for implementation by June 2035.
Construct the Skate Park Phase of the Central District Stormwater Improvements Master Plan	Future efforts can be made to keep this on track for implementation by June 2035.
Construct Phase 3 of the Central District Stormwater Improvements Master Plan	Future efforts can be made to keep this on track for implementation by June 2035.
Construct Phase 4 of the Central District Stormwater Improvements Master Plan	Future efforts can be made to keep this on track for implementation by June 2035.
Create trail connections along the greenway system to the north	Future efforts can be made to keep this on track for implementation by June 2035.
Create a regional attraction that generates circulating revenue back into the PTG system	Silo Commons scheduled to be completed by Fall 2027.
Improve District Corridor Park utilizing the concept in this plan as inspiration	Phase 1 and Phase 2 of the District Corridor Trail have received funding from the LWCF program.
Construct the Art Alley artist concept included in the Art, Culture, & Wayfinding Master Plan	This concept has been incorporated into the canopy of The Station project. Alternative concepts for art in the alley to draw people in from the CVT should be explored.
Pave the remaining gravel area at BRSC/Lake Petocka Park	Future efforts can be made to keep this on track for implementation by June 2035.
Add artistic lighting along the Chichaqua Valley Trail	Future efforts can be made to keep this on track for implementation by June 2035.
Consider adopting a sustainability or climate action plan	Future efforts can be made to keep this on track for implementation by June 2035.
Consider creating an incentive or grant program for adding green infrastructure to private property	Future efforts can be made to keep this on track for implementation by June 2035.

Establish an off-street trail connection from City Park south to 5th Street SE and then west over to the existing trail at Grant Street South	Future efforts can be made to keep this on track for implementation by June 2035.
Plan for future regional stormwater facility amenities north of Bondurant as shown in the City's Stormwater Master Plan	Future efforts can be made to keep this on track for implementation by June 2035.
Improve Featherstone Park utilizing the concept included in this plan as inspiration	Future efforts can be made to keep this on track for implementation by June 2035.
Implement storytelling signage at the parks	Future efforts can be made to keep this on track for implementation by June 2035.
12% of long-term projects are actively advancing ahead of schedule (complete or in-process)	

Ongoing
Continue hosting existing large community events and add new ones as new resources allow as suggested in the Art, Culture, and Wayfinding Master Plan to help retain the community's strong hometown feel
Continue to partner with local organizations to promote a variety of events and engage residents of Bondurant
Continue growing the community's urban tree canopy
Continue coordinating with the Iowa DNR to have the public fishing pond areas stocked
Continue including trails as a component of upcoming street construction/reconstruction projects
Continue to install green technology when feasible with public improvement projects
Continue to be proactive in planning and budgeting for parks and recreation maintenance needs
Continue to expand trails and greenways through natural, residential, and business areas to decrease commutes along state highways creating safe routes for bicyclists and pedestrians
Continue marketing efforts of the community's parks, trails, and greenways as well as community events
Continue implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan
Continue roadside vegetation and native prairie planting efforts
Continue to ensure adequate trail amenities are provided (restrooms, benches, drinking fountains)
Continue to work with neighboring cities to create trail connections that will bridge gaps in connectivity
Continue to exceed the overall park level of service for total park acres in Bondurant
Continue to develop neighborhood-level themed park programming and designs by and for residents to maintain a sense of community
Continue to strive to have most Bondurant residents live within a reasonable 5-10 minute walk to a park
Continue to connect newer and older parks with trail or sidewalk connections and expand trails in Bondurant in accordance with the Future Trails Plan
Continue to attract and support trail-centric retail such as bike shops, cafes, brew pubs, and restaurants near the CVT near downtown Bondurant
Continue to promote the expansion of greenways throughout the City and proactively preserve areas with significant tree cover around the CVT to protect these valuable resources

Continue to encourage art and other recreation placemaking efforts along trails and within parks in Bondurant
Continue to routinely monitor the life cycle of programs and facilities to ensure they continue to meet the needs of the community
Continue to integrate low maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and maintenance needs in the community
Continue to incorporate natural features such as trees, topography, wetlands, or streams into the open space

BMX Track Interest Summary

Background

A Bondurant City Council attendee, Jared Chernis, contacted City staff regarding the potential development of a BMX racing track in Bondurant. A follow-up phone conversation was held to better understand facility requirements, operational considerations, and the current BMX landscape in Iowa.

Information Provided

Existing Iowa BMX Facilities

- Iowa currently has BMX tracks located at:
 - Ewing Park (Des Moines)
 - Cedar Rapids
 - Omaha (not in Iowa but regionally significant)
- Both facilities are operated by nonprofit organizations, not by the cities in which they are located.
- USA BMX serves as the national governing organization, with racing organized through the Iowa Racing District.

Facility Requirements

- A basic BMX track requires approximately 2–3 acres.
- The Ewing Park facility occupies approximately 5 acres, including parking.
- For a facility capable of hosting regional or tournament-level events, significantly more land would likely be required due to parking demands.
- Existing jump lines are also available at Four Mile Park in Pleasant Hill, providing another nearby riding opportunity.

Track Construction

Ewing Park (Des Moines)

- Includes a starting tower.
- Asphalted corners.
- Limestone riding surface with a stabilizing binder.

Cedar Rapids

- Primarily a dirt track.

Operations and Maintenance

- Both existing tracks rely heavily on volunteer labor.

- Stormwater management and erosion are ongoing operational challenges.
- Ewing utilizes subsurface tile drainage.
- When rain is forecasted, volunteers tarp the riding surface to minimize damage.
- Pooling still occurs at both facilities after heavy rain events.
- Jared shared a recent example where a track was not covered before a storm, requiring approximately many volunteers working for two full days to restore the riding surface for use.

Participation

- According to Jared, there are fewer than 200 registered USA BMX riders in the state of Iowa.

Proposed Operational Model

Jared indicated that his vision would be for the City to construct the facility, while he would operate the BMX program.

Staff Observations

Several considerations emerged during the discussion that would make pursuing a BMX track difficult at this time:

1. Significant Land Requirement

A successful regional BMX facility would require considerably more than the riding surface alone. Parking, circulation, and spectator accommodations would substantially increase the total land needed. At present, the City does not have an obvious site capable of accommodating a facility of this scale.

2. Limited Market

With fewer than 200 registered riders statewide, the overall user base appears relatively small compared to the investment required.

3. Existing Regional Facilities

The central Iowa region is already served by the Ewing Park BMX facility, with additional facilities located in Cedar Rapids and Omaha. The Omaha track is reported to attract a significant number of riders and events, further demonstrating that the regional market is already being served.

Given the proximity of these existing facilities, approximately 30 minutes to Ewing Park, roughly two hours to Omaha and Cedar Rapids, it does not appear there is a geographic gap in the regional BMX market that would justify the construction of another facility in Bondurant. If additional BMX facilities were to be developed within Iowa, underserved regions such as the Quad Cities, Sioux City, or Mason City would appear to represent

stronger opportunities than adding another facility within the already-served central Iowa market.

4. Operational Responsibility

Existing BMX tracks in Iowa are operated by nonprofit organizations supported by dedicated volunteers. At this time, no Bondurant-based nonprofit organization or resident group has been identified that is interested in assuming long-term responsibility for operating, maintaining, fundraising, staffing, and governing such a facility.

5. Maintenance Commitment

Track maintenance is labor-intensive and weather-dependent. Routine upkeep, storm recovery, volunteer coordination, erosion control, and drainage management would represent ongoing operational challenges even after initial construction.

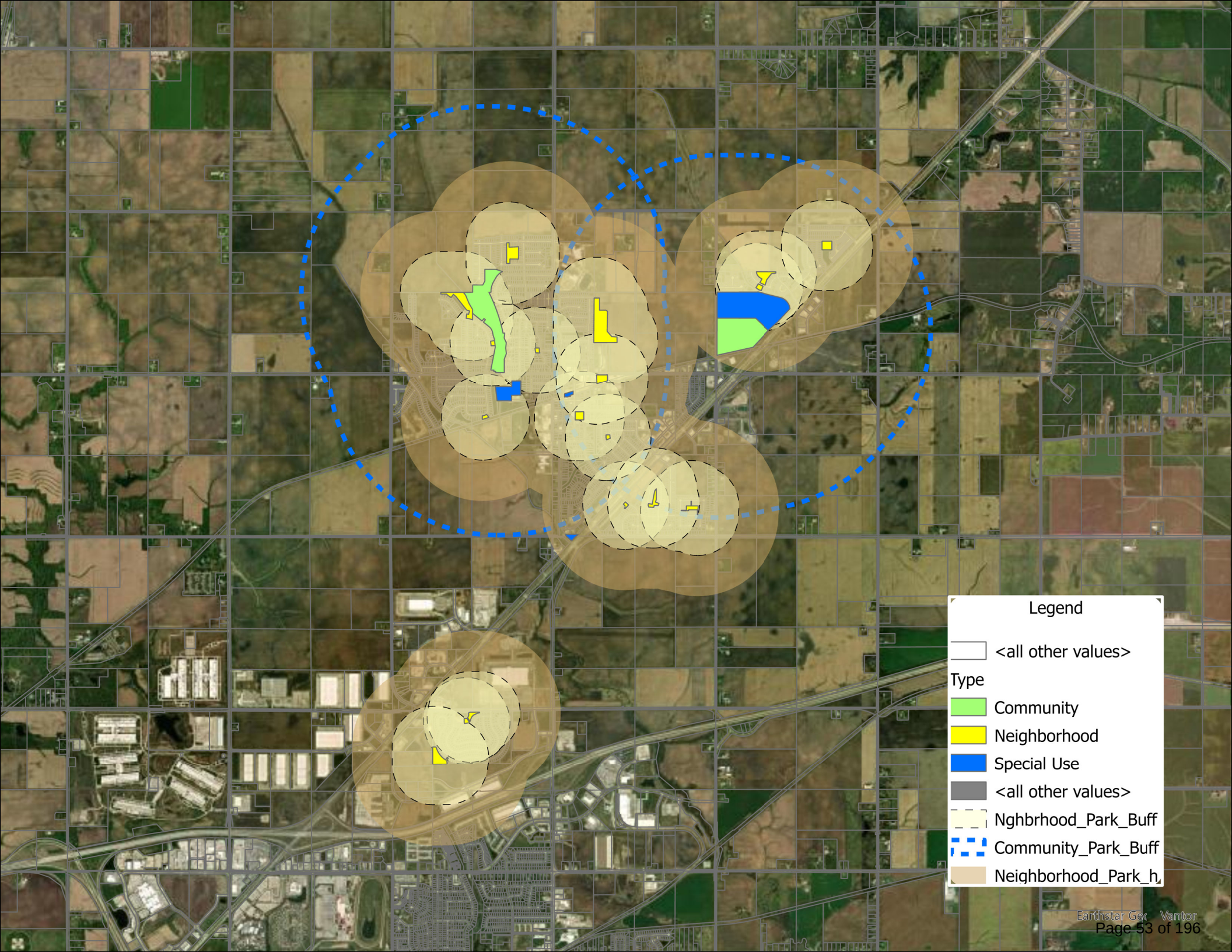
Discussion Considerations

The information gathered through discussions with Jared Chernis and a review of existing BMX facilities identified several considerations for the Parks and Recreation Board as it evaluates future recreation priorities.

- Existing BMX tracks are already located in Des Moines, Cedar Rapids, and Omaha, with additional bicycle jump features available in Pleasant Hill. These facilities collectively serve the central Iowa region and surrounding areas.
- A BMX facility requires a significant amount of land beyond the riding surface. Parking, circulation, spectator areas, stormwater management, and support amenities substantially increase the total site needed, particularly if the facility is intended to host regional events.
- The City does not currently have an identified location that appears well suited for a facility of this size.
- Existing BMX facilities in Iowa are operated by nonprofit organizations and rely heavily on volunteers for programming, fundraising, routine maintenance, and storm recovery.
- According to information provided during the discussion, fewer than 200 riders are currently registered with USA BMX in the State of Iowa.
- Track maintenance is ongoing and weather dependent. Existing facilities experience erosion, standing water, and surface damage following rain events, requiring volunteer labor to restore the riding surface before use.
- The concept discussed would involve the City constructing the facility while operations would be managed independently. At this time, no Bondurant-based

nonprofit organization or resident group has been identified to assume long-term responsibility for operating and maintaining a BMX facility.

- As the Parks and Recreation Board considers future recreation investments, this proposal may be evaluated alongside other community needs identified in the Parks, Trails, and Greenways Master Plan and future Capital Improvement Program discussions, including available land, community demand, long-term operating responsibilities, maintenance requirements, and overall public benefit.



Legend

<all other values>

Type

Community

Neighborhood

Special Use

<all other values>

Nghbrhood_Park_Buff

Community_Park_Buff

Neighborhood_Park_h

Earthstar Geo Vantor
Page 53 of 196



Bondurant Parks, Trails, and Greenways Master Plan 2024

Acknowledgments

The Parks, Trails, and Greenways Master Plan Update team with the University of Iowa School of Planning and Public Affairs would like to thank the following groups and individuals for their guidance throughout this project. Their expertise helped tremendously in the creation and development of this master plan update.

The City of Bondurant, Iowa

Maggie Murray; *Planning and Community Development Director*
Isaac Pezley; *City Planner*
Marketa Oliver, *City Administrator*
Bondurant Parks and Recreation Board

Iowa Initiative for Sustainable Communities

Travis Kraus; *IISC Director and Faculty Advisor*
Jennifer New; *Community Engagement Specialist*

The University of Iowa

Scott Spak; *Faculty Advisor*

The City of Newton, Iowa

Brian Dunkelberger; *City Planner and Alumnus Mentor*



Executive Summary

When you ask someone to describe Bondurant, the term “hometown feel” inevitably comes up in the first few sentences; walking through the vibrant farmers’ market or running into friends on the Chichaqua Trail confirms this to be true. This sense of belonging remains strong even through Bondurant’s unprecedented population growth and new development – a feat likely impossible without the City’s ongoing commitment to creating new opportunities for residents to connect with their environment and to each other.

Parks, trails, and greenways are an integral component of Bondurant’s identity and smart growth. Among many benefits outlined in this plan, they offer spaces to gather, recreate, commute, and enjoy the outdoors. Building from past and concurrent plans, this 2024 Parks, Trails, and Greenways Master Plan update serves as a guide to further develop a comprehensive network that meets the needs of all residents. This plan centers resident engagement to recommend community-specific strategies that promote accessible recreation, environmental stewardship, safe pathways for multi-modal transportation, and a shared sense of belonging for generations to come.

Introduction

In partnership with the Iowa Initiative for Sustainable Communities (IISC), four graduate students from the University of Iowa's School of Planning and Public Affairs created this Parks, Trails, and Greenways (PTG) Master Plan update for the City of Bondurant in the academic year 2023-2024. Bondurant partnered with IISC to create a document that encompassed innovative strategies to improve and plan for the future of the PTG system.

The City of Bondurant faces a unique situation that presents exciting possibilities for PTG planning. Bondurant's population has grown 90.8% between 2010 and 2020 and continues to expand, which brings various opportunities for its provision of sufficient parks and recreation amenities. With an increasing population comes an increasing need for accessible green space within the city boundaries, which can be achieved through intentional planning for sustainable development.

While Bondurant's most recent PTG plan was created in 2013, numerous individual parks plans -- such as the Eagle Park Master Plan, the City Park Master Plan, the Art, Culture, and Wayfinding Master Plan, and the Central District Stormwater Master Plan -- have added to PTG planning and development in recent years. Additionally, after Bondurant was redesignated as an Iowa Great Place in 2022, the City partnered with the Bondurant Community Foundation to develop updated goals and objectives for the PTG system. This plan builds from those existing frameworks, centering feedback from community members and other stakeholders in the process.



Figure 1. Photo of the Parks, Trails, and Greenways Master Plan update group.

Table of Contents

Acknowledgments2

Executive Summary1

Introduction2

Guiding Principles.....3

Vision Statement4

Goals and Objectives5

History.....6

Demographics8

Community Engagement 10

Parks 17

Existing Conditions 18

Planned Projects 22

Park Asset Mapping..... 28

Recommendations..... 30

Trails, Greenways, and Wayfinding..... 47

Existing Conditions: Trails 48

Existing Conditions: Greenways 49

Recommendations..... 50

Parks and Recreation Programming59

Overview of Previous Programming..... 60

Past PTG Expenditures..... 61

Recommendations..... 64

Natural Resource Management67

2020 Urban Forest Management Plan 68

Recommendations..... 69

Plan Implementation 75

Implementation Table 76

Appendix.....80

SWOT Analysis 81

Stakeholder Analysis..... 83

Community Survey Questions 84

Proposed Subdivision Code Amendments 98

Resources for Restoration 103

Best Practice Research..... 105

Evaluation Toolkit..... 108

Park Amenity Maps..... 120

Baseball Cards..... 124

Community Garden Resource Guide 127

References 136



INTRODUCTION

THE PLAN

GUIDING PRINCIPLES

VISION STATEMENT

GOALS AND OBJECTIVES

HISTORY

DEMOGRAPHICS

The Plan

The 2024 Parks, Trails, and Greenways Master Plan begins with an overview of the plan’s guiding vision, goals, and objectives. This leads into a summary of the historical, demographic, and financial background needed to understand the long-term context of Bondurant’s PTG development.

Next, the community engagement section explains the many initiatives used to ensure this plan reflects the unique needs and perspectives of Bondurant residents. These engagement efforts – including stakeholder analyses, community surveys, interviews, and outreach events – are used to enrich the plan’s narrative, inspire park and wayfinding concepts, and serve as a basis for recommended community engagement during future PTG development. Direct quotes from Bondurant residents are also highlighted throughout each section.

Existing and proposed PTG projects are then mapped and outlined. By mapping existing conditions and proposed PTG development, this plan helps ensure practical, accessible, and sustainable allocation of resources over the next five, ten, and fifteen years.

The plan concludes with implementation recommendations for Bondurant’s PTG system, including a revision to the Subdivision Ordinance and a park amenity catalogue divided by cost and priority levels. Among many additional resources, the implementation section provides future land use maps, concept designs for undeveloped parks, wayfinding features, sustainability initiatives, and potential funding and other resources to assist the City with recommended projects.

Finally, evaluation recommendations – separated by process, impact, and outcome – are outlined to help ensure effective decision-making and ongoing community engagement throughout future PTG development. Future recommendations are split into short, medium, and long-term goals that Bondurant can reference to help achieve their ideal PTG system as efficiently as possible.

Guiding Principles

The development of the 2024 Parks, Trails, and Greenways Master Plan builds from the guiding principles identified in the Building Bondurant Comprehensive Plan. These guiding principles were:

- Welcoming Community
- Sustainability + Resiliency
- Mobility + Connectivity
- Neighborhood Development
- Quality of Life
- Arts + Culture
- Parks + Recreation
- Economic Development + Growth

In addition to these guiding principles, this plan includes best practice research on similar parks and recreation master plans. These master plans include:

- Webster City Parks and Recreation Master Plan
- Peosta Forward! Comprehensive Plan and Parks & Trails Master Plan
- City of Overland Park Comprehensive Park System Master Plan
- City of Iowa City Parks Master Plan

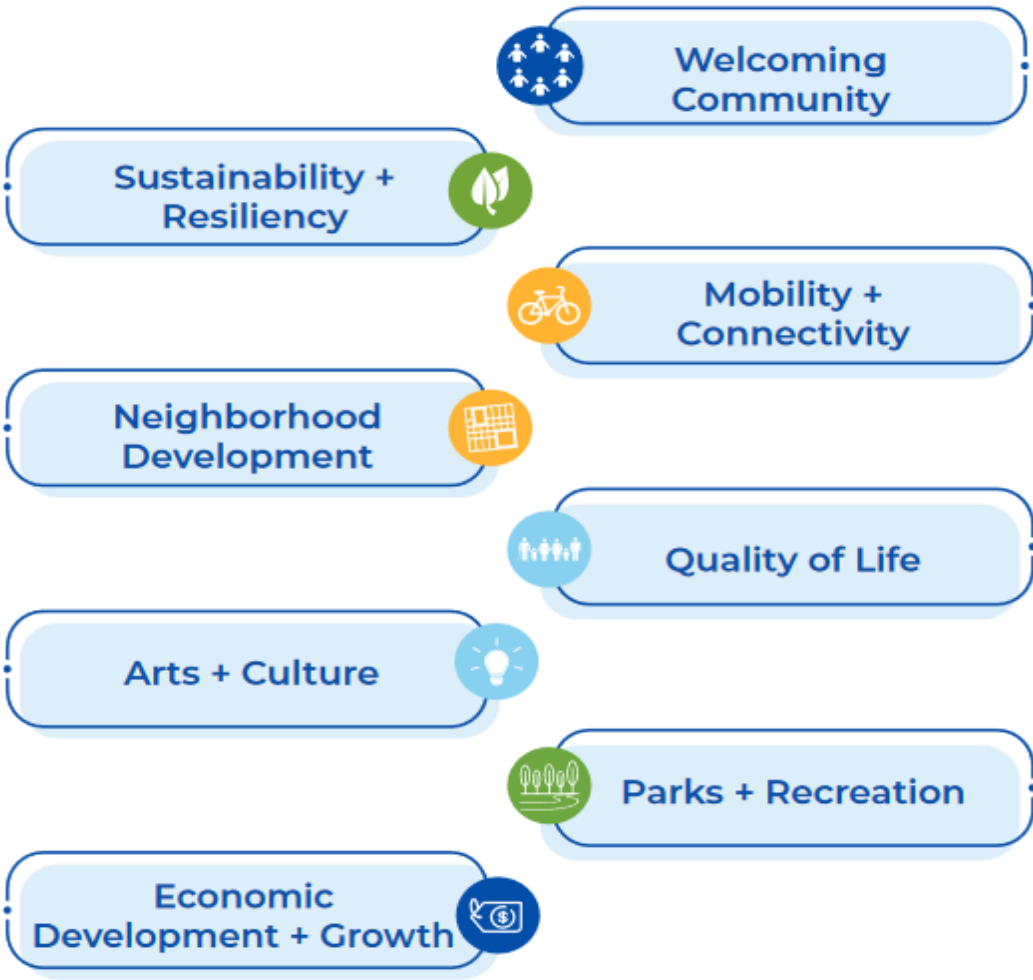


Figure 2. PTG Master Plan Guiding Principles

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

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 metro

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 connects 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
- 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



History

In 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.¹

Following the forced displacement of the Sac and Fox Tribe of the Meskwaki Nation from Iowa to Kansas and Nebraska, Polk County was established in 1846.¹ Just over a decade later, Alexander C. Bondurant moved from Illinois to Iowa to expand his land ownership.² Alexander purchased 320 acres of land northeast of the Des Moines City Center before donating 30 acres of his own farmland to construct a new church. In 1884, Alexander officially founded the town of Bondurant, making room for just under 300 residents to call it their home. Alexander constructed the first school in 1885, drawing more residents to the town.

Much of Bondurant's success is based on Alexander's vision for future growth. In 1892 -- during the height of the expansion of the Chicago Great Western Railway -- Alexander donated land to the railroad company. In return, the company created a rail station and named it Bondurant.² After donating another forty-four acres of land for prospective business owners to start their companies, Bondurant continued to grow steadily. The town of Bondurant was officially incorporated into Polk County in 1897, and it continues to expand and thrive today.

PTG planning within the City of Bondurant has evolved immensely since the beginning of its incorporation. In 1968, Bondurant's first Comprehensive Plan was created. In its short section on parks, planners noted that the city's only park, Park, contained only a children's playground.³ This plan described the attitudes of residents towards the parks and

recreation system, stating that 50.3% of adults and 60.8% of youths considered the recreational facilities and town entertainment below average or poor. Residents requested amenities such as shuffleboard courts, a swimming pool, horseshoe pits, and ping pong tables. At the time, Bondurant was known for being what some call a "bedroom community," one where residents live but do not work; 47.6% of residents were employed outside of the city, often commuting to Des Moines for their jobs. The 1968 Comprehensive Plan described their budget as too constrained to create new parks, and that sufficient funding would require attracting additional residents to help boost the tax base.

Thirty-three years later, Bondurant's second Comprehensive Plan was published. This 2001 Comprehensive Plan was the introduction of parks and trails planning in Bondurant. While creating this plan, Bondurant's Parks and Recreation department hosted a focus group of nine residents, asking them to name the strengths and weaknesses of the existing park facilities, recreational programs, and youth activities, and visions for the future of these systems.⁴ The focus group identified strengths of park facilities as having designated green areas, lakes and fishing, and sports fields and courts. Weaknesses included the lack of trail connections, poor shore stabilization at the lake, and limited parking at sports fields and parks. The overall goals focused on increasing the PTG system's interconnectivity throughout the city.

"I moved here when Bondurant was much smaller. It seems hard to believe that it was like that; I remember my backyard was all cornfields. It was truly just a bedroom community -- you know, you came here to sleep. So, it is great to see us growing. But the {hometown feel} is still so core to who we are. We want to keep that."

Bondurant published its next Comprehensive Plan in 2012. In this plan, Bondurant described the difference between Neighborhood Parks, Community Parks, and Specialty Parks, denoting the scale and uses desired for each category.⁵ The themes and goals of this Comprehensive Plan closely resembled those of the 2001 Comprehensive Plan.

Generally, residents desired new parks and trails, and hoped to improve the connections between them. One factor that set this plan apart from previous plans was its statement that Bondurant’s parks should be defining features of the city rather than simply plots of leftover land saved for green spaces. This marked the beginning of a stated desire for Bondurant to be known for its parks, trails, and greenways.

The first PTG Master Plan for Bondurant was published in 2013 and outlined the state of the PTG system as it existed in the early 2010s. This plan highlighted each existing park, indicating which parks were improved or unimproved along with proposed park developments.⁶ This was also the first plan to discuss greenways, adding a new factor to consider in the planning process. Additionally, this plan incorporated multi-level development needs, including existing, future, and potential parks at both community and neighborhood scales.

The most recent Comprehensive Plan from 2022 contains a detailed chapter about Bondurant’s existing parks and trails system, including resident perspectives and desires for the future. This plan identified existing park and trail locations and levels of service to the public, including a walk-time analysis and park acres per person.⁷ Proposed future park and trail locations were identified and delineated as serving low, medium, and high-density residential areas. This chapter provides a framework for proper implementation through a series of goals, policies, and action items. Goals for this plan included maintaining a high-

quality parks and recreation system, ensuring responsiveness to residents and trends, and promoting Bondurant as a trail and recreation community.

After analyzing the history of PTG planning in Bondurant, it is clear there has been a rapid increase in PTG planning and achievements over recent years. As any new planning efforts are informed by past decisions and resident desires, these historical trends in resident requests and PTG improvements will aid in determining priority items throughout the current planning process. This plan focuses on updating and maintaining the existing PTG system and planning for future improvements throughout the community.



Figure 3. Photo of the Bondurant Regional Trailhead - site of the original train depot that established Bondurant as a city (SVPA, 2023).

Demographics

Bondurant has unique growth characteristics that set it apart from other cities in Iowa. The city has grown rapidly in the past decade, showing a population increase of 90.8% from 2010-2020, a rate drastically higher than the 4.7% growth rate of Iowa overall.⁸ The population growth rate is so rapid that Bondurant will conduct a special Census in 2024. Today, the total population is an estimated 9,402 residents. The median resident age is 31.3, indicating a relatively young population for the city compared to the state of Iowa’s 38.9 median age.⁹ Race demographics show a predominately white population at 91.6%, followed by 6.6% Black, 0.9% Asian, and 0.9% of residents identifying as two or more races.¹⁰

Projected Population Growth in Bondurant

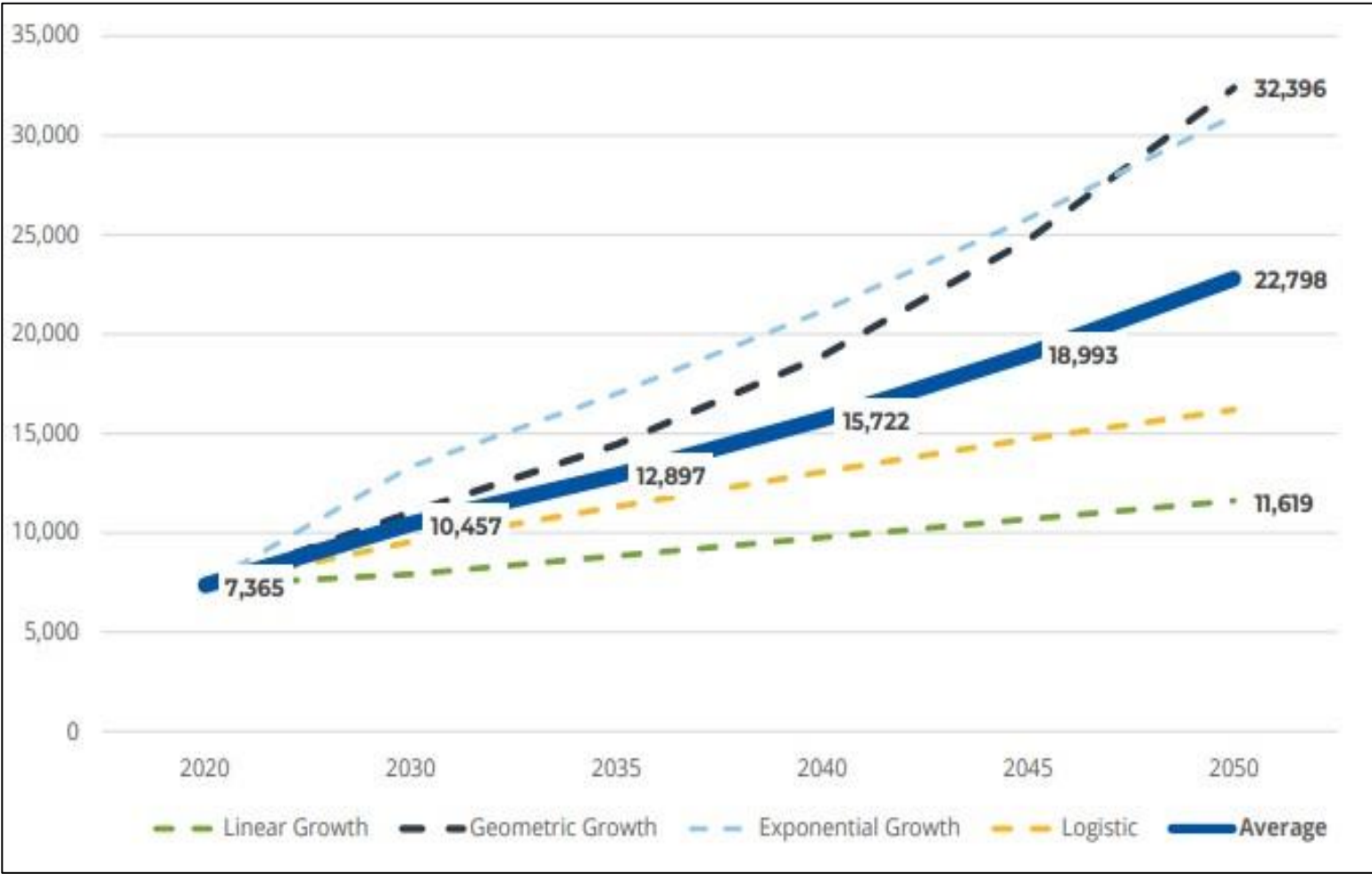


Figure 4. Projected Population Growth in Bondurant (Confluence Inc., 2021).

Educational attainment in Bondurant denotes a comparatively high proportion of residents with bachelor's degrees; 38.2% of Bondurant residents over twenty-five years old have bachelor's degrees, while the Iowa state average is 21.5%.¹¹ Median household income in Bondurant is \$106,821, with a 0.8% unemployment rate and a poverty rate of 6%.¹²

Of the 2,379 households in Bondurant, 95.3% are one-unit structures, meaning single-family homes are the predominant housing type throughout the city. 2,154 households -- or 90.5% --are owner-occupied, compared to 225 --- or 9.5% -- renter-occupied units. The median housing value for this area is \$235,800, while the state median is \$194,600.¹³ Median gross rent follows a similar trend: \$1,083 per month in Bondurant, and \$891 per month in the state of Iowa.

Overall, Bondurant's demographics indicate an affluent and rapidly growing community with strong employment opportunities and social success indicators.

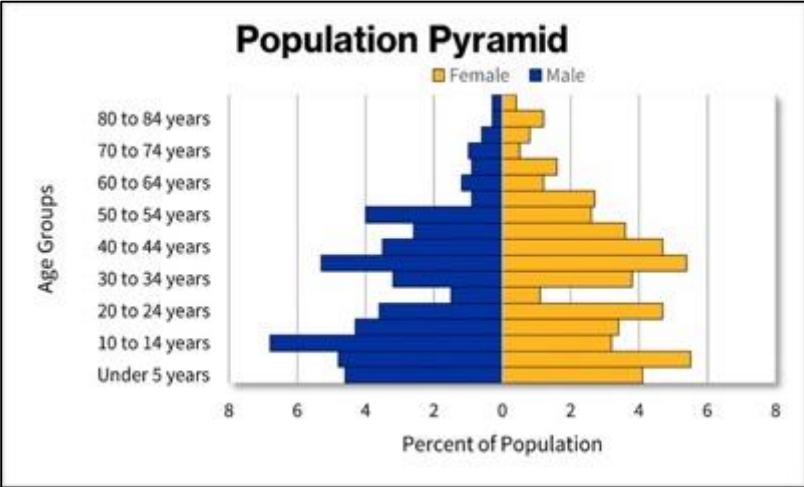


Figure 5. Population Pyramid of Bondurant (U.S. Census Bureau, 2020).

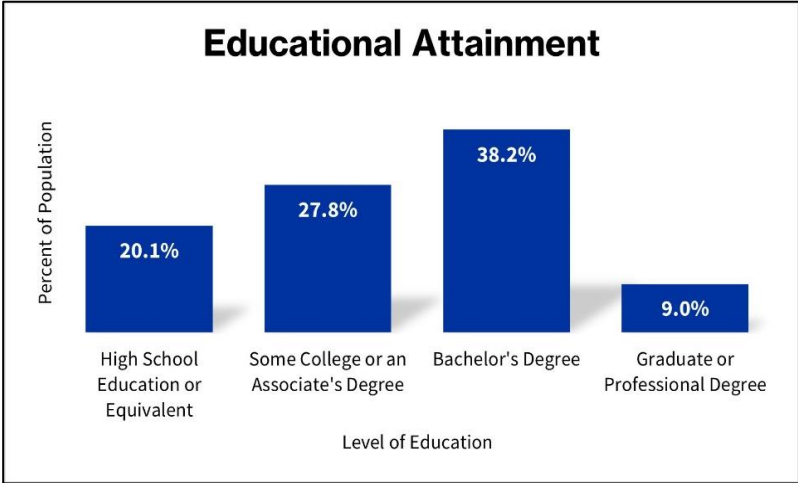


Figure 6. Educational Attainment in Bondurant (U.S. Census Bureau, 2021).

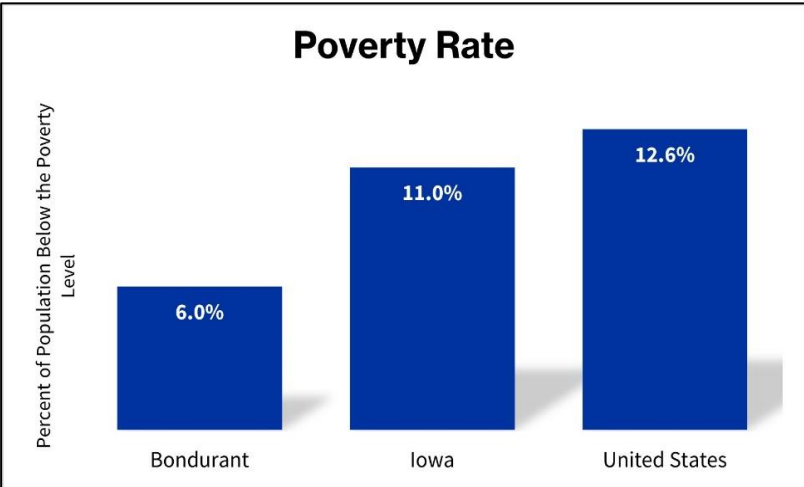


Figure 7. Poverty Rate in Bondurant versus Iowa and the U.S. (U.S. Census Bureau, 2021).

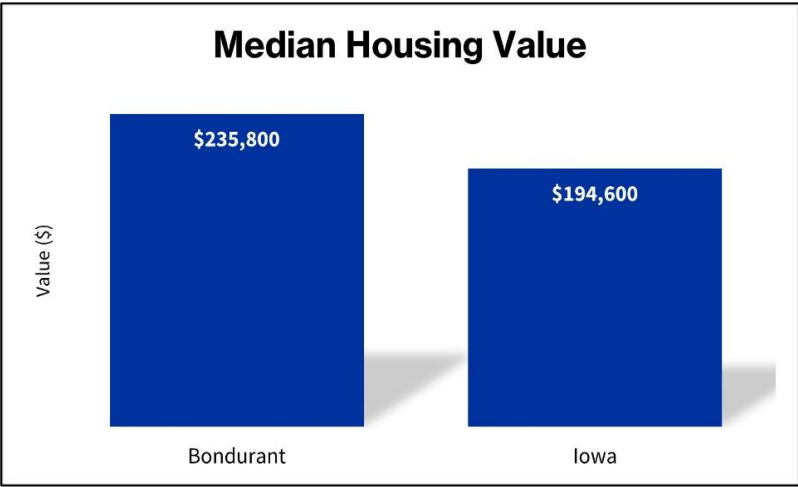


Figure 8. Median Housing Value in Bondurant versus Iowa (U.S. Census Bureau, 2021).



COMMUNITY ENGAGEMENT

Bondurant Farmers’ Market

The project team held their first public engagement event at the Bondurant Farmers’ Market at City Park on October 18th, 2023, from 5-7pm. The event was advertised on the city’s website and Facebook page, as well as on a local business’s Instagram. The recurring farmers’ market is a family-friendly event that attracts community members of all generations. It was also an opportunity to see City Park come to life: the team was greeted by sounds of kids playing basketball on the park’s central court, local artists performing music on the grass, and community members greeting each other as they perused the local vendor booths. It was a great example of how Bondurant’s parks can be utilized to bring together art, play, and support of local businesses.

The focus of this initial community engagement opportunity was to introduce the project to Bondurant and share access to a survey for residents to complete. In addition,



Figure 9. University of Iowa students at the Bondurant Farmers’ Market.

community members completed brief interviews designed to gather preliminary information about their relationships to Bondurant’s parks, trails, and greenways. Interviews were recorded and transcribed, and initial findings were incorporated into questions included in the online survey before it was published on October 21st, 2023. Finally, contact information was

collected from four participants interested in completing more in-depth interviews later in the project. Quotes from these interviews are featured throughout the narrative of this plan, and in wayfinding and park design concepts.

One recurring point of feedback from residents was that cleanliness and maintenance of parks and trails should be addressed in the plan. Three of the six respondents stated that cleanliness was the most important determinant in choosing which parks to visit, and one mentioned their concern about a lack of funding for park and trail maintenance. Safety and walkability were also listed as most important by two respondents.

Interviewees indicated that Lake Petocka and City Park were most frequented by themselves and other residents of Bondurant, followed by the Chichaqua Trail and Eagle Park. In addition to cleanliness and proximity, most desired features included play equipment for children, structured exercise activities such as volleyball and disc golf, and the feeling of being surrounded by nature. The current PTG system is often used by residents as a means for routine recreation: one survey participant noted that they choose a different trail to walk every Monday morning, and another enjoys walking to the Farmers’ market each week throughout the warmer months.

“We try to be at City Park every Wednesday for the farmers’ market. We eat dinner from the food trucks and just enjoy the outdoors with friends. The kids have a blast, they look forward to it all week. That’s probably our favorite part about Bondurant -- all the events that City Park provides, how open and welcoming the community is.”

Bondu Spooktacular

Bondurant held its annual Halloween festival at City Park on October 21st, 2023. Each fall, the Bondu Spooktacular brings together residents of all ages with games, activities, costume contests, and trick-or-treating. In collaboration with the Bondurant Parks and Recreation Department, planners collected survey responses from residents as they enjoyed the lively community bonding event held in one of the city's most popular parks.

During this second community engagement opportunity, residents provided beneficial insight to inform PTG planning in Bondurant. For example, one resident mentioned a desire for more connectivity across the trail network, specifically between Bondurant and Altoona. As an avid biker, they expressed concerns about safety: To reach the regional trails in Altoona, their only route option requires biking along unsafe roadways. Other respondents mentioned that although they live outside city limits, they still enjoy frequenting Bondurant's parks, trails, and greenways. These responses highlight the opportunity to improve trail connectivity across the city to encourage safe, alternative routes for all to enjoy.



Figure 10. Tabling at the Bondu Spooktacular

Stakeholder Interviews

Eleven interviews were conducted with community stakeholders throughout January-February 2024. Stakeholder groups included representation from the Iowa Department of Natural Resources, Bondurant Little League, Bondurant Planning & Zoning Commission, Parks and Recreation Board, Friends of Chichaqua Valley Trail, Wolf Creek Park, Sankey Summit Park, Prairie Point View Park, Wisteria Heights Park, and Lincoln Estates Park.

The goal of these virtual interviews was to gain a better understanding of how these groups currently use the PTG system, what their programming and development priorities are, and to discuss their ideas for the updated master plan. This interview process provided insight into some of the patterns, priorities, and possibilities for PTG development.

Most stakeholders mentioned a need for more safety and connectivity across Bondurant’s parks, trails, and greenways system. They recommended improvements to signage and wayfinding infrastructure, regulations for trail connections and rights-of-way to ensure natural landscape along the trail system, and improved amenities along the trails system; specifically, restrooms, water fountains, seating, and lighting.

Additionally, stakeholders expressed that improved green infrastructure should be a development priority and could be achieved through projects such as increased tree cover, native prairie restoration, community gardens, and open green space. They suggested utilizing current community groups (such as the Girl Scouts) to help with community-led maintenance of green infrastructure projects.

Finally, the theme of shared identity came up frequently throughout these interviews. The plan addresses this feedback by outlining suggestions such as developing unique park features and amenities for each neighborhood, establishing clear park categories, and prioritizing accessibility and outreach for community events.

Nature Biographies

In addition to the stakeholder interviews, community members who indicated interest in follow-ups through the survey were later invited to participate in semi-structured “nature biography” interviews. Of the thirty-one initial responses, four residents completed one-hour long nature biographies.

The main goal of these conversations was to elicit free-flowing, personal reflections about residents’ relationships to outdoor spaces throughout their lives. Responses provided longer anecdotes which informed creative future planning aspects of this plan; for example, interviews provided insight into neighborhood-specific needs, and to the larger implications of the accessibility and purpose of parks, trails, and greenways in Bondurant.

Residents’ stories weave throughout the narrative of this plan, and inspire wayfinding and signage concepts, and neighborhood-based park designs. The implementation section also outlines opportunities to continue similar qualitative research strategies to promote community engagement in the PTG system.

Open House

The open house was held on March 24, 2024, from 1-4pm at Reclaimed Rails Brewery. This event provided an opportunity for residents to give feedback on design concepts, trail maps, and budget outlines for this plan. The event was advertised through Bondurant’s Instagram, Facebook, and website throughout the two weeks prior. About fifteen residents attended throughout the day.

Immediately upon entering, visitors were invited to fill out a short survey about budget and amenity recommendations for small, medium, and large park sizes. As only ten surveys were submitted, results are not indicative of community-scale preferences; however, results showed a preference for large-scale playground systems, parking lots, and park benches.



Figure 11: Residents providing feedback on park concepts.

Additionally, 20% of respondents indicated interest in a community garden, which is consistent with the 18% preference indicated by the community-wide survey results. After completing the survey, participants were asked to view a map of existing, proposed, and future planned trails across the city. Residents added color-coded stickers and 3mm tape to

indicate desired amenities and trail connections (Figure 12).

Finally, residents walked through a gallery of four park design concepts including Bluejay Landing, Meadow Brook, Sankey Summit, and District Corridor Park (Figure 9). They placed green and red stickers on specific sections of the designs to denote their approval or disapproval. They were also invited to place sticky notes with more detailed comments on each map, and shared ideas and recommendations with each of the planners.

Feedback was generally positive, and suggestions primarily focused on a need to design parks that are desirable and accessible for all age groups. The main takeaway from the open house was that community engagement will remain an essential component of future parks, trails, and greenways planning. To help facilitate continued community engagement, this plan outlines suggestions for future engagement strategies in the implementation section.



Figure 12: Residents interacting with trails map

Community Survey and Stakeholder Engagement

The Bondurant PTG survey officially opened online during the Bondu Spooktacular on October 21st, 2023, and closed on January 31st, 2024. The primary goal of this survey was to gain insights into the connections between Bondurant residents and their PTG system. It aimed to identify the specific parks and trails that residents frequent, and the reasons behind their choices. The survey also asked about people’s feelings toward parks and what factors mattered most when choosing a park to visit. The survey was developed using Esri’s Survey 123 platform, and a complete copy is included in the appendix.

The survey included multiple choice questions designed to gauge respondents’ favorite parks, barriers to park access, and reasons for choosing which park to attend. It also included a qualitative question in which respondents were asked to describe the qualities they appreciated in their favorite parks.

After the survey closed in January, in-depth discussions and interviews were conducted with key stakeholders such as the Bondurant Soccer Club and administrators from the local community school district. These conversations provided more specific, in-depth insights into how these stakeholders utilized the existing PTG system, and how they would like to benefit from its expansion.

Survey Results

There were 220 total survey responses throughout the three months it was open to the public. The demographic breakdown of the survey respondents is as follows:

- 69% of respondents were women
- Age breakdown was representative of the population
 - 7% were between the ages of 18 and 29
 - 40% were between the ages of 30 and 39
 - 29% were between the ages 40-49
 - 12% were between the ages 50-59
 - 9% were between the ages 60-69
 - 3% were 70 years old or older
- 98% of respondents live in Bondurant
 - 39% have lived in Bondurant 5 years or less
 - 27% have lived in Bondurant between 6 and 10 years
 - 11% have lived in Bondurant between 11 and 15 years
 - 23% have lived in Bondurant for 16 years or more
- 86% of respondents are married
- 81% of respondents have children

Some of the key findings of the survey include barriers to accessing parks and trails, priorities for choosing which park to go to, and how people feel going to parks and trails in Bondurant.

35% of respondents stated that they did not have any barriers to accessing the parks. Of the 65% that did have barriers, 37% said that locational awareness of where parks are was the main barrier. 32% listed lack of time as a barrier, 33% listed distance, and 11% responded that parks are not accessible overall.

Respondents were also asked to score what priorities they consider when choosing which park to visit. These priorities were scored on a scale of 1 to 5, where 1 was the least important priority, and 5 was most important priority. The top priorities were that the park has the amenities that people want (average score of 4.42 out of 5) and that they can walk there (average score of 4.14 out of 5). Less important priorities for respondents include park proximity to businesses and the downtown area (average score of 2.78 out of 5), and if the park has activities for preteens and teenagers (average score of 2.64 out of 5).

The survey asked how safe, welcoming, and enjoyable the parks and trails are to residents. Respondents ranked how they felt on a scale of one to five, one being extremely unwelcomed, unsafe, and unenjoyable, and 5 being extremely welcomed, safe, and enjoyable. 88% of respondents said they felt either somewhat or extremely safe in parks, and 80% said they felt either somewhat or extremely safe on the trail network. 77% of respondents said they either felt somewhat or extremely welcomed in the Bondurant parks, and 72% stated they felt either somewhat or extremely welcomed on the trails. As for how enjoyable parks are, 79% said parks are either somewhat or extremely enjoyable, and 78% said the trails are either somewhat or extremely enjoyable. These numbers are largely positive, breaking the, down by age tells a different story. As people age in Bondurant, they begin to feel less welcomed, and parks are as enjoyable compared to the younger population. For example, 40% of Bondurant respondents aged 50-59 did not feel welcomed in the parks, compared to less than 10% of young adults. This information indicates a need for more intergenerational activities, particularly for older adults.

It is important to note that only 23% of respondents were 50 years old or older, which is a small percentage of the total population. However, as Bondurant and its residents continue to grow and age, these results are still important to consider in future PTG planning.

All survey results can be found in the appendix.

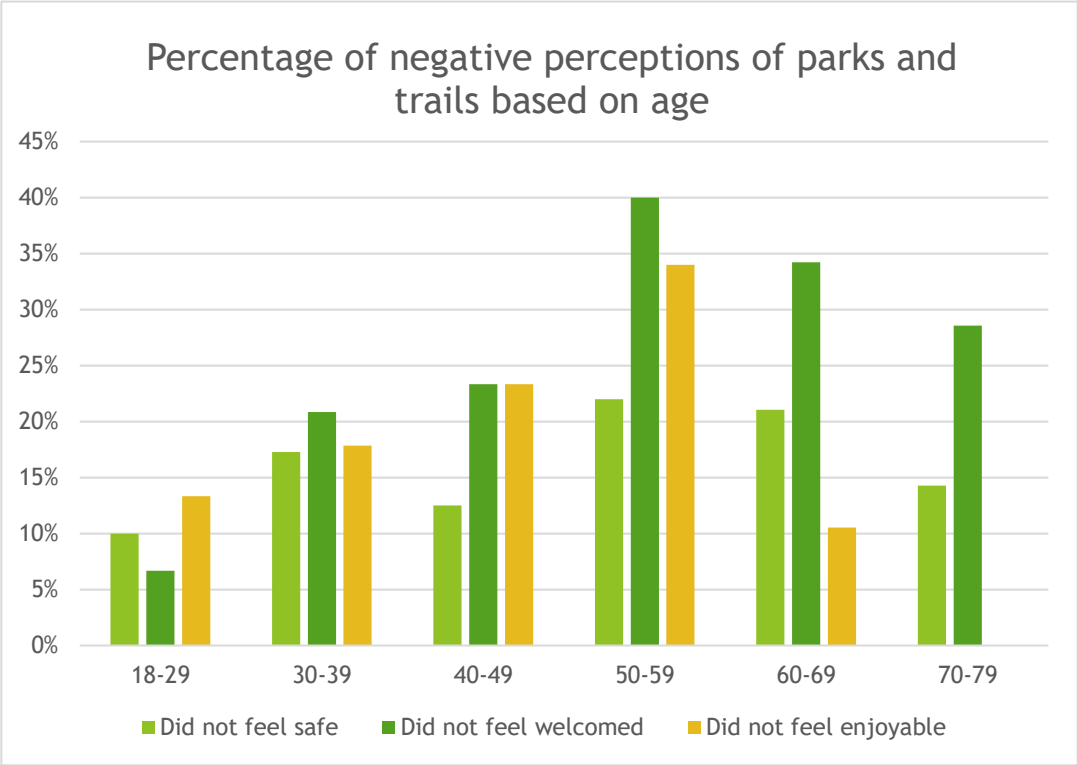


Figure 13. Percentage of Negative Perceptions of Parks and Trails Based on Age



PARKS

EXISTING CONDITIONS
PLANNED PROJECTS
PARK ASSET MAPPING
RECOMMENDATIONS

Existing Conditions

Two main components were examined to better understand the existing conditions of parks in Bondurant. First, community survey responses outline overall perceptions of parks within the city. Second, data from technical analyses portray the state of existing conditions. The Community Survey and Stakeholder Engagement sections of this plan provide a detailed overview of community perceptions of parks in Bondurant.

This section of the plan builds upon the technical analyses performed by the City in the Parks & Recreation Chapter of the Bondurant Comprehensive Plan. These analyses include:

- Total Park Acres Per 1,000 Residents
- Service Area / Buffer Map by Park Type
- Walk-Time Analysis

Existing Conditions: Total Park Acres Per 1,000 Residents

In 2022, Bondurant had approximately 155 acres of parkland for residents with an additional 11.02 acres planned for future parks. Based on the National Recreation and Park Association, the typical park and recreation agency offers one park for every 2,386 residents served, or 10.6 acres of parkland per 1,000 residents. In 2022, based on Bondurant’s 2020 population, the City’s level of service (LOS) was approximately 21.1 acres per 1,000 residents with a future LOS of 22.6 acres per 1,000 residents.

Due to a population increase as well as the planned development of future parks, the LOS for Bondurant was recalculated for this 2024 PTG Master Plan, with particular attention to the LOS for the city given the addition of future park acreage. Based on Bondurant’s 2020 population, both the current and future LOS far exceeds the recommended LOS of 10.6. Additionally, based on estimated population projections and no additional parkland being added to Bondurant’s PTG system, the existing LOS will exceed the recommended LOS of 10.6 through the year 2035.

The higher-than-average LOS for Bondurant coincides with the overall positive perception of the PTG system, supporting the high quality of life and desire for continued growth. This perception was noted by many residents through community survey responses. Even with the high LOS, the City should continue proactively developing parks to further exceed the recommended LOS as the population grows.

Park Name (Existing)	Acres	Category
Bluejay Landing Park	5.59	Neighborhood
Bondurant Regional Sports Complex	45.82	Special Use
Collison Soccer Park	9.5	Special Use
Bondurant Regional Trialhead	0.67	Special Use
City Park	1.7	Community
Eagle Park	39.1	Community
Efnor Estates Park	0.5	Neighborhood
Gateway Park (Porch Swings & Fireflies)	1.3	Special Use
Lake Petocka & Pawtocka Dog Park	34.93	Community
Lincoln Estates Park	0.38	Neighborhood
Mallard Pointe park	0.46	Neighborhood
Meadow Brook Park	0.41	Neighborhood
Park Side Park	3.74	Neighborhood
Sankey Summit Park	4.03	Neighborhood
Renaud Ridge Park	0.48	Neighborhood
Wisteria Heights Park	1.32	Neighborhood
Wolf Creek West Fishing Pond	3.87	Neighborhood
Wolf Creek Park	1.47	Neighborhood
TOTAL	155.27	--
Park Name (Future)	Acres	Category
Prairie Point View Park	1.57	Neighborhood
Harvest Meadows Park	6.94	Neighborhood
Featherstone Park	2.51	Neighborhood
Grain District Silo Redevelopment	1.27	Community
Central Park	116	Community
District Corridor Park	10.09	Community
Elementary School Park	10.2	Community
TOTAL	148.58	--

Existing Population (2020)	7,365	--
Existing Level of Service (LOS)	21.1	--
Future Level of Service (LOS)	41.3	--
Level of Service by Type	Acres	Level of Service
Neighborhood Park (Existing)	22.3	3.0
Neighborhood Park (Future)	33.3	4.5
Community Park (Existing)	75.7	10.3
Community Park (Future)	213.3	29.0
Special Use Park	57.3	7.8
Total (Existing)	155.3	21.1
Total (Future)	303.9	41.3
Level of Service (LOS) Recommendations	Recommended LOS	Existing LOS
Neighborhood Park	1.25 to 2.0	3.0
Community Park	5.5 to 8.0	10.3
Special Use Park	--	7.8
TOTAL	10.5	21.1

Figure 14. The table on the left lists the existing and future parks, acreage of each park, and the park type. The table above depicts the level of service (LOS)

Existing Conditions: Service Area / Buffer Map by Park Type

Service area analyses provide communities with a visual representation of how well-served the community is. This service analysis highlights the service coverage of different types of parks in the city compared to the location of residential parcels. Neighborhood parks provide service to residents within a ¼ and ½ mile. Community parks service a larger area, typically within 1 mile. As special use parks provide unique services to the community, their service area can vary beyond residents across various areas of city. Figure 13 shows a map of the service area coverage of parks in Bondurant.

The service area of Bondurant’s parks covers most of the community; nearly all residential parcels within the city limits are within ½ mile of a neighborhood park. However, the service area analysis does indicate a lack of access to community parks for residents who reside in the southern portion of the city.

- Community Park
- Neighborhood Park
- Special Use Park
- Residential Parcels
- Neighborhood Park 1/4-mile Buffer
- Neighborhood Park 1/2-mile Buffer
- Community Park 1-mile Buffer
- Bondurant Current Planning Boundary

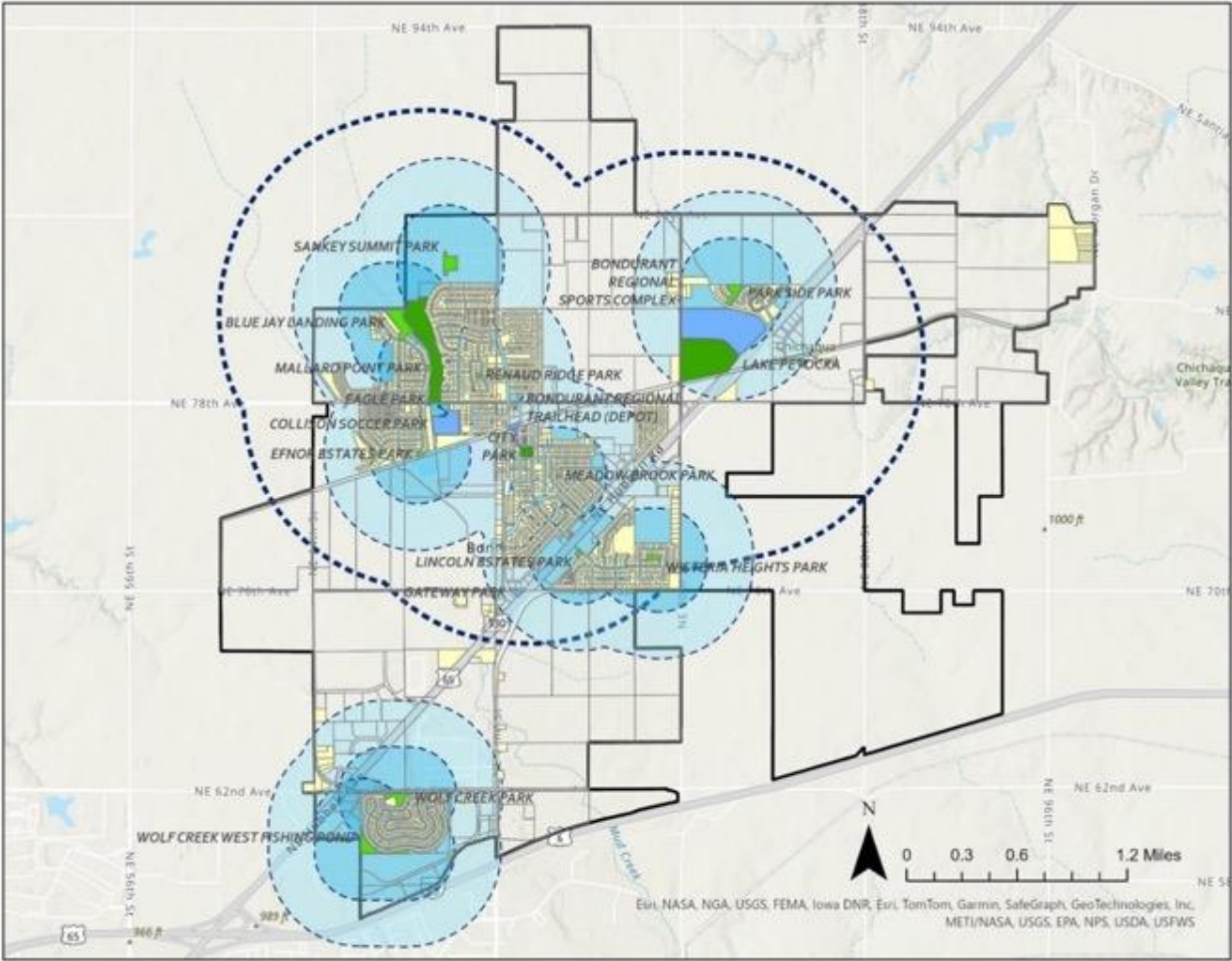


Figure 15. Service area analysis by park type in Bondurant.

Existing Conditions: Walk-Time Analysis

Walk-time analyses offer an additional level-of-service measurement of parks to residents; specifically, they indicate the proportion of a community who lives in walkable distance to a nearby park or trail. A “reasonable walk time” is generally between 5 and 15 minutes. The Bondurant Comprehensive Plan includes a full walk-time analysis (Figure 16). This walk-time analysis shows that most residents live within a 5 to 15-minute walk of a neighborhood park.

According to the 2022 Bondurant Comprehensive Plan, there were about 2,600 existing residential parcels in Bondurant. Approximately 69% of these residential parcels reside within a 5-minute walk of a neighborhood park. Around 92% are within a 10-minute walk, and approximately 96% are within a 15-minute walk to a neighborhood park.

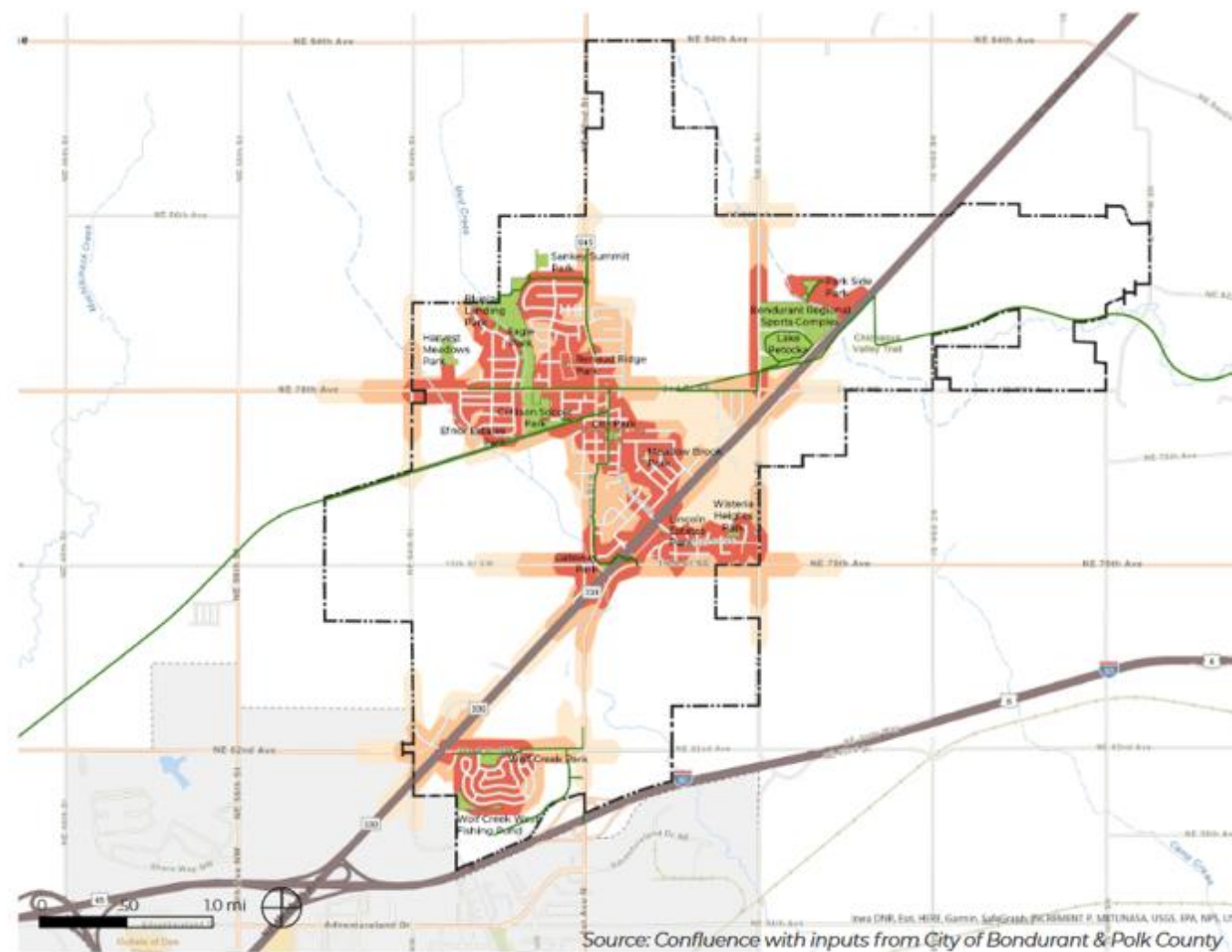


Figure 16. Source by Confluence with inputs from City of Bondurant & Polk County for the 2022 Bondurant Comprehensive Plan.

Planned Projects

Central District Stormwater Improvements Master Plan

The Central District Stormwater Improvements Master Plan was developed by SMITHGROUP in partnership with the City of Bondurant to address flooding associated with Mud Creek, improve circulation along a realigned and improved Grant St. S, serve as a catalyst for future growth, and create a new, 116-acre regional public park space.¹⁴ The proposed master plan was adopted in November 2022 by the Bondurant City Council.¹⁴ As part of the proposed project, the City plans to develop a 36-acre stormwater management basin, a community building space, a new regional skate park, a playground, splashpad, non-motorized watercraft access, swimming access, and more than three miles of new trails and paths.¹⁴

The planning process included community outreach efforts such as stakeholder interviews and public input meetings. The key stakeholders involved in the planning process included local businesses and employers, adjacent landowners, community groups, and Bondurant community members.¹⁴ Through small-group interviews, these stakeholders were able to provide input that influenced this plan. Additionally, the City hosted three public input meetings: The first meeting focused on providing context about the purpose of the planned stormwater improvements; the second meeting presented three design concepts for the stormwater improvement and recreation areas; and the third meeting showcased the final design concept for the Central District Stormwater Improvements Master Plan.¹⁴

The City plans to include several key amenities within the new, 116-acre regional park space. For example, residents indicated a desire for a new, recreational lake – one larger than Lake Petocka.¹⁴ They also requested more walking paths and improved connectivity through the Chichaqua Valley and Gay Lea Wilson regional trails.¹⁴ The City also plans to

include a community building and outdoor event space, which will serve as a catalyst for future mixed-use growth, a regional skatepark at the northside of the proposed project area, and multiple amenities such as a splash pad, a small nature-based playground, and a larger regional destination playground.¹⁴ The Stormwater Improvements Master Plan will not only address flooding issues, but also improve trail connectivity and add another park to serve as an attractive addition to the PTG system.

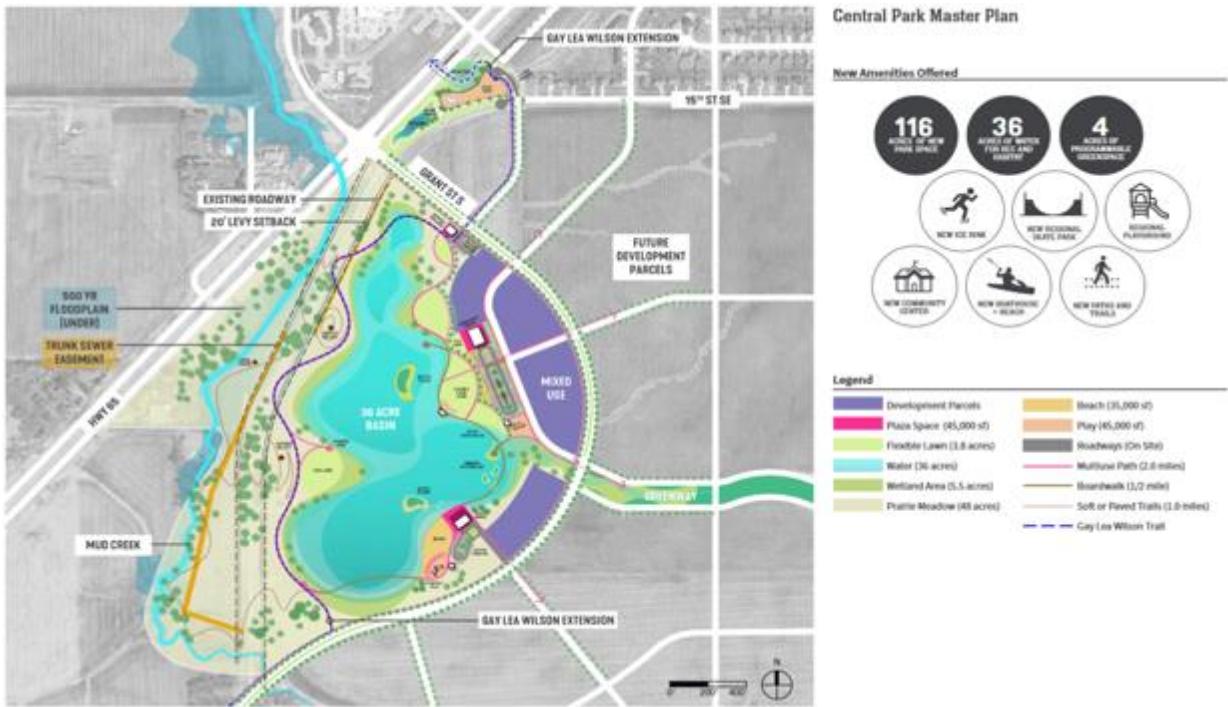


Figure 17. Central Park Master Plan

Civic Campus Master Plan

The Bondurant Civic Campus Master Plan was developed by the City in partnership with Confluence, Kirkham Michael, and SVPA Architects in April 2023. The purpose of the Civic Campus Master Plan is to centralize City services to meet the current and future civic demands of the growing Bondurant community¹⁵. The campus development plans to provide centralized sites for emergency services, public works, law enforcement, City Hall, commercial development, medical offices, and additional civic uses.¹⁵

The planning process for the Bondurant Civic Campus Master Plan comes directly from Goal 28 of the Building Bondurant Comprehensive Plan¹⁶ The six month-long planning process was guided by a Steering Committee consisting of key members of Bondurant’s civic services.¹⁵ By applying the policies of the Comprehensive Plan and working with the Steering Committee, the City was able to create a Civic Campus Master Plan that will shape the future of civic services in Bondurant.

The City plans to improve connectivity along the regional Chichaqua Valley Trail by adding new pedestrian pathways.¹⁵ In addition to trail connectivity, the City plans to increase the overall tree canopy by prioritizing large, branching trees and additional landscaping along roadways.¹⁵ To address runoff and flooding, the development process will include an on-site wet detention basin with walking pathways surrounding it.¹⁵ While the Civic Campus does not include new, dedicated parkland, the plan proposes improvements to Bondurant’s overall trail system.



Figure 18. Civic Campus Master Plan Design. Source: Civic Campus Master Plan.

City Park Master Plan

In consultation with the RDG planning and Design Firm, the City of Bondurant created the City Park Master Plan in 2021. The plan was adopted by the Bondurant City Council in July of 2021 with the intent of “clear and concise direction for the future of City Park.”¹⁶ The City Park Master Plan served as a plan to update the existing park space. Located near downtown Bondurant, City Park’s amenities include a shelter with seating, playground equipment, basketball courts, and bathrooms.¹⁶

The planning process involved multiple public outreach events including a survey and public presentation of the plan.¹⁶ Key stakeholders were later identified, and a Steering Committee was created to guide the planning process.¹⁶ Finally, a community open house was held to present the draft plan to the public.¹⁶

Following community engagement efforts, a design concept for updating City Park was developed and further refined during the schematic programming process, including a series of implementable phases. With the proposed update to City Park, the City plans to add a splash pad, more seating, a new shelter, new playground area, an amphitheater, a future ice skating ribbon, and more natural foliage.¹⁶ The new design aims to create a welcoming space for residents of Bondurant while providing locations for recreation and multi-use.¹⁶

“City Park is our favorite. We love grabbing dinner downtown and just walking to the farmers’ market right after.”



Figure 19. City Park Master Plan Design. Source: City Park Master Plan.

Eagle Park Master Plan

Eagle Park is in a flood hazard area and is considered one of Bondurant’s major greenways. As it is in the process of redevelopment, the city’s goal is to make Eagle Park an area where people can interact with nature in a way that educates and preserves the natural habitat of the species who live there.

Through the Eagle Park redevelopment process, the City plans to include:

- Walking trails
- Mud Creek access point
- Stormwater wetlands near the access point
- Solar-powered charging benches along the walking path
- Native planting areas
- Butterfly garden
- Trees
- Wayfinding and interpretive signage
- Disc Golf Course



Figure 20. Native Planting Areas

In November 2021, the city was awarded a REAP City Parks and Open Spaces Grants as well as a MidAmerican Energy Company’s Trees, Please! Grant. These awards totaled over \$100,000 in funding toward the Eagle Park project, including assistance with approximately 26 tree plantings throughout Eagle Park.



Figure 21. Eagle Park Master Plan

Grain District Downtown Redevelopment Plan

In consultation with ISG, the City of Bondurant adopted the Grain District Downtown Redevelopment Plan in March 2024. The Grain District Downtown Redevelopment Plan will extend downtown Bondurant east along 2nd Street NE. The redevelopment will include an extension of the Chichaqua Valley Trail, mixed-use retail and commercial district redevelopment of the grain silos, a recreational facility and residential community of townhomes. Additional features included in the Grain District redevelopment include a sculpture garden, and a unique public space.

The Grain District redevelopment prioritizes pedestrian access by extending residential and downtown walkways, having planted streetscapes, and curb extension at intersections. The Grain District redevelopment also introduces stormwater management strategies that include:

- Residential Stormwater Detention
- Stormwater Feature and Underground Storage
- Permeable Pavement
- Stormwater Retention Pond



Figure 22. Grain District Downtown Redevelopment Plan

Art, Culture & Wayfinding Master Plan

In consultation with Group Creative Services, the City of Bondurant adopted the Art, Culture, & Wayfinding Master Plan in March 2024. This plan includes several projects – such as murals, sculptures, events, landscaping, placemaking, and programming – designed to creatively build local culture throughout Bondurant’s rapid growth. The designs, projects, and other recommendations within this plan will further enhance Bondurant’s PTG system; for example, native plantings, creative trail lighting, wayfinding signage, and art installations will be added to the PTG system because of this plan. One of their art concepts, *Planting Bondurant*, is a wayfinding project that also includes urban tree plantings throughout the city. The plan includes a tree palette with ecologically and culturally appropriate tree species recommendations.

The community engagement portion of the planning process – which was central to project -- included an online survey and idea wall, 16 one-on-one interviews with community leaders, a City staff focus group, meetings with the Parks and Recreation Board, booths at community events, site visits, and best practice research.

The Art, Culture, and Wayfinding Master Plan also outlines neighborhood-specific strategies to facilitate placemaking and community cohesion, such as neighborhood-level arboretums, “pop-up” parks, garage galleries and front porch concerts, and enhancements to Bondurant’s “Rec n Roll” trailer. This 2024 Parks, Trails, and Greenways Master Plan builds from Group Creative Services’ recommendations to add additional wayfinding structures and community-based programming, which can be found in the Implementation section.



Figure 23. The Group Creative Services and Confluence Art, Culture, and Wayfinding Master Plan

Park Asset Mapping

Each park in Bondurant provides unique amenities. To help visualize where these amenities are located throughout the city, this plan provides an amenity map (Figure 22) and individual baseball cards for each park. The baseball cards can be used by city staff as a quick reference for which amenities exist in each park. Baseball cards can also be published for the public to improve wayfinding and marketing materials.

Through the community survey, 50 residents indicated that locational awareness was a barrier to accessing the parks and amenities throughout Bondurant. Providing these baseball cards to the community can help increase locational awareness and utility across the community.

A snapshot of these amenity maps and baseball cards are provided on the following pages (Figures 24-26). The comprehensive collection is included in the appendix.

Park	Amenities
Bluejay Landing Park	Undeveloped Open Space
Bondurant Regional Sports Comp	Bathrooms, Soccer Fields, Open Greenspace, Wayfinding, Parking Lot, Trees and Bushes, Drinking Fountains, Waste Bins
Bondurant Regional Trailhead	Benches, Bathrooms, Trail Connection, Open Greenspace, Streetlights, Bike Racks, Paved Path, Wayfinding, Trees and Bushes, Drinking Fountains, Waste Bins, Clock
City Park	Shelter, Bathrooms, Book Library, Wayfinding, Benches, Drinking fountain, Basketball Court, Swing Set, Play Set, Gardens, Streetlights Dog Litter Bags, Trees and Bushes, Open Greenspace
Collison Soccer Park	Swing Set, Play Set, Benches, Bathrooms, Soccer Fields, Open Greenspace, Shelter Trees and Bushes
Eagle Park	Benches, Prairie, Trail Connection, Open Greenspace, Fishing, Bike Racks, Paved Walking Path, Wayfinding, Parking, Trees and Bushes
Efnor Estates	Swing Set, Play Set, Benches, Trail Connection, Open Greenspace, Streetlights, Shelter, Trees and Bushes
Gateway Park	Swing Set, Gardens, Trail Connection, Public Art, Wayfinding, Nature Play
Lake Petocka & Pawtocka Dog Par	Benches, Bathrooms, Baseball field, Prairie, Open Greenspace, Fishing, Walking Path, Trees and Bushes, Exercise Equipment, Book Library, Waste Bins, Grill, Parking Lot, Wayfinding, Shelter
Lincoln Estates Park	Swing Set, Play Set, Benches, Bike Racks, Shelter, Parking Lot, Trees and Bushes, Waste Bins
Mallard Pointe Park	Swing Set, Play Set, Benches, Bathrooms, Open Greenspace, Shelter, Trees and Bushes, Drinking Fountain, Waste Bins, Book Library, Water Pump
Meadow Brook Park	Undeveloped Open Space
Park Side Park	Undeveloped Open Space
Sankey Summit Park	Undeveloped Open Space
Renaud Ridge Park	Swing Set, Play Set, Benches, Prairie, Dog Litter Bags, Bike Racks, Shelter, Butterfly Garden, Wayfinding, Trees and Bushes
Wisteria Heights Park	Swing Set, Play Set, Benches, Open Greenspace, Shelter, Trees and Bushes, Sandbox, Waste Bins, Book Library
Wolf Creek West Fishing Pond	Fishing, Prairie, Open Greenspace, Benches
Wolf Creek Park	Swing Set, Play Set, Shelter, Waste Bins, Open Greenspace, Parking Lot, Benches, Trail Connection

Figure 24. List of existing amenities in each Bondurant park



Figure 25. Example of the Park Asset Map for City Park with a Legend. The approximate location of park amenities are identified on the map.



Figure 26. Examples of the baseball cards that can be utilized by the city.

Recommendations

Continue to exceed the overall park level of service for total park acres in Bondurant.
Continue development of under or unprogrammed parks in Bondurant.

Population projections can show the park demand estimates between 2030 to 2050. As indicated in the 2022 Bondurant Comprehensive Plan, Figure 25 shows the projected park acre demand estimates for Bondurant based on 2030, 2040, and 2050 population growth scenarios. Using the existing Bondurant level of service, park demand estimates were created for each of the population scenarios.

Neighborhood Parks

By 2050, Bondurant will likely need between 5 to 47 acres of additional neighborhood park acres to meet the growing park demand across the population scenarios.

Community Parks

By 2050, Bondurant will likely need between 23 and 189 additional community park acres to meet park demand.

Total Park

Bay 2050, Bondurant will likely need between 64 and 461 additional total park acres to meet park demand.

To maintain a level of service above the national average, Bondurant will need to consider adding additional park acreage to their park system to meet the projected growing demand

Population Scenario	2030	2040	2050
Low Growth Scenario	7914	9767	11619
Average Growth Scenario	10457	15722	21163
High Growth Scenario	11619	22798	32396

	Total			
Existing Total Park Level of Service	19.1 acres/1000			
Neighborhood Park Level of Service	2.0 acres/1000			
Community Park Level of Service	8.0 acres/1000			
Neighborhood Park	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	18.13	16	20	23
Average Growth Scenario 2050	18.13	21	31	46
High Growth Scenario 2050	18.13	27	42	65
Neighborhood Park Needed Acres by 2050	Between 5 and 47 acres			
Community Park	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	70.07	63	78	93
Average Growth Scenario 2050	70.07	84	126	182
High Growth Scenario 2050	70.07	107	169	259
Community Park Needed Acres by 2050	Between 23 and 189 acres			
Total Park Acres	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	158.12	151	187	222
Average Growth Scenario 2050	158.12	200	300	404
High Growth Scenario 2050	158.12	255	404	619
Total Park Needed Acres by 2050	Between 64 and 461 acres			

Figure 27. Total Level of Service and Park Acreage Demand based on Population Projections 2030-2050

Planned Projects

As previously stated, Bondurant has several ongoing projects including:

- Central District Stormwater Improvement Master Plan
- Civic Campus Master Plan
- City Park Master Plan
- Eagle Park Master Plan
- Grain District Downtown Redevelopment Master Plan
- And Several IISC Partnered Projects

The City should continue to implement and complete these ongoing projects that will further grow the already flourishing park, trails, and greenways system. In addition to implementing these master plans, the city should continuously explore opportunities to create special use and community parks based on resident feedback. Furthermore, the city should continue to explore recreational and educational uses at the existing community parks.

Park Amenities: Current Needs and Amenity Catalogue

As noted in the Park Asset Mapping section, Bondurant’s current parks system includes amenities that prioritize different age groups, interests, and hobbies. However, to be fully equitable in provisioning, the parks and trails system should consider the needs and desires of residents from all areas of the city. To best address these needs, a catalogue of amenities is provided with costs associated to best identify the base cost of any future park developments within Bondurant.

The following amenities are identified as being priority items that should be located within each park and along each trail:

- Lighting
- Trees
- Shrubbery
- Benches
- Drinking Fountains
- Restrooms (trails and some key parks)
- Trash Receptacles
- Signage

The following amenities are identified as commonly used park amenities that would likely be used in new developments:

- Full-sized playground structures
- Swing Sets
- Shelters
- Picnic Tables
- Outdoor Exercise Equipment
- Outdoor Grill

The following amenities are specialty amenities that could be placed within parks as more unique additions:

- Rock Walls
- Sports Courts
- Amphitheaters
- Splash Pads or Water Features
- Parking

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

Amenity Catalogue

The figure to the right shows a catalogue of park and trail amenities organized by priority level for the PTG system. This a la carte amenities list may be used to determine which amenities are suitable for each park or trail in Bondurant. The high priority items are amenities that every park should have. Identified as highly desired items by community members, these high priority amenities should be included in each park or trail. Medium priority amenities are amenities that some parks can or should have, but not all. Low priority amenities are those that should be installed on a case-by-case basis where they are found to be heavily desired by residents and should not often exist in many parks.



Figure 28. Amenity catalogue showing the prices and priority levels for key park and trail amenities.

Community Gardens

The City should explore opportunities to incorporate Community Gardens into the parks and recreation system while continuing to develop under or unprogrammed parks.

Community gardens play a crucial role in enhancing the well-being of individuals and fostering a sense of unity within the broader community. These gardens offer a wide variety of benefits that extend from personal health to communal connections. For individuals, community gardens serve as a valuable source of fresh fruits and vegetables, addressing issues of accessibility and affordability often faced in traditional grocery stores. Gardening in these communal spaces not only provides nourishment but also encourages physical activity, contributing to improved physical health for individuals within the community.

Beyond the individual level, community gardens become a hub for social interaction and cohesion on a city-wide scale. The act of gardening brings people together, creating a shared space where community members can collaborate, share experiences, and build connections. This sense of connection goes beyond the mere act of planting and harvesting; it extends to a broader feeling of belonging and shared responsibility for the well-being of the community. In essence, community gardens serve as more than just places to grow food—they are vital components that strengthen the social fabric of communities, fostering a sense of togetherness and collective purpose.

As the city continues to grow, the need for new parks and amenities will grow with it. The updated 2024 Parks, Trails, and Greenways plan identified needs in the parks and trails network within Bondurant through community outreach. Part of the outreach included asking residents what amenities they hope to see in the future and in Bondurant. 18% of respondents stated they would like to see community gardens or edible forests within the community.

Establishing community gardens in Bondurant will bring a variety of benefits to the people that live there, and the community. As Bondurant continues to grow, establishing community gardens will help ensure everyone has access to healthy fruits and vegetables, as well as bring a way for people to come together to preserve Bondurant’s close-knit community.

Recommended Parks for Community Gardens

Outdoor planting requires enough space, sunlight, water, and good soil. Because of this, undeveloped parks or parks with a lot of open space would be ideal areas for community gardens. Currently, there are 21 parks in the community, with 6 of those being undeveloped. To understand which parks would be best suited for a community garden, a set of criteria was used on each of the parks. Parks were eliminated if they did not have the space to accommodate community gardens, or if they had a plan for the development. Additionally, if parks were in flood hazard areas, at risk for floods they were eliminated from consideration. Special consideration was given to parks in higher density areas, and areas that were farther apart from other proposed community gardens. Given this criterion, parks adequate for a community garden include Featherstone and Harvest Meadows Park. The location would be suitable for a garden once the subdivision is developed.

Meadow Brook was eliminated from consideration as they are a site for stormwater drainage, as this could lead to excess water in the area, which could be harmful for plants. Wisteria Heights was eliminated due to its location and being close to stormwater drainage. After a location is confirmed and development begins for Harvest Meadows Park, it would be suitable for community gardens.

For the initial pilot of the community gardens, the plots could be in the same location, or spread out across both parks, based on available space and needs within the community.

See the Appendix for further information regarding community gardens.

Park Name	Flood Hazard Area?	Adequate Space?	Other Notes
Sankey Summit Park	No	Yes	
Bluejay Landing Park	Yes	No	
Eagle Park	Yes	No	
Renaud Ridge Park	No	No	
Mallard Pointe Park	Yes	Yes	
Collison Soccer Complex	No	No	
Efnor Estates Park	Yes	No	
Regional Trailhead	No	No	
City Park	No	No	
Meadow Brook Park	No	Yes	
Park Side Park	Yes	No	
BRSC	Yes	Yes	
Lake Petocka Park	No	No	
Lincoln Estates Park	No	Yes	
Wisteria Heights Park	No	Yes	Enclosed space
Gateway Park	No	No	
Wolf Creek Park	No	No	
Wolf Creek Fishing Pond	No	No	
Featherstone Park	No	Yes	
Harvest Meadows Park	No	Yes	Plot undetermined
District Corridor Park	No	No	

Figure 31. Recommended Park Features for a Community Garden

Expand neighborhood parks in Bondurant as the community grows.

Revision of the Subdivision Ordinance

To be proactive in expanding the neighborhood parks in Bondurant, the city should review and update as needed the City’s parkland dedication ordinance to ensure adequate space for new neighborhood parks , greenbelts, and trails. Currently, the means of acquiring new park land within subdivisions in Bondurant is dictated by the existing subdivision ordinance: **180.06 Public Parkland Dedication**. As new subdivisions are built, developers can choose whether to dedicate space to public parkland that is thus controlled by the city or opt to pay a “fee-in-lieu” of dedication. This ordinance reads:

***“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.”*

The current subdivision ordinance does not account for cohesiveness in park design or planning for future growth, affecting the equitable distribution of parks. To further regulate and promote the dedication of adequate park space as Bondurant grows and adapts, revisions to the existing parkland dedication ordinance are suggested based on APA Award Winning Cities such as St. Paul, MN and Columbus, OH. These revisions will help improve connectivity, park size and placement, and overall development.

Proposed Changes

- 1. Requirement for all plans including parkland dedications to **pass through the Parks and Recreation Board**.
- 2. Parkland dedication should be **required for mixed-use developments that include residential uses**.
- 3. **Relaxed 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.
- 4. **Dimensional requirement alterations**, either:
 - a. Increase in street frontage requirements from 10% to 20%.
 - b. Require multiple street frontages for parks.
- 5. Requirement for proposed subdivisions with parkland dedications to have **direct trail connections** to the proposed parks.
- 6. Requirement for 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.

Develop neighborhood-level themed park programming and designs by and for residents to maintain a sense of community.

Concept Mapping for Parks

The six currently undeveloped parks in Bondurant include Sankey Summit Park, Bluejay Landing Park, Harvest Meadows Park, District Corridor Park, Featherstone Park, and Meadow Brook Park (Figure 32). The following park concept maps recommend developments centered around neighborhood-specific themes.

These designs were created based on responses from surveys, interviews, and community engagement, and include specific amenities desired by residents from each individual neighborhood. Each park design also includes features desired by various age groups and abilities and are intended to facilitate an inclusive park space for all.

While these designs may be implemented as proposed in this plan, they could also serve as a basis or inspiration for future park designs as resident needs and interests evolve throughout the neighborhood park development timeline.

“There is so much opportunity for imagination within the playscape.”

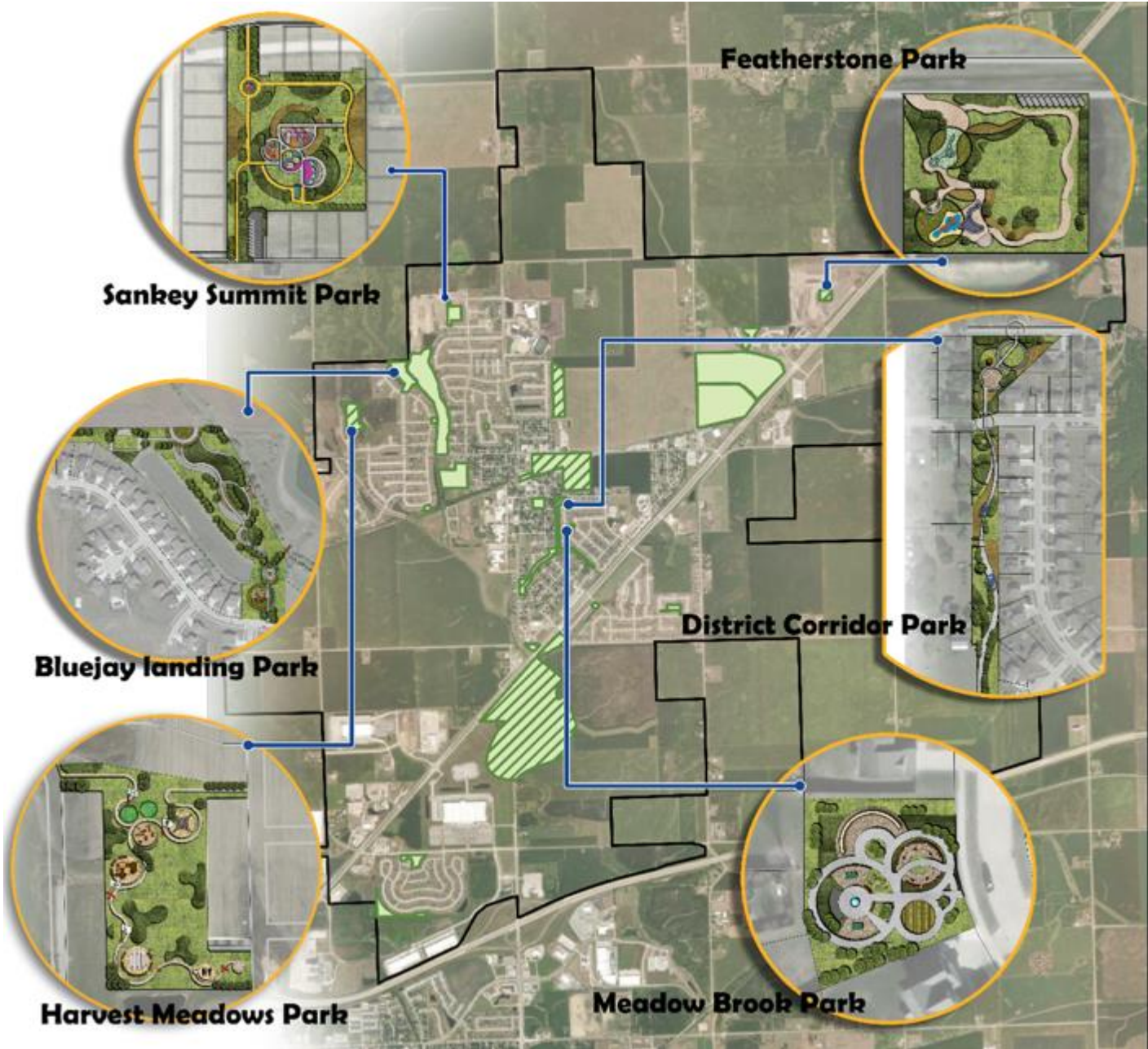


Figure 32. Locations of Undeveloped Parks

Bluejay Landing Park

Bluejay Landing Park covers 5.6 acres in the Mallard Pointe neighborhood. The design concept centers greenery – including Iowa prairie and other native plantings – and an unpaved trail. A bridge could connect Eagle Park, which would also provide creek access.

This park design features playground an exercise equipment in the southern portion of the park, which is in the 1% flood hazard area.

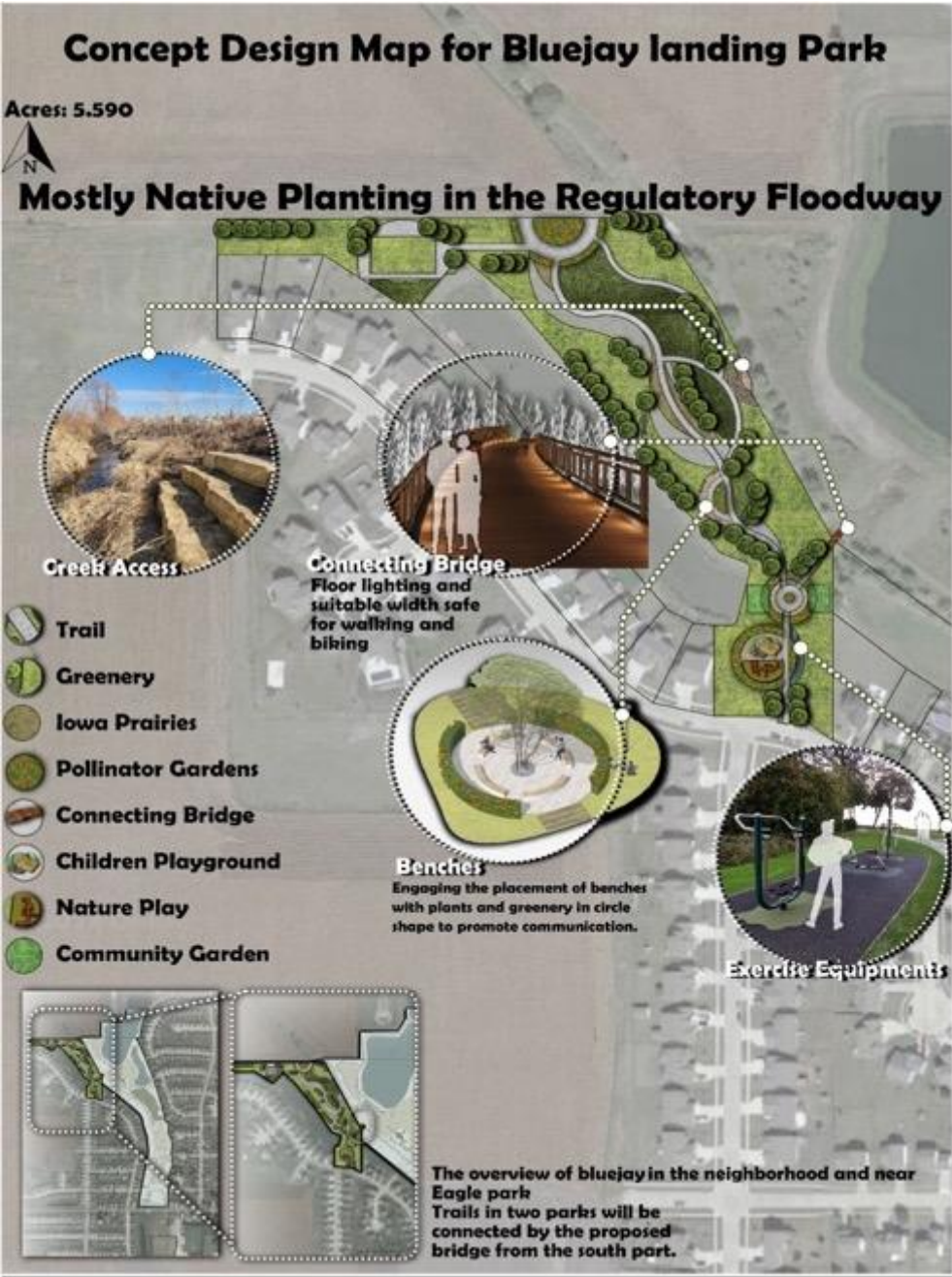


Figure 33. Bluejay Landing Park Design Concept

Sankey Summit Park

Sankey Summit Park is a 4.3-acre park in the Sankey Summit neighborhood. This design concept incorporates a fairytale theme with amenities designed for all ages, including a yellow brick road, miniature garden, portable hammocks, and a pink castle playground.

The design features two entrances (north and south) with a special art symbol in the entrance corridor to help to help visitors recognize the park.

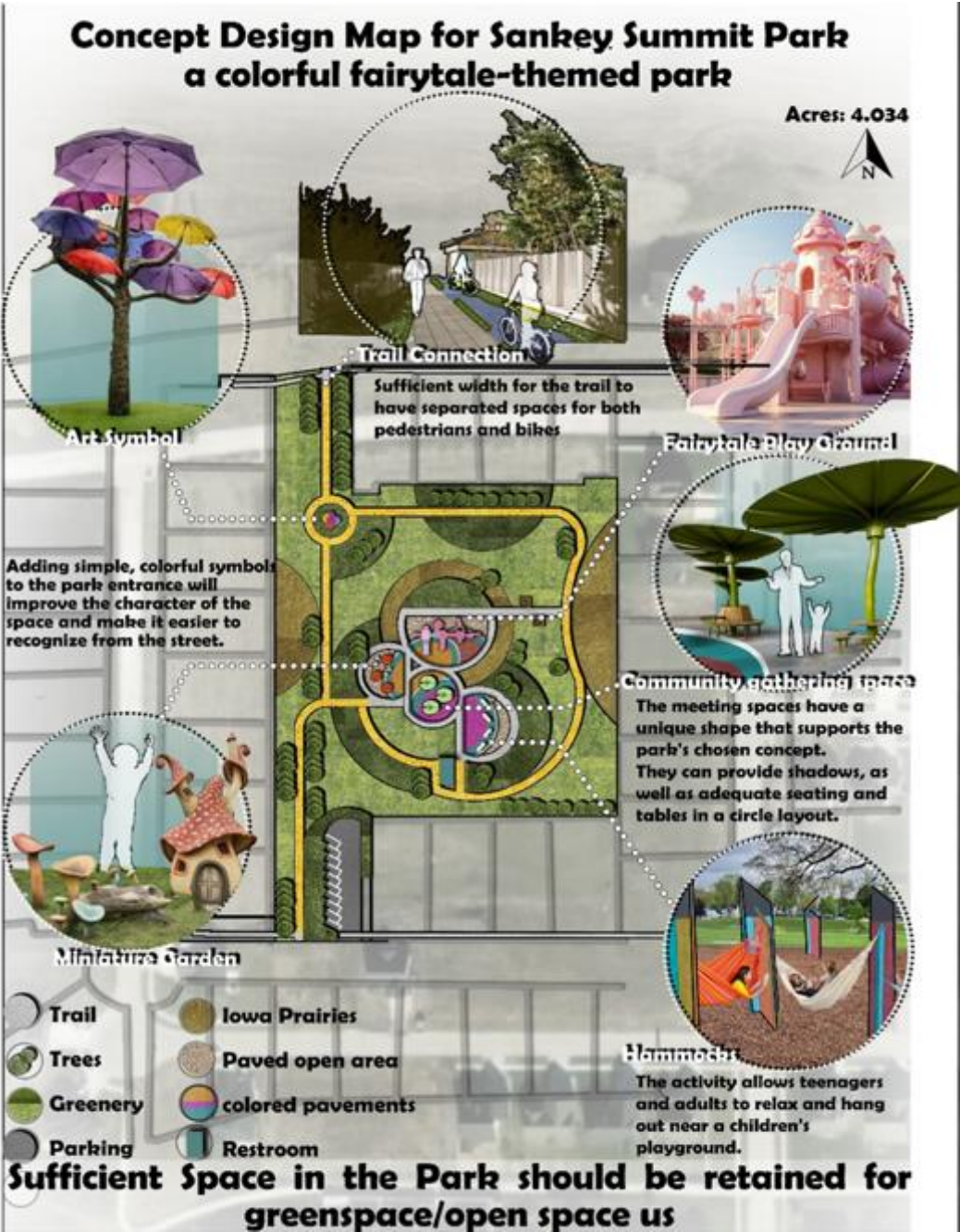


Figure 34. Sankey Summit Park Design Concept

Harvest Meadows Park

Harvest Meadows is a 6.94-acre park in the Harvest Meadows neighborhood. The proposed pirate theme includes a winding trail with pirate-themed wayfinding, a playground with a pyramid net tower, and corn hole. Seating is also incorporated throughout the park, and additional proposed amenities include parking lots, a restroom, and a community garden.

“When my kids were little, they would request different parks depending on what they wanted to do. They didn’t know the names of the playgrounds, so they just said, “the one with this slide!” or, “the one with this swing!”

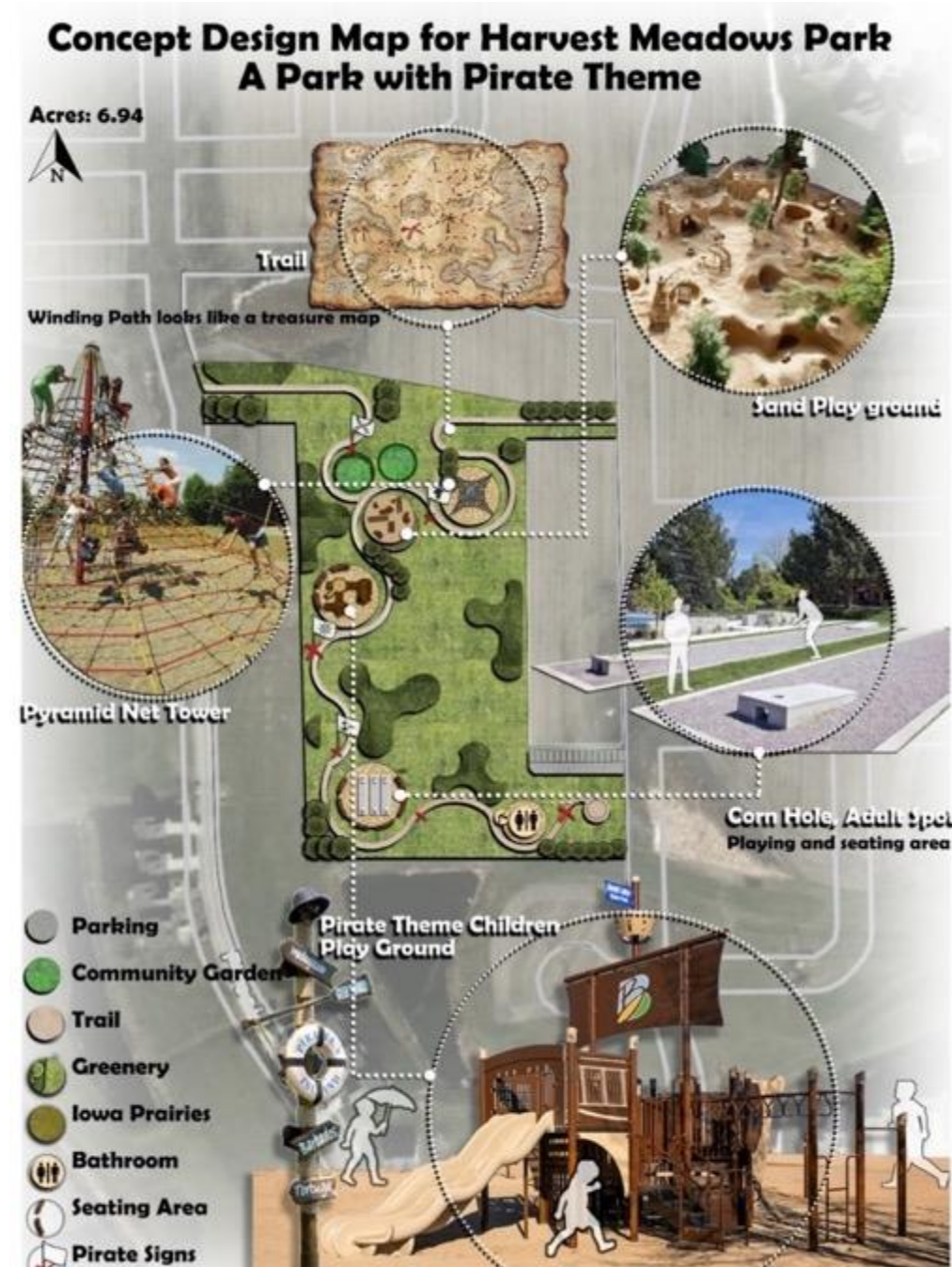


Figure 35. Harvest Meadows Park Design Concept

Featherstone Park

Featherstone Park a 2.05-acre park in the Featherstone neighborhood. This design concept is zoo themed, including unique and colorful animal structures and playscapes. This park also provides educational opportunities with informational signage about animals, habitat, and more.

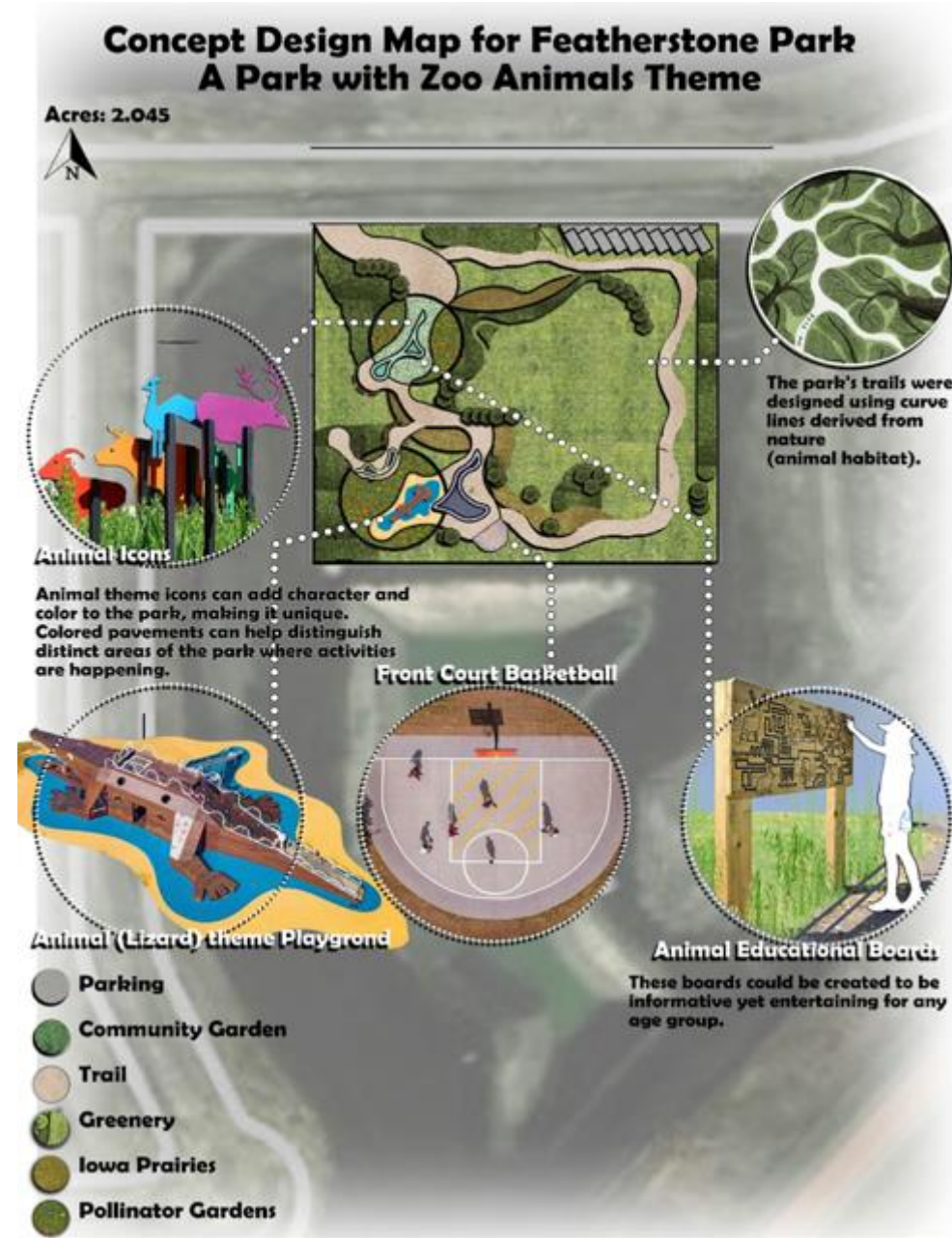


Figure 36. Featherstone Park Design Concept

District Corridor Park

District Corridor is a separated into two parts, with a total area spanning 3.1-acres. In the future, this park will be connected to the regional trail from south to west. It also coincides with the Grain District Redevelopment project.

This concept proposes a painted crosswalk to attract attention and encourage safety for pedestrians as they traverse the otherwise disconnected park sections. The southern portion includes a curved trail with greenery, while the north portion features a community gathering area with a shelter and exercise equipment.

“We're very much a driveway community. If you drive through the neighborhoods, you'll always see groups of people out in their driveway, whether it's a fire pit, or just people hanging out. And I think the trails and park systems have helped bring that together a little bit, because you'll see people gathering at the parks as well.



Figure 37. District Corridor Park Design Concept

Meadow Brook Park

This is a .5-acre park located in the Meadow Brook neighborhood. Different elements for all age groups create an inviting park for all generations, including a community garden, toddler playset, exercise equipment, and two ping pong tables.

A rock wall concept is also included, which would serve for more than just recreation; for example, the rock wall could be a seasonal exhibition space for local artists, while also providing an aesthetically pleasing buffer between the park and nearby residential area.



Figure 38. Meadow Brook Park Design Concept

Strive to have most Bondurant residents live within a reasonable 5 to 10-minute walk to a park.

Subdivision Ordinance Update

As previously stated, the subdivision ordinance should be updated to reflect additional opportunities to establish neighborhood parks. This will help guarantee that most subdivision developments have a neighborhood park and ensure that all residents live within ¼ to ½ mile from a park. This update to the subdivision ordinance will also help ensure approximately 96% of Bondurant residents are within a 5-to-15-minute walk of a park or open space. A fully revised subdivision ordinance can be found in the Appendix.

Future Locations of Regional and Community Parks

The following map depicts possible locations for future regional and community open spaces within Bondurant's future planning boundary. One-mile radius buffers incircle identified points on the map. The buffer identifies a 1-mile service area around the possible location to indicate increases to service area coverage by additional community parks. The points do not indicate exact locations but signify a general area where a regional or community open space should exist.

The City should explore opportunities to establish additional community parks that serve as regional destinations. As the city boundary continues to expand outwards, the City should evaluate the service area coverage to identify potential gaps in the total coverage. Additionally, the City should investigate opportunities to utilize green infrastructure and natural features when establishing locations for future regional and community open spaces. Figure 39 on the following page shows the future regional and community open spaces and the possible changes to the overall service area coverage.

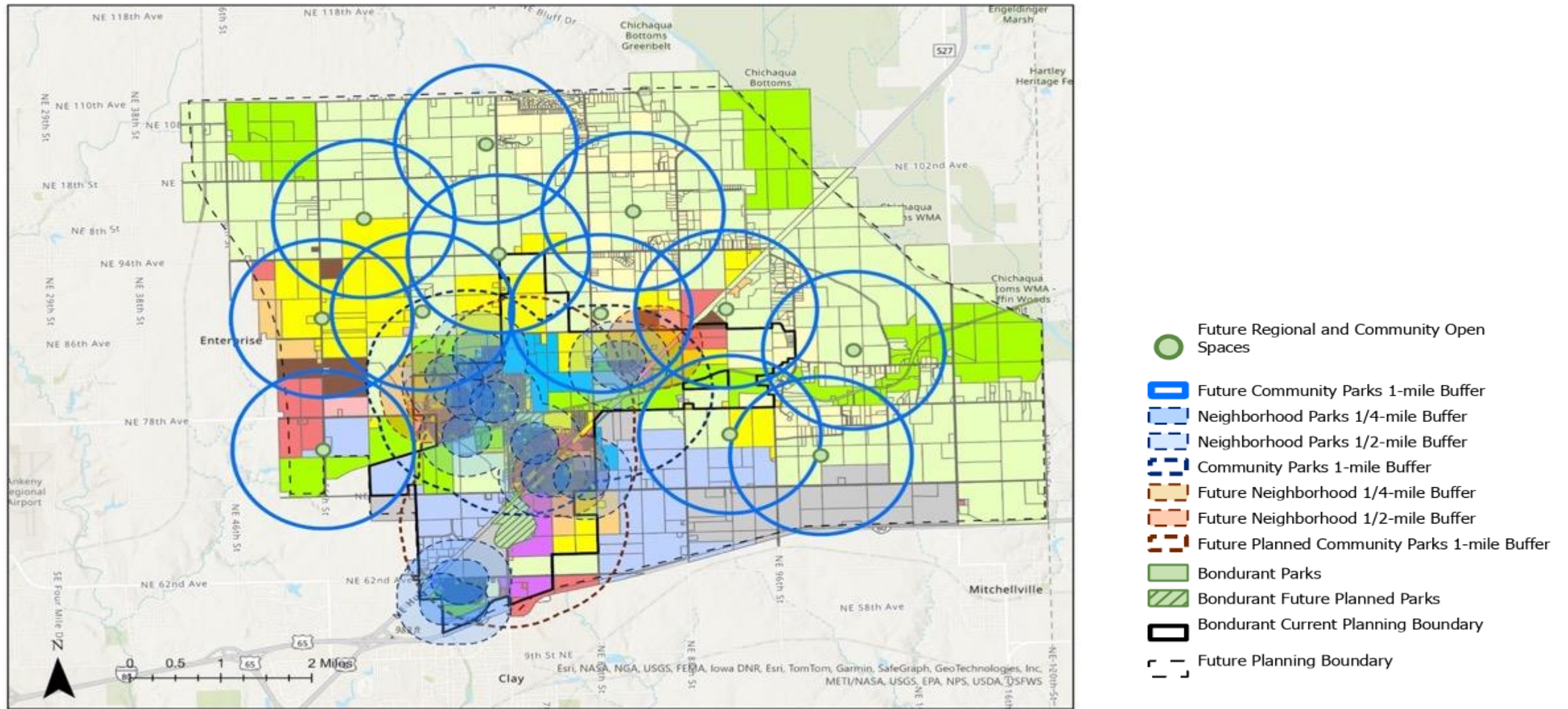


Figure 39. Regional and Community Open Spaces



TRAILS, GREENWAYS, AND WAYFINDING

EXISTING CONDITIONS

RECOMMENDATIONS

Existing Conditions: Greenways

Greenways serve as natural transportation corridors and can be opportunities for multiple uses such as biodiversity corridors, railways, and connections between parks, neighborhoods, and commercial spaces. Geospatial analyses of existing greenways in Bondurant show that there are very few delineated greenways within the city. Currently, Bondurant’s only two established greenways include Eagle Park and District Corridor Park. The 2013 PTG Master Plan shows a potential adaptation to the District Corridor Park as locating a greenway trail system that connects to the Gay Lea Wilson East regional trail. This trail connection would expand connectivity throughout the central region of Bondurant if implemented.



Figure 41. Eagle Park, one of Bondurant’s existing greenways.

“One thing that I love about Bondurant is that it is very walkable. I can walk to the library, the coffee shop, the farmers’ market. And there are different ways for me to get to places -- I just realized some new paths recently, which I was very excited about. I grew up in a place where I had to drive everywhere, so this is a cool opportunity.”

Several potential locations for greenways are delineated through future land use maps in the Implementation section. Recommended locations include areas with open green spaces in existing neighborhoods and in undeveloped areas across the city. While greenways serve multiple purposes for transportation – both for humans and wildlife – they are also suitable locations for stormwater management if located within existing floodplains.



Figure 42. Greenways Map based on 2013 Parks, Trails, and Greenways Master Plan

Recommendations

Connect new and older parks with trail or sidewalk connections and expand trails in Bondurant in accordance with the Future Trails Plan

Updated Future Trails and Sidewalk Map

Throughout community outreach efforts, residents of Bondurant indicated various weaknesses across the current trails and sidewalk system; however, the main concern was a lack of connectivity across the whole network. For example, while the Chichaqua Valley Trail runs from west to east through the city, there are limited north to south connections along the trails and sidewalks.

Existing trails are located across the Bondurant-Farrar Junior High School and High School as well as south of the downtown business district, ending at NE Hubbell Rd. Residents who live south of NE Hubbell Rd highlight frequently mentioned feeling disconnected from the rest of the PTG system due to the incomplete trail network. Additionally, recreational bikers who live in the city noted their only option is to bike along shared roadways, indicating a potential safety hazard.

Using this community feedback and considerations from the Parks & Recreation chapter of the Building Bondurant Comprehensive Plan, this plan provides an updated Future Trails and Sidewalk Map for the City of Bondurant (Figure 40). The map includes both existing and proposed trails and consider several key factors. First, the City has approved several master plans outlining various PTG development projects throughout Bondurant’s recent growth. This plan’s Future Trails and Sidewalk Map incorporates Trails and sidewalks that were approved within those recently adopted master plans. Additionally, sidewalk information from approved subdivision plats have been added.

Through the adoption of new streets in the city, there is an opportunity to add trails along the new roadways as well as along identified greenways. For example, during the Open House, bikers in the community identified key areas where trails should run parallel to roadways throughout the city. The City should coordinate trail expansions with the development of new major roadways, stream corridors, and utility ROWs. The updated Future Trails and Sidewalk Map addresses the discontinuity between residents south of the city and the overall trails system and helps planners prepare for continued growth in the future. Additionally, the updated map ensures sidewalks and trails efficiently connect all new and older parks to provide safer transportation options.

As identified within the Trails and Sidewalk Map, Bondurant’s trails are classified as either Regional Trails, Inner-City Trails, or Inner Park Trails. Regional trails connect multiple cities and towns across the region. For example, the Chichaqua Valley Trail runs west to east through the city, and the Gay Lea Wilson Trails run north to south. The updated Future Trail and Sidewalk Map also identifies opportunities to connect Bondurant’s trail network to Altoona, Ankeny, and Mitchellville. As Inner-City Trails connect parks and subdivisions within the city, development of this network should be prioritized to help improve system connectivity. Lastly, Inner Park Trails exist solely within a singular park. The walking loop around Lake Petocka is a prime example. The City plans to establish additional Inner Park Trails throughout its adoption of the Central District Stormwater Management Master Plan.

“I feel like what has really made me want to stay in Bondurant is that, because of the trails, things are more accessible and fun. For example, I don’t know if I would drive to the farmers’ market. But if on a Wednesday we can just walk there and grab a bag of popcorn and hang, like, why not?”

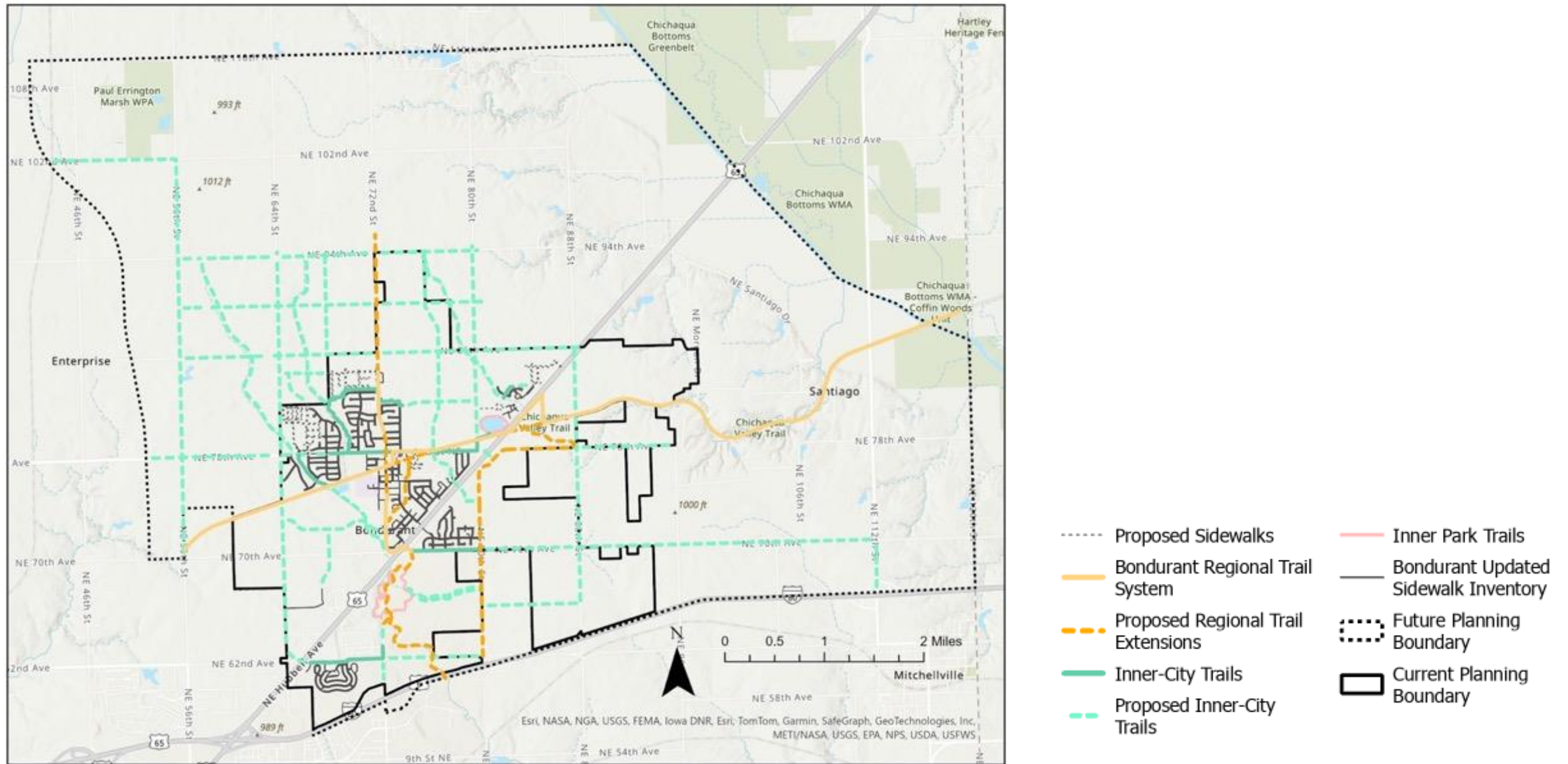


Figure 43. Proposed Trails and Sidewalk Map

Trails and Sidewalk Priority Map

The Trails and Sidewalk Priority Map (Figure 44) identifies implementation priorities for development across the city. The proposed trail additions are labeled as low priority, medium priority, and high priority based on resident feedback and concurrent development.

There is an immediate need for improved north to south trail connectivity to bridge the gap between the Wolf Creek subdivision and the rest of Bondurant. Additionally, trails that coincide with adopted master plans are identified as high priority.

Trails identified as medium priority are those located alongside roadways. For example, as new streets are established throughout the city, this will create an opportunity to proactively establish trails that run parallel with arterial and collector streets. This will also address bikers' stated desire for safer transportation routes.

Lastly, areas identified as low priority coincide with greenways and serve as a desirable extension to the trail system rather than an immediate residential concern. When appropriate, the City should take advantage of available greenway space by exploring opportunities to add trails to stream buffers.

Map colors: green (existing trails), red (high priority), orange (medium priority), and blue (low priority).

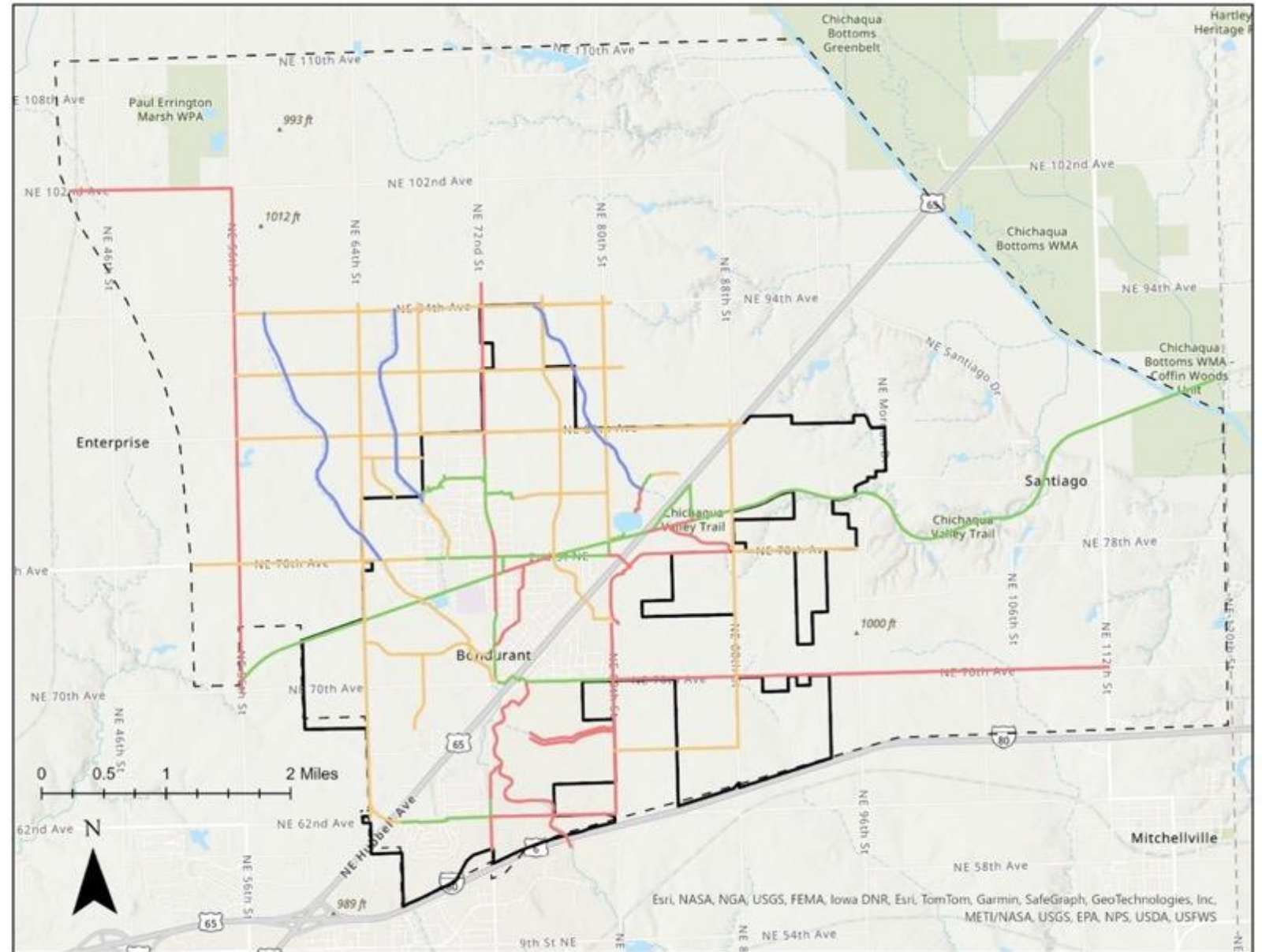


Figure 44. Trails and Sidewalk Priority Map

Continue to attract and support trail-centric retail such as bike shops, cafes, brew pubs and restaurants near the Chichaqua Valley Trail near Downtown Bondurant

In coordination the Bondurant Chamber of Commerce and other economic development organizations, the City should identify opportunities to attract retail services that contribute to Bondurant being a trail-centric activity hub. Developing partnerships with business leaders and providing incentives can attract trail-centric business to Bondurant’s Downtown Business District. Additionally, adopting economic development focused master plans -- such as the Regional Commercial Master Plan and the Grain District Downtown Redevelopment Master Plan -- can help coordinate growth of trail-centric business.

The City should continuously evaluate the needs and desires of Bondurant residents while also monitoring regional trends. Implementation and evaluation resources are included in the Appendix.

Promote the expansion of greenways throughout the City and proactively preserve areas with significant tree cover around the Chichaqua Valley Trail to protect these valuable resources.

Greenways

As Bondurant experiences such a pivotal point of growth, it is important to map opportunities to develop and take full advantage of the many benefits greenways provide. Since the 1980s, greenways have become an increasingly popular development priority due to their extensive contributions to human and environmental health. Greenways were first popularized by the US President’s Commission on American Outdoors Report of 1987, in which they were advocated as “a vision for the future: A living network of greenways provide people with access to open spaces close to where they live, and link together the rural and urban spaces in the American landscape, threading through cities and country sides like a giant circulation system.”^{xiv} Benefits of greenways include increased biodiversity, improved mental and environmental health, higher property value, water management, and overall sustainability of the city’s infrastructure. They are also an opportunity to restore sections of land to their pre-industrial ecological state through projects such as native prairie restoration, wetland regeneration, native tree planting, and rain gardens.

Greenways can follow and extend the city’s trail network to enhance their ecological benefits and improve the recreational experience for residents. The prairie restoration project outlined in Bondurant’s 2017 District Corridor Park Master Plan (formerly Heritage Park) is a prime example of this benefit. Additionally, greenways can be mapped in relation to schools and businesses to provide an alternative transportation route and increased connectivity throughout the overall PTG system. In essence, greenways not only offer pathways but also integrate urban environments with nature, allowing residents to co-create a tangible connection to place and its ecological history as the city grows.

In the context of this plan, **greenways are connective natural areas that bridge existing greenspace through converted alleyways, empty parcels, parks, and trails.** The following maps highlight both existing and potential greenway opportunities and recommend development priorities based on considerations such as floodplain hazard zones, gaps in existing trail networks, opportunities for native habitat restoration sites, and overlaps with existing parks and trails.

The 2013 PTG Master Plan maps greenway overlaps through several existing parks including Eagle Park, Central Stormwater District, Mallard Pointe, Wisteria Heights, and Lake Petocka. The recommended greenway zones within the updated 2024 Master Plan remain consistent with the 2013 recommendations but extend greenway opportunities along future development zones (Figure 45). The majority of identified areas for future greenway development will follow the path of waterways that feed into Chichaqua Bottoms and Skunk River. The city’s stream buffer ordinance provides opportunities to create greenways along waterways; however, the ordinance should be expanded to preserve natural areas as well.

“I’ve noticed – after we started adding native landscaping in just our own yard – we’ve seen different types of butterflies, bumblebees, and birds start showing up naturally. I hope {the City} continues to influence that, especially in places like Eagle Park.”

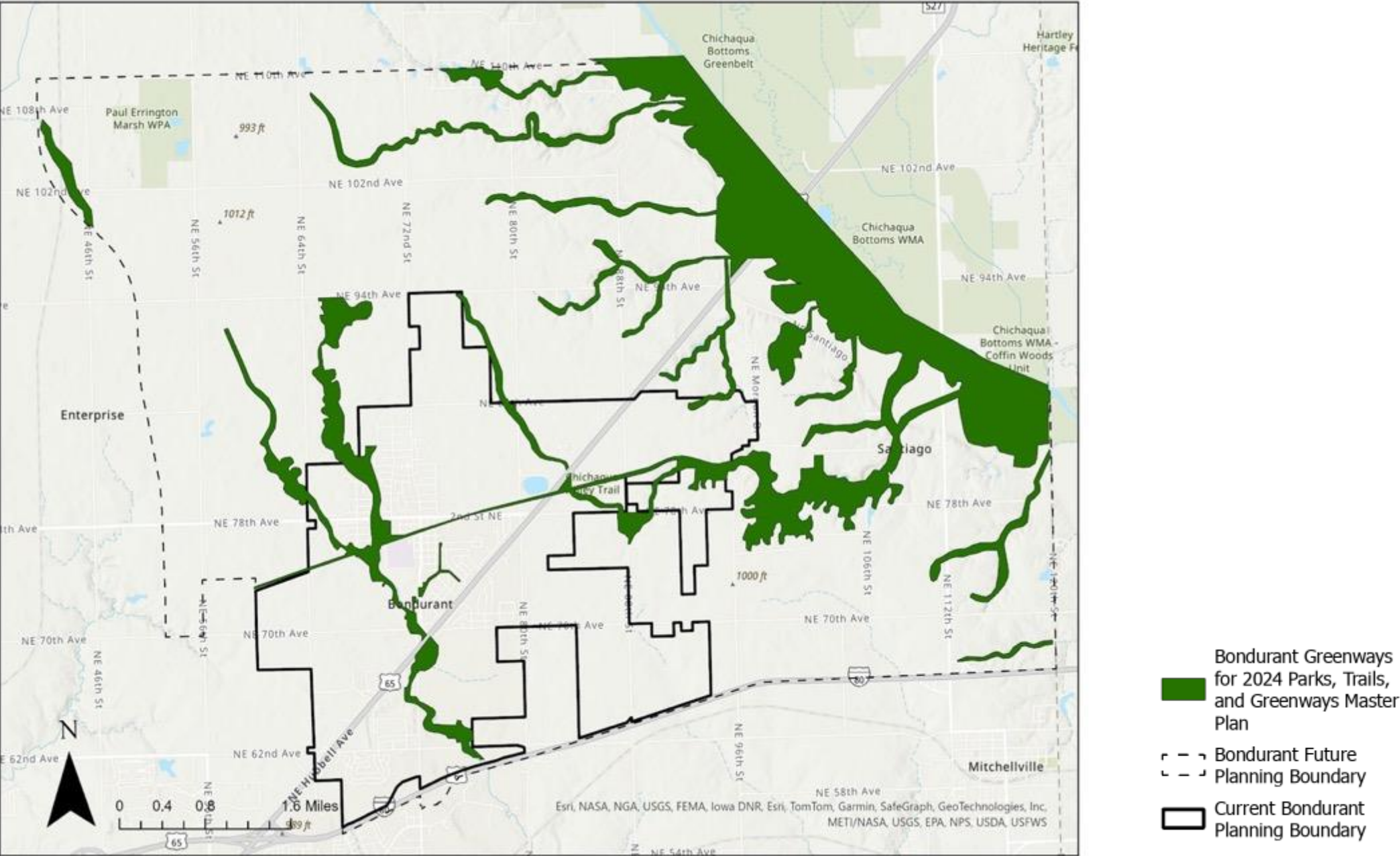


Figure 45. 2024 Greenways Map

Encourage art and other recreation placemaking efforts along trails and within parks in Bondurant.

Wayfinding

In March 2024, Bondurant adopted Group Creative Service’s Art, Culture, and Wayfinding Master Plan. Among many art and culture projects – such as murals, sculptures, events, and landscaping -- their plan includes concepts for wayfinding signs designed for specific locations across the city. Each design includes a tree planting based on a palette of ecologically appropriate species (Figure 46).

To ensure cohesiveness with concurrent plans and Bondurant’s brand standards, this plan builds from Group Creative Service’s signage concepts to recommend additional wayfinding structures to be placed along trail routes as the trail system expands. The intention of these additional designs is twofold: First, the concepts include walking and biking times to increase the accessibility and navigability of the PTG system; second, recommended signs incorporate visuals based on resident stories to add a unique, personalized sense of identity and belonging for residents (Figure 47).

As outlined in the evaluation section, this plan recommends ongoing community engagement to monitor the impact and effectiveness of PTG development. With consent from participants, residents’ stories – particularly those gained through in-depth interviews – can be added to future wayfinding signs. By incorporating art inspired by community stories and providing essential information on walking, biking times, and mileage, these designs strive to facilitate an immersive and accessible experience that evolves with the city. The following page features a design concept for a wayfinding sign that includes an image inspired by a Bondurant resident’s story about meeting new friends on the Chichaqua Valley Trail (Figure 47).



Figure 46. Wayfinding concept from Group Creative Service's Arts, Culture, and Wayfinding Master Plan (2024)

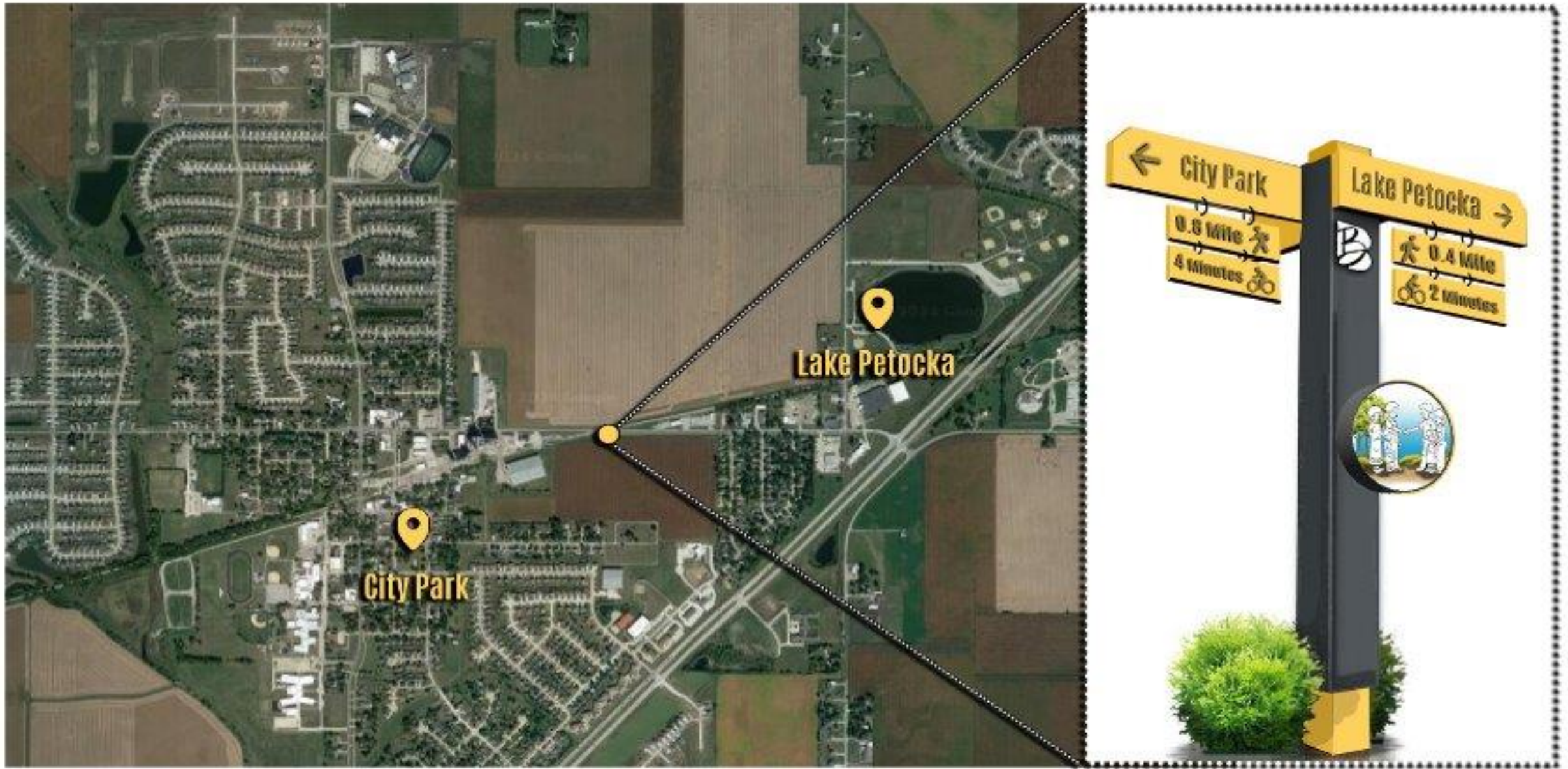


Figure 47. PTG Wayfinding Concept with Storytelling Features

Ensure bicycle and trail networks in Bondurant include amenities that enhance rider safety, comfort, and usability.

Figure 45 represents a trails amenities map. Existing pedestrian crossings are identified on the map by the orange icon. Based on resident feedback, the City should suggest adding additional pedestrian crossings across collector and arterials roadways. Doing so will better connect neighborhoods and improve access to neighborhood parks. Additionally, it will provide residents with safer access when utilizing the large network of trails and sidewalks throughout the city.

In addition to adding pedestrian crossings, the City should incorporate bike fix-it stations at several key locations, such as the Bondurant Regional Trailhead and Lake Petocka.

When evaluating opportunities to add pedestrian crossings across roadways, the City should investigate whether the crossing should include electric signaling.



Figure 48. Trail Amenities Map



PARKS AND RECREATION PROGRAMMING

OVERVIEW OF PREVIOUS PROGRAMMING

PAST PTG EXPENDITURES

RECOMMENDATIONS

Overview of Previous Programming

Parks & Recreation programming has grown along with the city. Figures 49 and 50 outline the Facility Use and Event Participation Overview from FY2017 to FY2023 for the City of Bondurant.

Facility Use							
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Cemetery Plot Purchases	9	10	14	7	2	2	2
Shelter Reservations	58	38	34	47	57	52	97
Farmer's Market Vendors (in City Park)	N/A	N/A	N/A	N/A	75	110	120
Summer Reading Program Participants in City Park	N/A	N/A	N/A	N/A	TBD	802	122
Storytime Participants in City Park	N/A	N/A	N/A	N/A	TBD	243	407
Storytime Participants in Neighborhood Parks	N/A	N/A	N/A	N/A	N/A	32	N/A
Baseball/Softball Registered Players	363	523	316	418 (Season Cancelled)	460	529	550
Soccer Club Registered Players	Unknown	485 Fall Season	373 Spring Season; 437 Fall Season	312 (Cancelled Spring Season); 384 Fall Season	355 Spring Season; 427 Fall Season	389 Spring Season; 500 Fall Season	377 Spring Season; 439 Fall Season
BlueJay Basketball Club (3rd-6th Grade) Registered Players	217	199	207	200	204	204	213

Figure 49. Facility Use

Event Participation Overview							
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Christmas in Bondurant - Santa Social, Indoor Farmer's Market, Community Dinner, Horse Drawn Carriage, Merry & Bright Parade	400	N/A	400	The Entire Town	500	500	Hundreds
	200	N/A	200	Cancelled	250	376	Hundreds
Bondu Spooktacular	125	125	300	200	400	410	369
Fall Bags Tournament	N/A	36	32	Cancelled	34	24	No Registered Players
Movies in the Park	40	35	35	60	80	150	250
Bondu Blues & Brews Festival	N/A	N/A	200	150	400	350	400
Touch-a-Truck	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds
Youth Fishing Derby	30	30	45	Cancelled	110	150	170
Live Healthy Iowa 5k/1k	169	125	111	Cancelled	166	160	169
Keep Bondu Beautiful	N/A	20	20	Cancelled	124	100	101
Winter Chowder Ride	200	40	30	40	Cancelled	45	120
Cribbage Tournament	N/A	N/A	15	26	Cancelled	35	35

Figure 50. Parks & Recreation Programming

Past PTG Expenditures

Funding allocated for Bondurant’s PTG capital expenditures has steadily increased throughout the years. Bondurant’s recent PTG expenditures help explain how Bondurant’s PTG system has come to be; specifically, their parks-and-trails-oriented outlook to community development, and improved interconnectivity along natural transportation corridors. As Bondurant continues to grow and more subdivisions create open park spaces, the City should consider how these areas will be funded and prioritized to provide equitable park access and amenities to all Bondurant residents.

The City of Bondurant publishes an annual Parks and Recreation report that highlights park and trail updates, expenditures, financing, and event and programming information from that year. In 2022, Bondurant discussed park enhancements and the funding used to provide upgrades to the current PTG system. Bondurant worked on many projects during 2022 such as the Lake Pawtocka Dog Park, the Central Park Plan, and the Gay Lea Wilson Underpass. The City of Bondurant funded most of these projects, but much of that funding came from grants and private interest group funding. Grants used for these expenditures came from the Iowa DNR, Trees Forever, a Lowe’s Hometowns Grant, the Resource Enhancement and Protection program, and many others. To fund future parks and trails planning initiatives, these organizations will be key to acquiring grants that will help deliver park services and enhance tree canopy and biodiversity habitats.

Bondurant Past and Future Total Park Expenditures

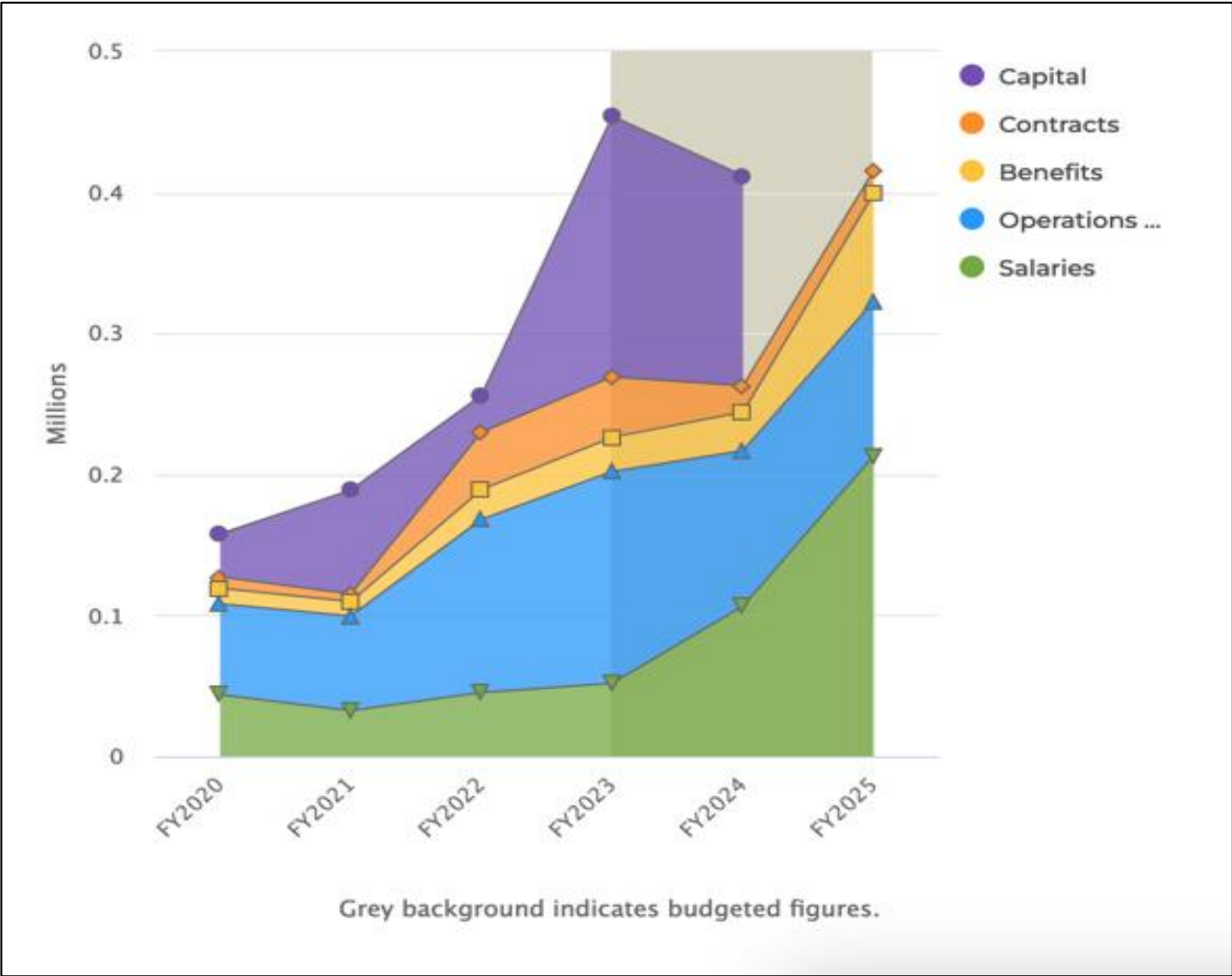


Figure 51. Bondurant past and future total park expenditures (Bondurant Transparency Center, 2023).

Fiscal Year 2022 data breaks down the expenditures on park improvements and tree plantings, operations & maintenance expenditures, and salaries and contracts for the parks and recreation department. The total budget from all funds for FY2022 was \$30,690,537; the total expenditures from FY2022 totaled \$22,156,378. In total, Bondurant expended 72% of the total budget for FY2022. “Parks” capital expenditures include parks, trails, trees, and equipment. Overall, Bondurant spent \$414,988 or 1.9% of the City’s total expenditures on parks. 40.4% of these expenditures were spent on capital improvements for Sankey Summit Trail, City Park, Lake Petocka, the Lake Pawtocka Dog Park, and equipment for the parks. The next largest proportion of total park expenditures was spent on operations & maintenance such as park programs and tree expenditures, totaling up to 29.6% of total park expenditures. These expenditures reflect the current practice of prioritizing new park space development over providing amenities to the existing PTG system.

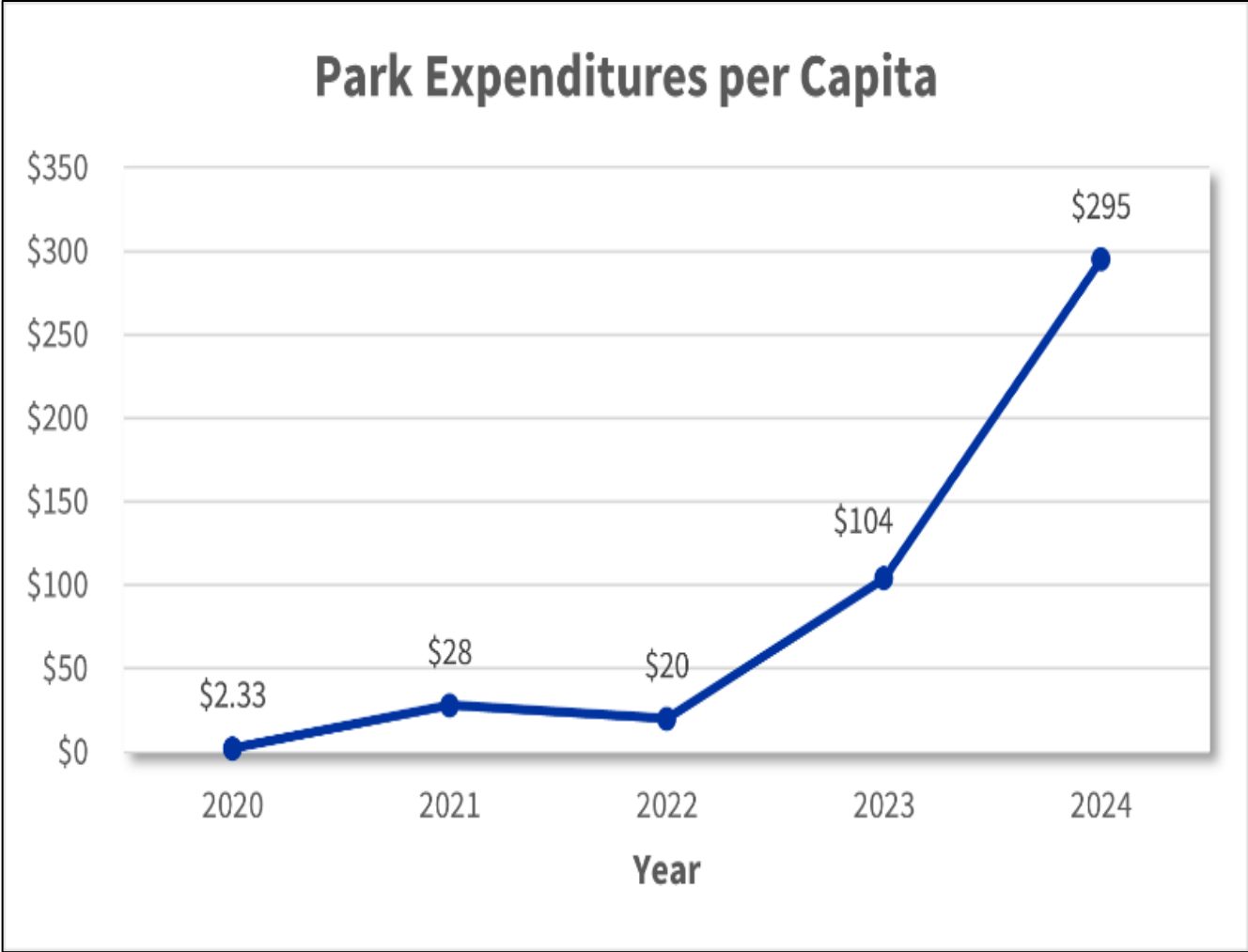


Figure 52. Bondurant’s park expenditures per capita (Bondurant Transparency Center, 2023).

Adequate funding is essential for an efficient PTG system that serves the needs of all residents. There are multiple funding sources and strategies to provide the resources needed for future development, such as:

- Grants
- Private or neighborhood interest groups
- Reallocation of the existing budget

As only 1.9% of Bondurant’s total expenditures are allocated to the PTG system currently, the City should consider dedicating a larger portion of the existing budget to increase funding for PTG improvement. As shown in Figure 48, the proposed spending on the PTG system is projected to increase over the coming years, which means that more focus should be placed on updating parks and trails with high-priority amenities and prioritization of existing parks.

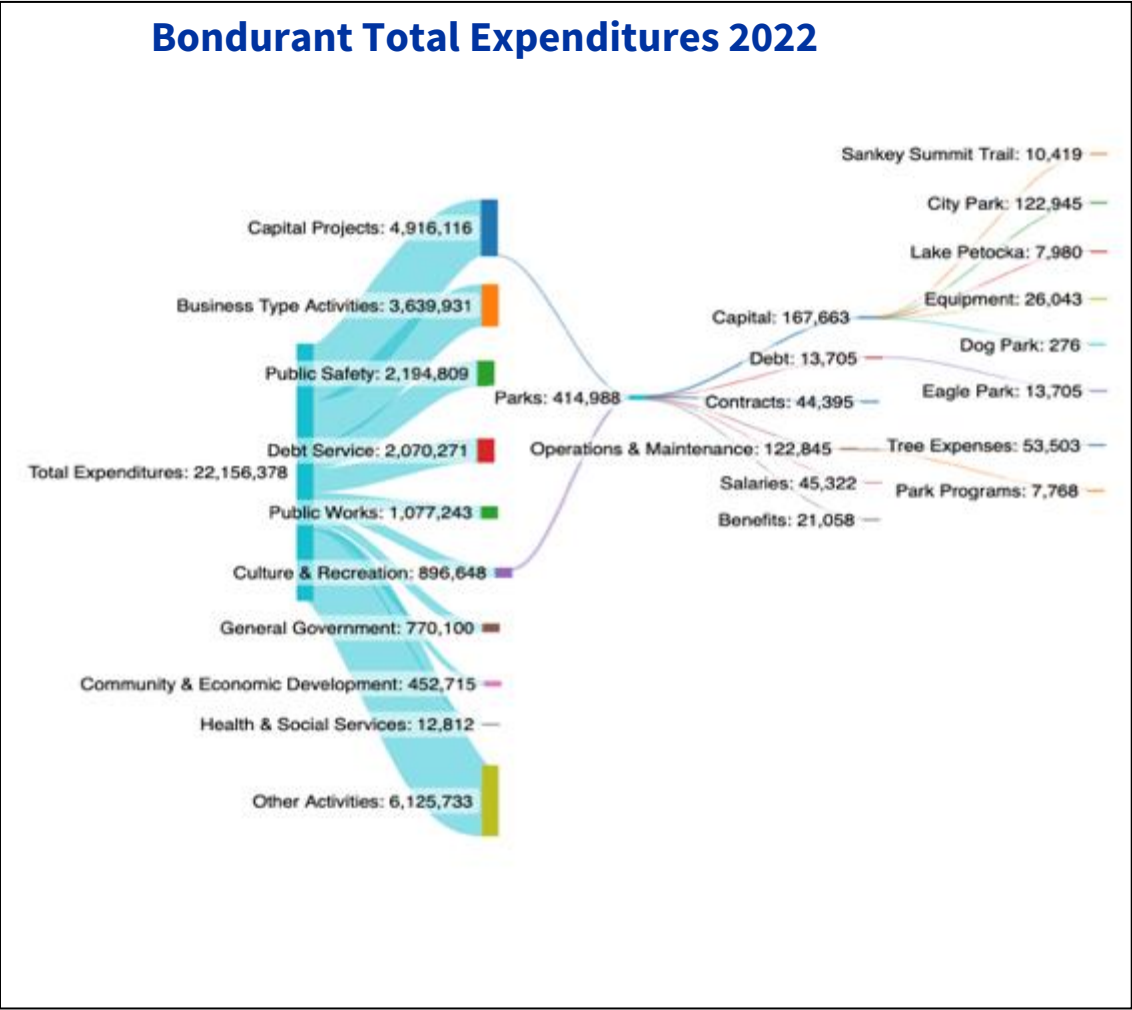


Figure 53. Total Expenditures for Bondurant FY 2022 broken down to delineate PTG expenditures (Bondurant Transparency Center, 2023).

Recommendations

Continue to be proactive in planning and budgeting for parks and recreation maintenance needs.

Potential Funding Sources

The City of Bondurant should set aside funding for capital improvements for its parks and recreation system as well as ensure park facilities and programming keep up with projected growth demands in the community. To ensure adequate resources are available to achieve the goals and objectives of this plan, outside funding sources are included for the City to apply for and attain. The six grants included below – both public and private – are not all that are available, and more grants related to PTG funding can be found via the [Trees Forever Community Project Funding Guide](#).

Inspire Iowa Cultural Tourism Grant Available through the Iowa Arts Council, this grant awards between \$25,000-\$100,000 to communities or non-profits wishing to elevate the perception of Iowa as a cultural destination. Following the construction of an amphitheater or other outdoor event space, Bondurant would be eligible for this grant.	State Recreational Trails Program (SRT) Available through the Iowa Department of Transportation, the SRT Program provides funds for recreational public trails for acquisition of land, construction, and improvements.	Destination Iowa Available through the Iowa Economic Development Authority, this grant helps cities fund development of new and existing infrastructure that creates unique places and promotes tourism within Iowa communities.
The Living Roadway Trust Fund The Living Roadway Trust Fund supports integrated roadside vegetation management operations which allow applicants to complete roadside vegetation planting of native plants along with educational opportunities for residents of the area.	Resource Enhancement and Protection Grant Available through the Iowa Department of Natural Resources, this program has a budget of \$20 million per year until 2026 dedicated to improving open space, roadside vegetation, city parks, soil enhancement, and more.	Iowa Energy Efficiency and Conservation Block Grant Available through the Iowa Energy Office, this grant awards grants between \$50,000-\$300,000 to support innovative energy efficiency and renewable energy demonstration projects such as solar projects.

Routinely monitor the life cycle of programs and facilities to ensure they continue to meet the needs of the community.

Evaluation Toolkit

Evaluation work plays a vital role in any master plan, enabling an understanding of how ongoing activities impact the community. An evaluation can help empower Bondurant by helping them to track progress, make data-driven decisions, and demonstrate accountability and transparency. For Bondurant, this is especially critical as the city expands, allowing officials to assess how new parks and trails serve the community. An evaluation helps the City to:

- Identify options to partner with school district on shared facilities.
- Actively involve residents when seeking input regarding park and recreation programming and designs.
- Evaluate parks and recreation trends when facility planning.

Various evaluations can be conducted at different intervals to generate specific insights. The full evaluation guide located in the Appendix offers resources for implementing three types of evaluations: process, impact, and outcome.

Process Evaluation Process
evaluation assesses the plan's impact during the implementation phase. City employees can use this evaluation to gauge how effectively the plan was executed, identifying strengths and areas for improvement in the implementation process as Bondurant continues to grow in the future.

Impact Evaluation Impact
evaluation examines the immediate effects of the plan. Once fully implemented or when significant aspects are in place, the city can assess how residents of Bondurant are directly affected by the implementation. This evaluation captures both intended and unintended consequences, providing valuable insights for decision-making.

Outcome Evaluation Outcome
evaluation occurs after full plan implementation to understand the long-term effects of the parks, trails, and greenways master plan. This evaluation is ideally conducted a few years post-implementation to grasp lasting impacts on community health, recreation, and overall quality of life.

Neighborhood Programming Recommendations

As cities expand, it is essential to incorporate measures that help maintain a sense of belonging and connection within and across neighborhoods. In Bondurant, programming strategies should be implemented to help preserve the community’s signature “hometown feel.” The 2024 Art, Culture, and Wayfinding Master Plan recommended neighborhood-specific programming strategies to serve this purpose, including:

- Neighborhood-level arboretums
- “Pop-up” parks
- Garage galleries and front porch concerts
- Enhancements to Bondurant’s “Rec n Roll” trailer
- Neighborhood-specific art projects
- Youth talent events

This 2024 Parks, Trails, and Greenways Master Plan builds from the Art, Culture, and Wayfinding Master Plan’s recommendations to add additional neighborhood-based programming opportunities. The neighborhood-specific park design concepts (outlined in the Parks section) are the plan’s main recommendation, as they would be designed by and for residents, and add distinct character to each neighborhood. Any additional neighborhood programming recommendations should be place-based; that is, they should center public participation, resident decision-making, and tailor to unique conditions and needs as neighborhoods evolve. The full Evaluation Toolkit in the appendix outlines qualitative and quantitative strategies that the City can use to gather the neighborhood-specific data needed for effective, place-based programming.

Additional opportunities include:

- Neighborhood gardens (see Community Garden section)
- Citizen Science initiatives to monitor and maintain ecological restoration projects, including neighborhood tree plantings and native habitat
- Neighborhood block parties and movie nights



NATURAL RESOURCE MANAGEMENT

2020 URBAN FOREST MANAGEMENT MASTER PLAN RECOMMENDATIONS

2020 Urban Forest Management Plan

In partnership with the Iowa DNR, the 2020 Urban Forest Management Plan was developed to assist the City of Bondurant with managing its urban forest, including budgeting and future planning. Trees are an important asset to communities, improving air quality, stormwater runoff interception, energy conservation, lower traffic speeds, increased property values, reduced crime, improved mental health, and create an overall desirable place to live. Because of serious threats to many different species of trees, its important for communities to be proactive in planning and managing urban forests.

For the 2020 Urban Forest Management Plan, a tree inventory was conducted for street and park trees using Global Positioning System (GPS) data collectors. In total, 541 trees were inventoried. Key findings include:

- Bondurant's trees provide \$52,302 of benefits annually, an average of \$96.67 a tree
- There are over 52 species of trees from 29 different genera
- The top three genera are: Maple 21%, Apple 11%, and Catalpa 9%
- 18% of trees are in need of some type of management
- 45 trees are recommended for removal

As part of the Urban Forest Management Plan, the Iowa DNR provided several key recommendations. These recommendations include:

- Of the 45 trees needing removal, 7 trees are over 24 inches in diameter at 4.5 ft and must be addressed immediately
- 28 of the 49 ash trees should be carefully examined, as they have one or more symptoms that could be related to an emerald ash borer infestation
- All trees should be pruned on a routine schedule – one third of the city every other year
- Plant a diverse mix of trees that do not include ash, maple, cottonwood, poplar, box elder, Chinese elm, evergreen, willow or black walnut
- Check ash trees with a visual survey yearly

Recommendations

Identify opportunity areas for prairie restoration within Bondurant’s parks and open spaces.

Resources for Restoration

Native plant rehabilitation, roadside plantings, and other restoration projects along greenways will require intentional planning and ongoing maintenance by the Parks & Recreation department and solicited assistance from experts. For example, while prairie pockets require little to no maintenance in the long-term, their initial implementation takes an average of three years of ongoing care. The appendix lists several resources for consulting, implementation, and maintenance assistance, distributors of native seeds and other materials, and funding opportunities to enhance impact and streamline future greenway development throughout Bondurant. Each segment in the comprehensive greenways system should have distinct characteristics and maintenance plans, serving various purposes and adhering to standards as required by their unique ecological conditions.

Integrate low-maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and maintenance needs in the community.

Alternative Lawn Options

Pollinator Lawns (aka Bee Lawns)

Bee lawns mixes the traditional turfgrasses with other flowering plants, diversifying the plant species that make up the lawn space which reduces the time and money required to maintain it. These lawns provide both an aesthetic value, due to the intermixing of flowering plants, and an ecological value, by providing food and habitat for pollinators. Proactive planning can create lawns that serve as both recreational and beautiful spaces.

Turf-Like Alternatives

In Iowa, Kentucky bluegrass, perennial ryegrass, tall fescue, and fine fescues are the most grown turfgrasses. However, turf-like alternatives can provide the same value as turfgrass with fewer inputs. Examples of Turf-like alternatives include sedges and native grasses, both requiring less watering, mowing, and fertilizing than a traditional lawn.

Groundcover

While groundcovers require more input to initially be established, they require less maintenance than turf, provide an aesthetic value through attractive flowers, and reduce the need for weeding. Groundcover should not be used in areas with high levels of recreation since they can typically only tolerate light foot traffic. However, in areas with little to no foot traffic, groundcover can provide a positive visual component to recreational spaces.

Prairies

Replacing turfgrass with native prairie plants in spaces not used for recreation is a great low-maintenance or no-mow alternative. Outside of using native plants, prairies require less regular maintenance than turfgrass, requiring no irrigation or fertilization and minimal mowing or burning. Additionally, prairies support ecosystem diversity, providing food and habitat to a wide range of wildlife, pollinators, and other insects. They improve water infiltration, reduce nutrient loss, and prevent erosion, too.

More information regarding alternative lawn options can be found at [Iowa State University’s Extension and Outreach: Yard and Garden¹⁷](#).

Best Locations for Alternative Lawn Options

Different locations are better suited to each of the different alternative lawn options being established.

Pollinator lawns and turf-like alternatives are best used in spaces that still have foot traffic. While considered a turfgrass, a mixture of different types of fine fescue can be used for no-mow or low maintenance lawns. Larger open spaces in neighborhood and community parks will be the best locations for using pollinator lawns and turf-like alternatives.

Because groundcover is less tolerable to foot traffic, these low maintenance plants will be best used in areas that will provide an aesthetic value rather than serve a recreational purpose. Parks and open space designated as having garden space will be the best location for using groundcover. Additionally, small areas of open space that are not compatible with excessive recreational are areas where groundcover will thrive.

There are many opportunity areas to introduce prairies into parks in Bondurant. Prairies can serve as great natural buffers surrounding walking trails and stormwater detention ponds. Additionally, prairies should be planted along steep slopes to prevent erosion. Because prairies are native to Iowa, they can be introduced to all types of parks as aesthetically pleasing natural areas that provide an ecological benefit to the park. While foot traffic should be limited in prairie restoration areas, they can serve the community as an educational resource.¹⁸



Figure 54: Native Turfgrass Lawn. Source: americanmeadows.com¹

Incorporate green infrastructure into Bondurant parks to combat extreme weather, reduce irrigation and maintenance costs, and as an education tool for Bondurant residents and children.

Green Infrastructure in Parks: A Guide to Collaboration, Funding, and Community Engagement

Released in 2017, the United States Environmental Protection Agency (EPA) provides a thorough coverage of incorporating green infrastructure in parks within communities¹⁹. The guide is intended to encourage partnerships between park agencies and stormwater agencies aimed at promoting the use of green infrastructure in parks. Additionally, the guide is designed to provide communities with a step-by-step approach to build key relationships with partners inside and outside the community. Green infrastructure projects can provide many benefits that include:

- Enhancing Recreational Value
- Creating Attractive Park Features
- Enhancing Social and Environmental Equity
- Reducing Maintenance
- Improving Drainage
- Helping to Educate the Public
- Improving Water Quality
- Providing Economic Benefits
- Benefiting the Overall Environment

Green infrastructure projects can be introduced into parks and open spaces in many ways. Bioretention landscaped areas can be used for medians in parking lots, playing fields can serve as temporary detention storage, and permeable pavement can be used along trails and walkways. When designing future parks and trails, the City should identify opportunities to substitute green infrastructure into the project.

When planning to add green infrastructure into parks, it should be a multi-step process. The full [guide for incorporating green infrastructure in parks](#) can be found on the EPA website and provides detailed guidance on this process. The steps that communities should take when adding green infrastructure projects into parks include:

- Identifying and engaging partners
- Building relationships
- Leveraging funding opportunities
- Identifying green infrastructure opportunities
- Planning for maintenance
- Undertaking high-visibility pilot projects

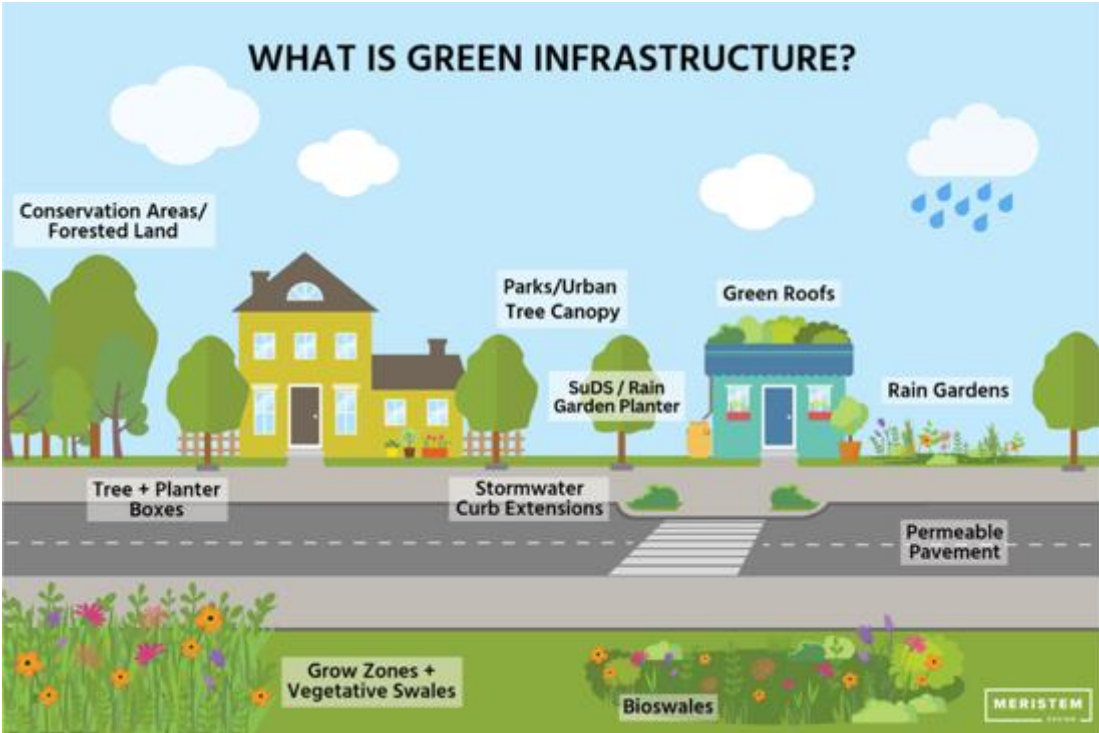


Figure 55. Examples of Green Infrastructure. Source: Meristem Design.

Incorporate natural features such as trees, topography, wetlands, or streams into the open space.

Policies to Protect Urban Tree Forests

Cities can pass ordinances, by-laws, codes, and other regulations to regulate the activity of residents, government agencies, and private entities when it comes to protecting urban trees²⁰. Enacting policies to protect urban tree forests can help communities maintain and expand their urban tree canopies. For Bondurant, institution some or all of the following policies will help ensure the City meets a growth in their tree canopy of 3% by 2030.

Policies to Promote Environmentally Friendly Land Grading

In partnership with the City of Bondurant’s Engineering Staff, the City should promote opportunities to utilize environmentally friendly alternatives to excessive land grading. Improper grading can lead to soil erosion, habitat loss, pollution, and poor water quality. The City should incentivize developers to utilize alternatives to excessive land grading when applicable. Doing so can ensure that soil is being conserved, habitat is being protected, and water quality is not being degraded by development projects.²¹

Regulation	Focus
Tree preservation ordinance	Establishes protections of specific trees based on criteria such as species, size, or location (e.g., trees along riverbanks or steep slopes). Can also regulate maintenance, removal, and replacement of trees on public and private land.
Tree protection ordinance/standard	Implements tree protection measures to be taken during and after construction to ensure tree roots, base, crown, and the surrounding soil structure are not disturbed.
Tree planting guidance	Defines approved species, sizes, and locations, as well as timing of planting and permitting process.
Zoning	Can place limits on the amount of impervious surface, establish open or green spaces, and utilize of green infrastructure for stormwater management in new developments.
Stormwater management ordinance	Can include trees and other green infrastructure as part of an integrated approach to stormwater management.
Landscaping ordinance	Define trees and vegetation planting requirements such as spacing, species, variety, and placement (e.g., to screen, block noise from and/or shade parking lots).
Public space design manual	Summary of regulations for designing public spaces

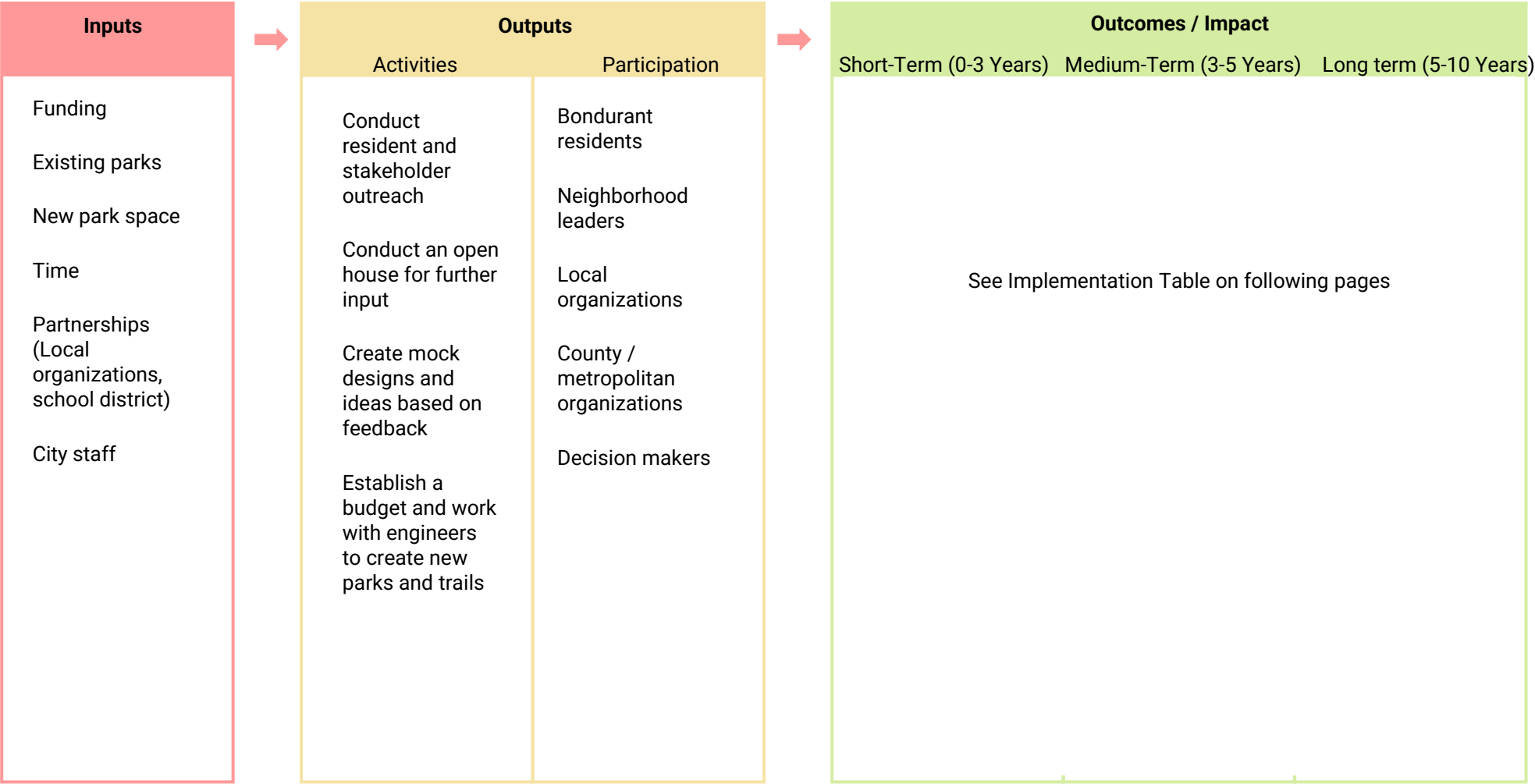
Figure 56. Overview of regulations to protect Urban Tree Forests. Source: Cities4Forests



PLAN IMPLEMENTATION

Plan Implementation

Future recommendations for Bondurant are split into short, medium, and long-term projects for the City to achieve an ideal parks, trails, and greenways system as efficiently as possible. Public input received during the planning process and the plan’s vision statement and four overarching goals were considered when generating the implementation table. The Parks & Recreation Board should review the Implementation Table annually and make recommendations for updating as needed. A medium-term or long-term project could be implemented sooner than identified if significant outside funding is secured to help move a project forward for implementation.



Implementation Table

Short-Term Projects (Suggested Date Range of July 2024-June 2027)
Construct the BRSC to Park Side Trail Connection
Establish a Friends of the Parks non-profit organization to assist with grants, donations, and implementing projects
Construct a trail connection over Mud Creek in Eagle Park
Continue involvement in the Mud Creek/Spring Creek Watershed Greenway Master Plan process
Relocate the former City Park playground set to Bluejay Landing Park
Install Phase 1 (Dining Room) of the ARTocka Trail Loop
Install Phase 2 (Garden) of the ARTocka Trail Loop
Install the Puddle Pavilions piece along Mud Creek in Eagle Park
Provide additional trainings/resources to the Parks & Recreation Board regarding their new role of assisting with implementing the Art, Culture, & Wayfinding Master Plan
Construct Phase 1 of the City Park Master Plan (Playground, Basketball Court)
Construct Phase 2 of the City Park Master Plan (Splash Pad)
Construct public parking lot south of City Park, including implementing a mural installation on the fence area
Install the disc golf/multigolf course at Eagle Park, including constructing additional parking
Construct additional public parking downtown near the Depot
Revise the existing Subdivision Code as suggested in the Appendix of this plan
Construct tennis/pickleball courts in coordination with the Bondurant-Farrar Community School District
Construct a basketball court at Wolf Creek Park, and explore the option to construct an additional basketball court at a park in the north/northwest portion of Bondurant
Construct trails as proposed in the Civic Campus Master Plan
Construct the Chichaqua Valley Trail extension as shown in the Grain District Downtown Redevelopment Plan, including establishing an arboretum and other creative placemaking efforts along the trail corridor
Construct the Chichaqua Valley Trail Extension along the former railroad corridor east of Highway 65 and south of the Bondurant Industrial Park
Begin implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan
Coordinate with the Iowa DOT to promote the planting of mixed native deciduous and coniferous trees and native grasses and wildflowers along Highway 65
Coordinate with the Bondurant Community Foundation and/or Bondurant Historical Society to implement an educational and historical signage system within the Lake Petocka Park area
Create an amenity inventory which highlights the types and quantities of amenities located at each park or trail
Establish an art piece that recognizes supporters of the Bondurant Recreational Sports Complex

Medium-Term Projects (Suggested Date Range of July 2027-June 2030)
Construct Phase 3 of the City Park Master Plan (Amphitheater)
Construct Phase 1 of the Central District Stormwater Improvements Master Plan
Renovate the former Bondurant Emergency Service Facility for Parks & Recreation Center use
Complete the missing trail gap of the Gay Lea Wilson Trail to establish a connection south to Altoona
Improve Sankey Summit Park utilizing the concept included in this plan as inspiration
Improve Harvest Meadows Park utilizing the concept included in this plan as inspiration
Construct the Downtown Entryway artist concept included in the Art, Culture, & Wayfinding Master Plan
Establish community gardens in areas suggested in this plan
Install Phase 3 (Foyer) of the ARTocka Trail Loop
Install Phase 4 (Lounge) of the ARTocka Trail Loop
Install Phase 5 (Gallery) of the ARTocka Trail Loop
Enhance the southern entrance of Lake Petocka with an entrance feature and landscaping
Add artistic lighting to the Highway 65 pedestrian underpass
Enhance and expand downtown holiday lighting
Add an art installation at the SW corner of the Bondurant Community Library's grounds
Activate vacant lots in the Civic Campus as they await development
Locate Bondurant Bluejay Sculptures throughout the community in coordination with the Bondurant-Farrar Community School District and the Bondurant Chamber of Commerce
Evaluate existing neighborhood park conditions relative to ADA access and an amenities and begin making changes to increase such accessibility
Pave the road within the Bondurant Cemetery

Long-Term Projects (Suggested Date Range of July 2030-June 2035)
Construct Phase 4 of the City Park Master Plan (Ice Skating Ribbon)
Construct Phase 2 of the Central District Stormwater Improvements Master Plan
Construct the Skate Park Phase of the Central District Stormwater Improvements Master Plan
Construct Phase 3 of the Central District Stormwater Improvements Master Plan
Construct Phase 4 of the Central District Stormwater Improvements Master Plan
Create trail connections along the greenway system to the north
Create a regional attraction that generates circulating revenue back into the PTG system
Improve District Corridor Park utilizing the concept in this plan as inspiration
Construct the Art Alley artist concept included in the Art, Culture, & Wayfinding Master Plan
Pave the remaining gravel area at BRSC/Lake Petocka Park
Add artistic lighting along the Chichaqua Valley Trail
Consider adopting a sustainability or climate action plan
Consider creating an incentive or grant program for adding green infrastructure to private property
Establish an off-street trail connection from City Park south to 5th Street SE and then west over to the existing trail at Grant Street South
Plan for future regional stormwater facility amenities north of Bondurant as shown in the City's Stormwater Master Plan
Improve Featherstone Park utilizing the concept included in this plan as inspiration
Implement storytelling signage at the parks

Ongoing Initiatives
Continue hosting existing large community events and add new ones as new resources allow as suggested in the Art, Culture, and Wayfinding Master Plan to help retain the community's strong hometown feel
Continue to partner with local organizations to promote a variety of events and engage residents of Bondurant
Continue growing the community's urban tree canopy
Continue coordinating with the Iowa DNR to have the public fishing pond areas stocked
Continue including trails as a component of upcoming street construction/reconstruction projects
Continue to install green technology when feasible with public improvement projects
Continue to be proactive in planning and budgeting for parks and recreation maintenance needs
Continue to expand trails and greenways through natural, residential, and business areas to decrease commutes along state highways creating safe routes for bicyclists and pedestrians
Continue marketing efforts of the community's parks, trails, and greenways as well as community events
Continue implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan
Continue roadside vegetation and native prairie planting efforts
Continue to ensure adequate trail amenities are provided (restrooms, benches, drinking fountains)
Continue to work with neighboring cities to create trail connections that will bridge gaps in connectivity
Continue to exceed the overall park level of service for total park acres in Bondurant
Continue to develop neighborhood-level themed park programming and designs by and for residents to maintain a sense of community
Continue to strive to have most Bondurant residents live within a reasonable 5-10 minute walk to a park
Continue to connect newer and older parks with trail or sidewalk connections and expand trails in Bondurant in accordance with the Future Trails Plan
Continue to attract and support trail-centric retail such as bike shops, cafes, brew pubs, and restaurants near the CVT near downtown Bondurant
Continue to promote the expansion of greenways throughout the City and proactively preserve areas with significant tree cover around the CVT to protect these valuable resources
Continue to encourage art and other recreation placemaking efforts along trails and within parks in Bondurant
Continue to routinely monitor the life cycle of programs and facilities to ensure they continue to meet the needs of the community
Continue to integrate low maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and maintenance needs in the community
Continue to incorporate natural features such as trees, topography, wetlands, or streams into the open space



Appendix

SWOT Analysis, Stakeholder Analysis, Community Survey Questions, Proposed Subdivision Code Amendments, Resources for Restoration, Best Practice Research, Evaluation Toolkit, Park Amenity Maps, Baseball Cards, Community Garden Resource Guide

SWOT Analysis

To strategically leverage Bondurant’s strengths and proactively address potential threats to the revised PTG Master Plan, the team developed a comprehensive SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. This was achieved by analyzing previous plans and documents created by the City, along with considering public opinion through surveys. This framework was informed by the insights gained from prior planning initiatives and community engagement, ensuring a nuanced and accurate assessment of the community.

STRENGTHS

1. The City of Bondurant Parks and Recreation department creates an annual report. This report consists of goals, reflections, and investments made in the park each year, helping to understand the growth of events and parks annually.
2. The City of Bondurant hosts a wide variety of events in their parks to encourage their use. Some of these events include the annual Bondu Spooktacular and the weekly farmers’ market held in the spring, summer, and fall.
3. Bondurant residents are proud to live in their town, and some of their favorite places are the parks and trails, according to the Arts, Culture, and Wayfinding Emerging Themes Document.²²
4. The 2013 PTG Master Plan goes into depth about current parks and their opportunities for improvement.⁶ It provides a helpful baseline for understanding where Bondurant is headed in the future.
5. Bondurant has a strong social media presence, which makes for effective engagement and dissemination of online information.

6. Due to the volume of plans that have been produced over the past few years, the City understands the wants and needs of the community through their own community engagement.
7. PTG development has been on Bondurant’s radar since 2012. The City recently developed a new City Park Master Plan and created the Central District Stormwater Management Master Plan.
8. New developments have brought in large employers. This provides jobs and local revenue to the community.

WEAKNESSES

1. There is limited public transportation in Bondurant, making major parks less accessible to the community.
2. There is limited trail connectivity going north and south in Bondurant.
3. Most of the development in Bondurant is low density, single-family development. This leads to a sprawled community, making connectivity in the parks system a challenge.
4. Lack of sidewalk connection makes getting to parks for individuals who cannot drive a challenge.
5. Future residential development largely consists of low-density housing. This can lead to an increased need for parks to ensure every resident has walkable access.
6. Several multi-million-dollar projects are occurring in Bondurant, which might limit the budget for additional amenities, trail connections, and maintenance.
7. Lack of natural features such as tree canopies and restoration sites limit environmental sustainability and ecosystem services for residents.

OPPORTUNITIES

1. Bike culture and infrastructure in the greater Des Moines area has greatly expanded in the last 20 years, which can provide support for expanded trails and bring in visitors to Bondurant who are bike enthusiasts.
2. New parks from the subdivision ordinance can be adapted based on community needs.
3. Bondurant's growing population and increasing tax base, allowing for greater investment in the PTG system.
4. The community is not landlocked, so it has room to expand in almost all directions. This increases opportunities for new parks, trails, and greenways as the community grows.

THREATS

1. The cost of construction materials is increasingly rising, which can impact what the community decides to implement as the plan is finalized.
2. More developed suburban communities in the surrounding area have more established parks and trail connectivity, so residents may travel elsewhere instead of utilizing the parks, trails, and greenways in Bondurant.
3. The heavy traffic flow on Highway 65 presents difficulties for pedestrians attempting to cross the road. This also creates noise pollution for parks near the highway, such as Lake Petocka.

Stakeholder Analysis

The team performed a stakeholder analysis to understand which stakeholders will be impacted by and/or have influence over the 2024 PTG Master Plan. Twenty-nine stakeholder groups were identified and plotted within the coordinate grid.

Stakeholders identified within the upper right quadrant include Adults with Children, Adults without Children, Elders, the School District of Bondurant, Developers, Local Business Owners, Neighborhood Homeowner Associations, Friends of the Chichaqua Valley Trail, Youth Baseball Teams, Youth Soccer Teams, and Farmers. These stakeholders will be strongly impacted and highly influential to the new master plan because they are the main users of Bondurant’s PTG system and have power to direct governmental decisions. Stakeholders identified in the upper left quadrant include Kids and Children, Neighboring Cities and Towns, Teens, the Low-Income Community of Bondurant, Nature and Animals, Bondurant School Athletic Teams, and Local Art Programs. These stakeholder groups will be strongly impacted by the master plan but will not have strong influence on the planning process.

These stakeholders will also be the main users of Bondurant’s PTG system, but they do not have power over the decision-making process of the master plan. The stakeholder groups in the lower right quadrant consist of the Public Works Department, The Planning Director and Planning Department, Iowa Department of Natural Resources, Bondurant City Council, Bondurant Parks and

Recreation Board, the Mayor of Bondurant, High-Income Residents of Bondurant, and the Chamber of Commerce. These stakeholders have a strong level of influence and decision-making power over the planning process due to their relative positions of power in Bondurant.

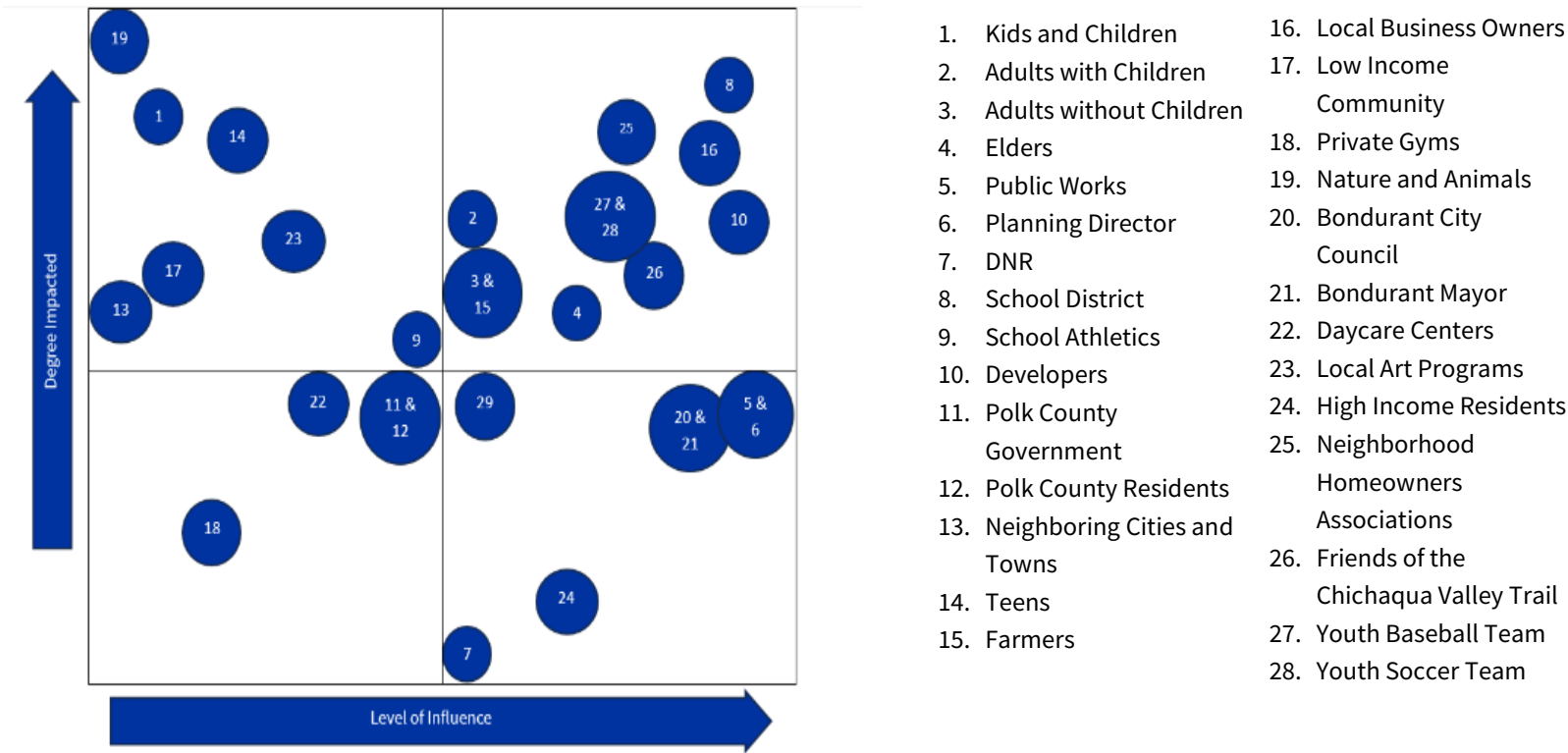


Figure 9. Stakeholder Analysis

Community Survey Questions

The questions below were included in the community survey sent to residents for usage within the planning process.

Bondurant Parks, Trails, and Greenways Survey

This survey is being used to collect data for the updated Parks, Trails, and Greenways Master Plan for the City of Bondurant. It is being conducted by students in the School of Planning and Public Affairs and at the University of Iowa, through the Iowa Initiative for Sustainable Communities.

Your responses will be anonymous, unless you would like to include your email and the end of this survey to be a part of a more in-depth conversation for this plan. Providing your email is optional. For any questions about the survey, please email madelyn-stoen@uiowa.edu. Thank you for your participation.

Do you live in Bondurant?

☐ Yes

☐ No

Do you have children?

☐ Yes

☐ No

What is your favorite park in Bondurant?

☐ Bondurant Recreational Sports Complex

☐ Bondurant Regional Trailhead (Depot)

☐ City Park

☐ Eagle Park

☐ Efnor Estates Park

☐ Gateway Park

☐ Lake Petocka

☐ Lincoln Estates Park

☐ Mallard Pointe Park

☐ Park Side Park

☐ Renaud Ridge Park

☐ Wisteria Heights Park

☐ Wolf Creek West Fishing Pond

☐ Wolf Creek Park

☐ Bluejay Landing Park

☐ Collison Soccer Complex

Why is this your favorite park?

What is your favorite natural feature of Bondurant?

☐ Natural water features like creeks or ponds

☐ Native habitats and wildlife

☐ Trees

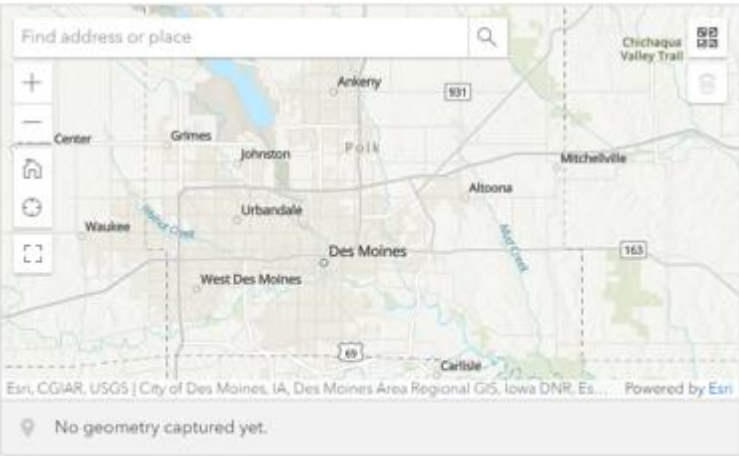
☐ Open space

☐ Other

Think about your favorite park or trail system in that you have visited, it could be in the Des Moines area or another place in Iowa. Where is that park or trail?

Please type in the address or double-click to place a marker on the map.

Note: You can only add one marker to the map.



How enjoyable are the trails in Bondurant?

☐ Extremely unenjoyable

☐ Somewhat unenjoyable

☐ Neither unenjoyable nor enjoyable

☐ Somewhat enjoyable

☐ Extremely enjoyable

Are there any barriers for you accessing the Bondurant parks and trail system? If so, what are they?

☐ Lack of time

☐ Distance to parks

☐ Is not accessible (lack of curb cutouts, wheelchair ramps, audio and visual signage, or other accessibility features)

☐ Locational awareness of where the parks are

☐ The parks are not safe

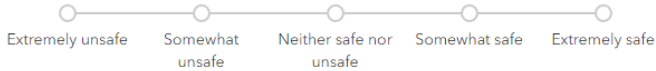
☐ Lack of transportation

☐ There are no barriers for me accessing the parks

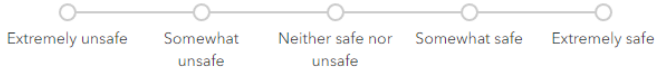
☐ Other

Why is this your favorite park or trail network?

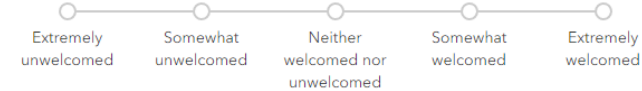
How safe do you feel in the Bondurant parks?



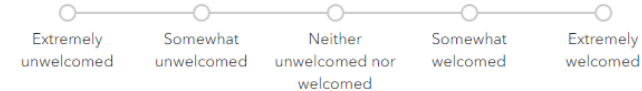
How safe do you feel in the Bondurant trails network?



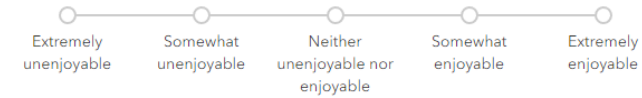
How welcomed do you feel in the Bondurant parks?



How welcomed do you feel in the Bondurant trails network?



How enjoyable are the parks in Bondurant?



When choosing a park to go to, please rank the following from most important to least important.

☐

I can walk there

☐

It has the amenities I want

☐

It has activities for young children

☐

It has activities for preteens and teenagers

☐

The park is close to other businesses/downtown

☐

It has parking

Reset

What is your primary use of the existing park system?

☐

Recreation

☐

Exercise

☐

Relaxation

☐

Family entertainment

☐

I do not go to the parks in Bondurant

☐

Other

What is your primary use of the existing trail system?

☐ Recreation

☐ Exercise

☐ Relaxation

☐ Family entertainment

☐ Commuting/getting around town

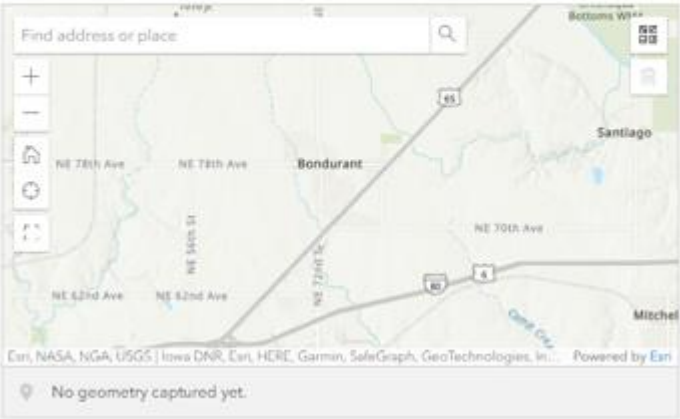
☐ I do not use the trails in Bondurant

☐ Other

If you have an idea of where a future park in Bondurant should be, please place a marker on the map.

Please type in the address or double-click to place a marker on the map.

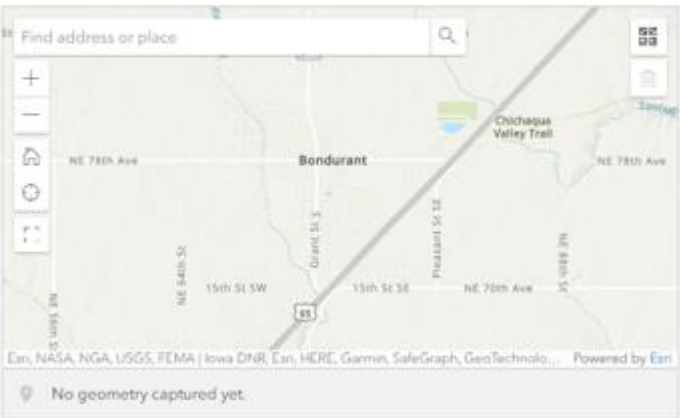
Note: You can only add one marker to this map.



Where do you think there should be an expanded trail or additional trail connectivity in Bondurant?

Please type in the address or double click to place a marker on the map.

Note: You can only add one marker to the map.



Is there any things you think are missing or that there should be more of in the parks and trails in Bondurant? If so, what are they?

☐ Playsets and swingsets	☐ Splashpads	
☐ Courts for sports (basketball, pickleball, etc)	☐ Disc golf	
☐ Ping pong table	☐ Benches/seating	☐ Bathrooms
☐ Gardens	☐ Natural water features	☐ Dog litter bags
☐ Prairies	☐ Fountains	☐ Trail connections
☐ Open greenspace	☐ Fishing	☐ Nature play
☐ Lighting	☐ Bike racks	☐ Walking/running track
☐ Shelters	☐ Public art	☐ Wayfinding and signage
☐ Parking lots	☐ Trees, bushes	☐ Native plantings
☐ Outdoor ampitheatre	☐ Fire pits	☐ Drinking fountains
☐ Concession stands	☐ Birdwatching	☐ Memorial gardens

☐ Nearby public transit	☐ Baby changing stations	
☐ Wildlife refuge	☐ Hammocks	☐ Pump/dirt bike track
☐ Exercise equipment	☐ Swimming	
☐ Community gathering space/community center	☐ Skate park	
☐ Edible forest/community gardens		

Is there anything you would like to see us include in the updated Parks, Trails, and Greenways Master Plan?

Please select one or more options that reflect your gender

☐ Woman

☐ Man

☐ Non-Binary

☐ Transgender

☐ Two-Spirit

☐ I prefer not to disclose

☐ Other

What is your marital status?

-Please select-▼

What is your age?

-Please select-▼

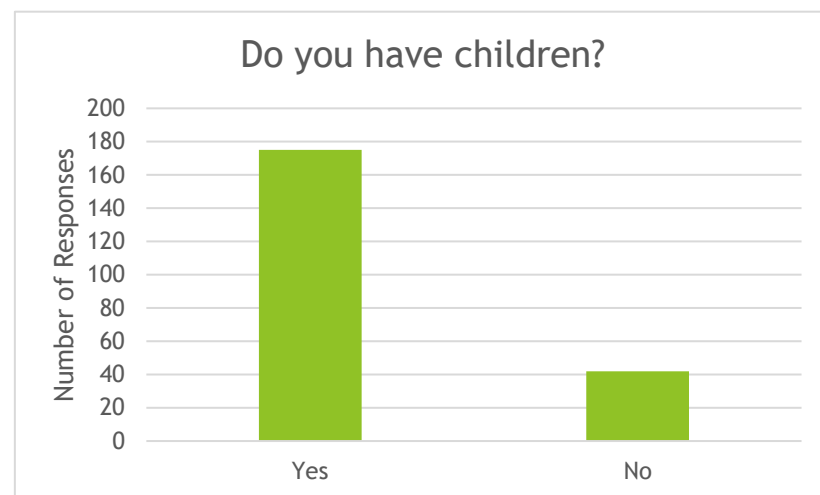
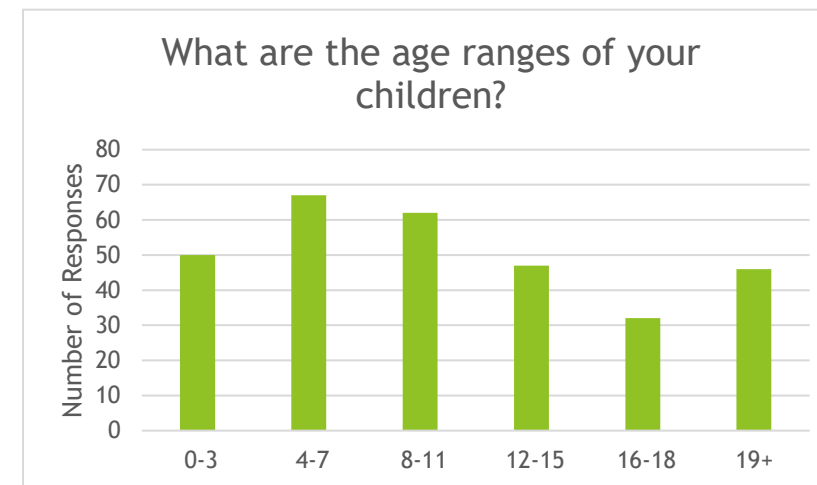
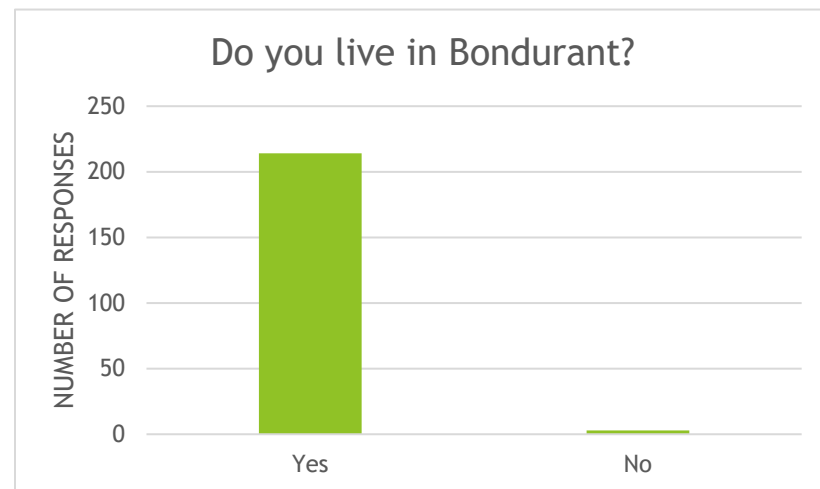
What neighborhood do you live in?

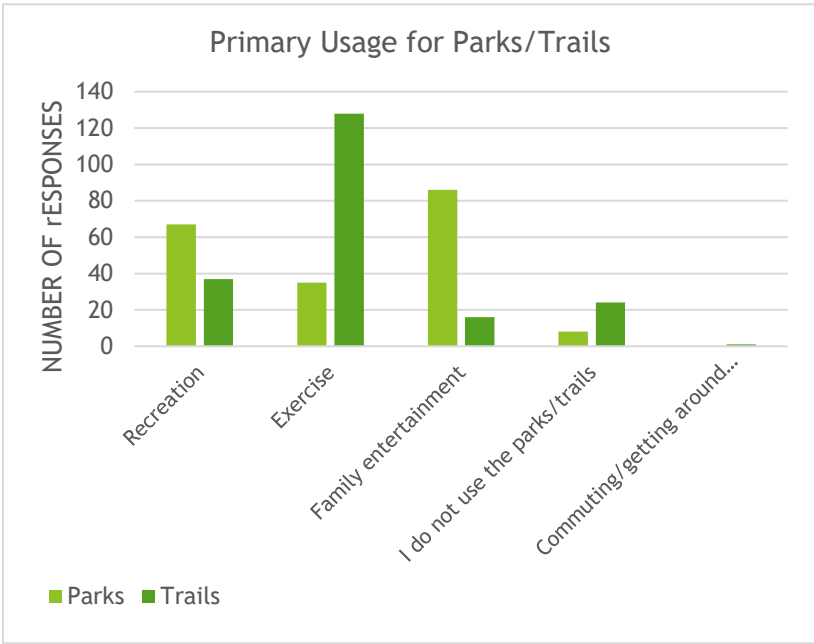
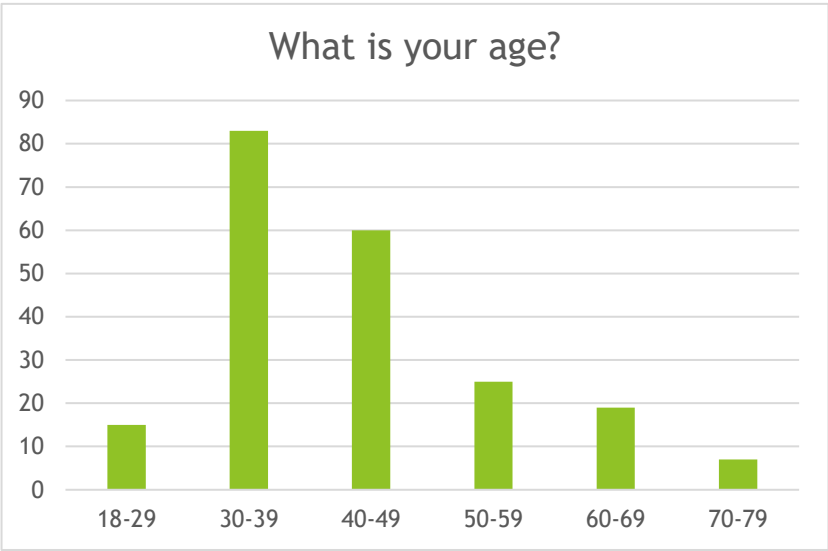
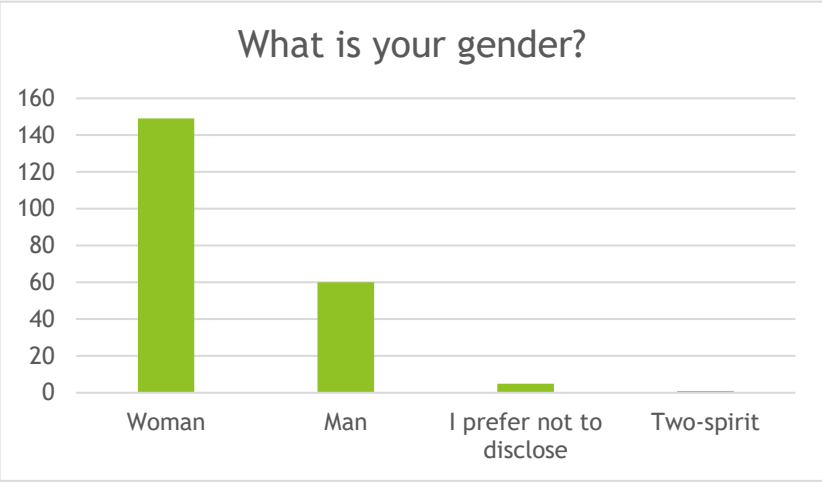
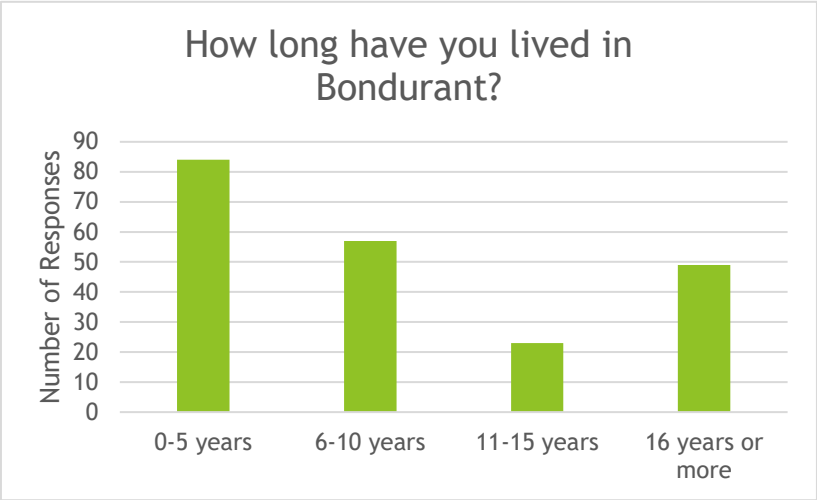
Would you like to be contacted for a more in-depth conversation about your relationship and experience with parks and trails?

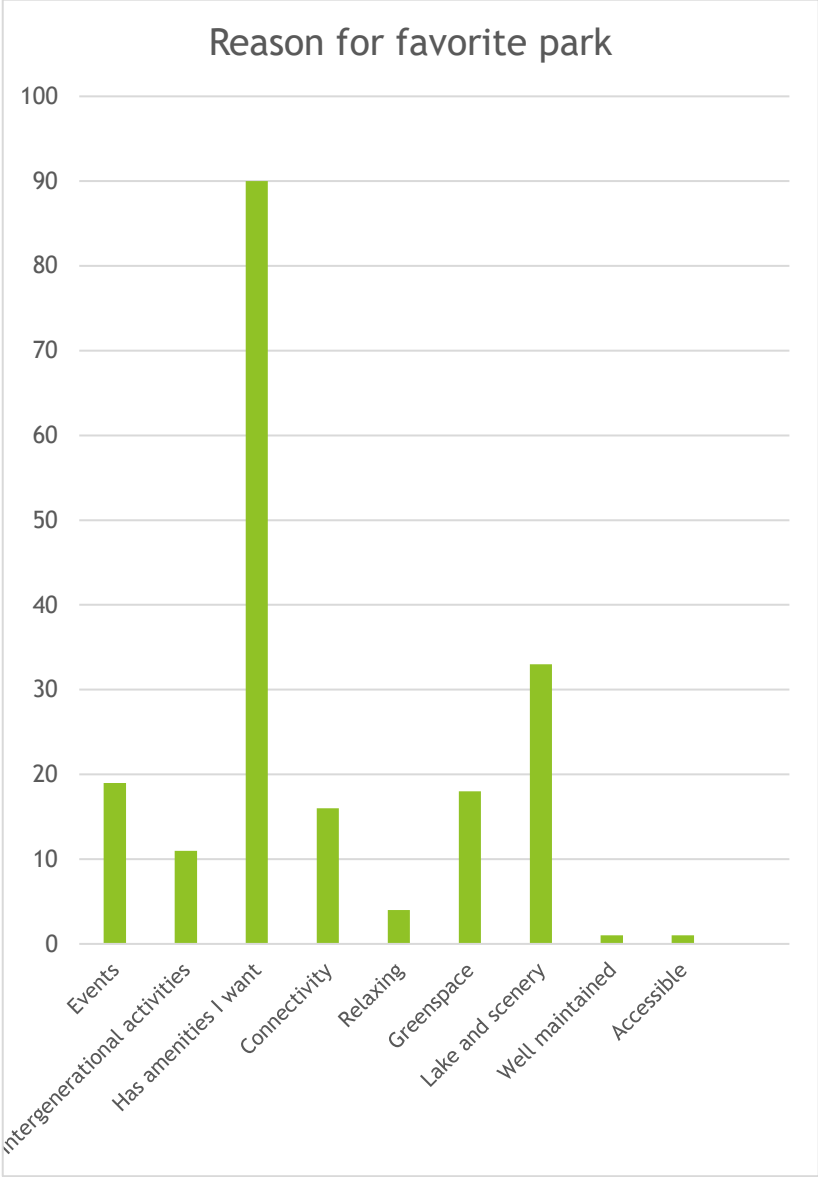
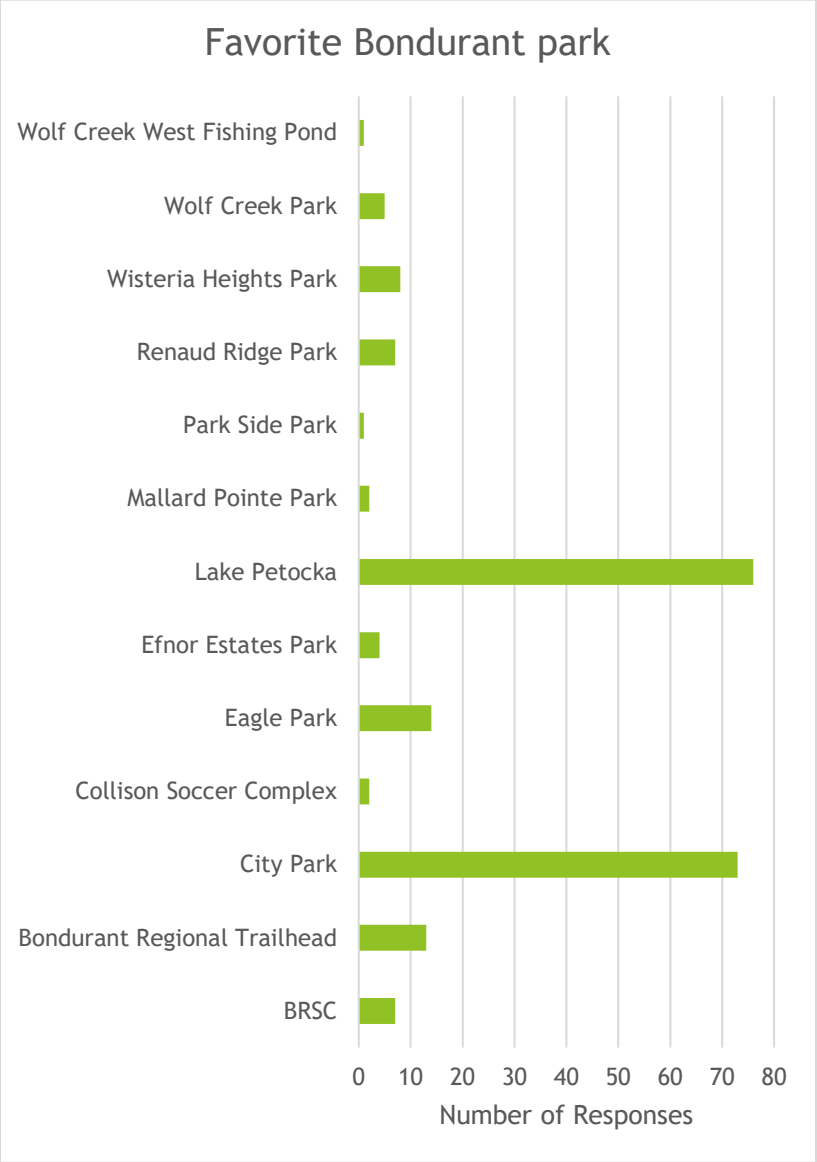
☐ Yes

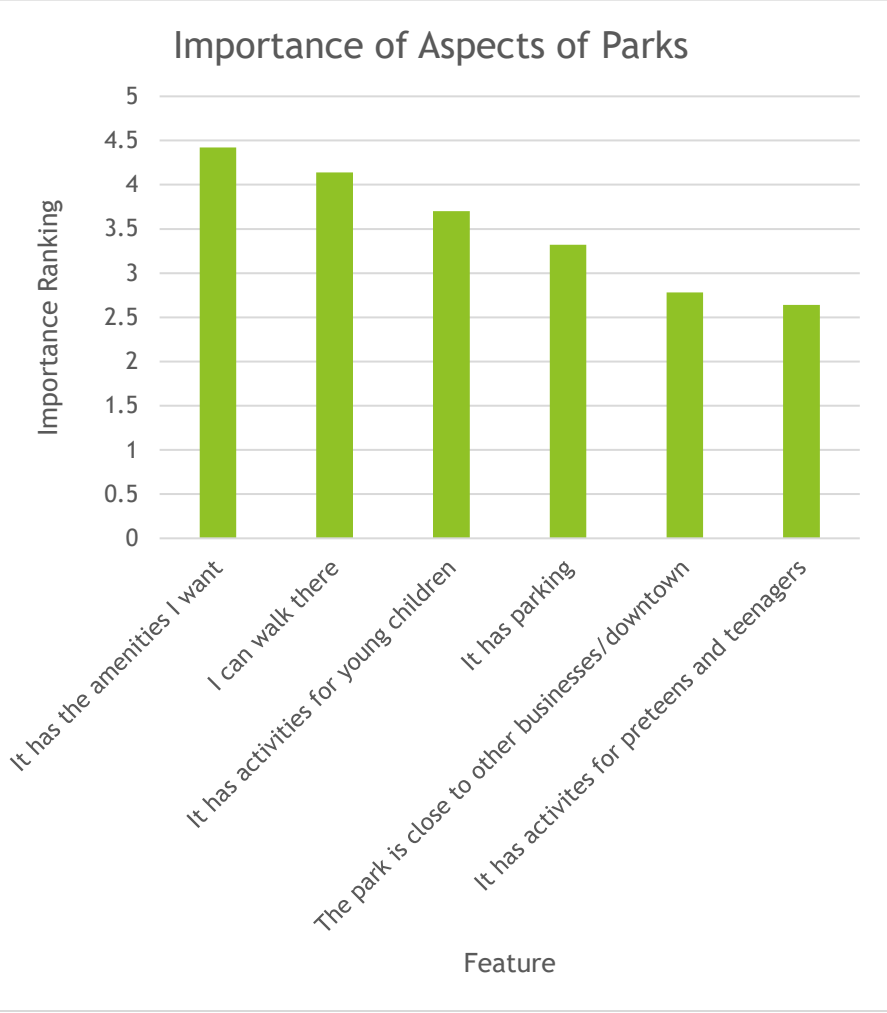
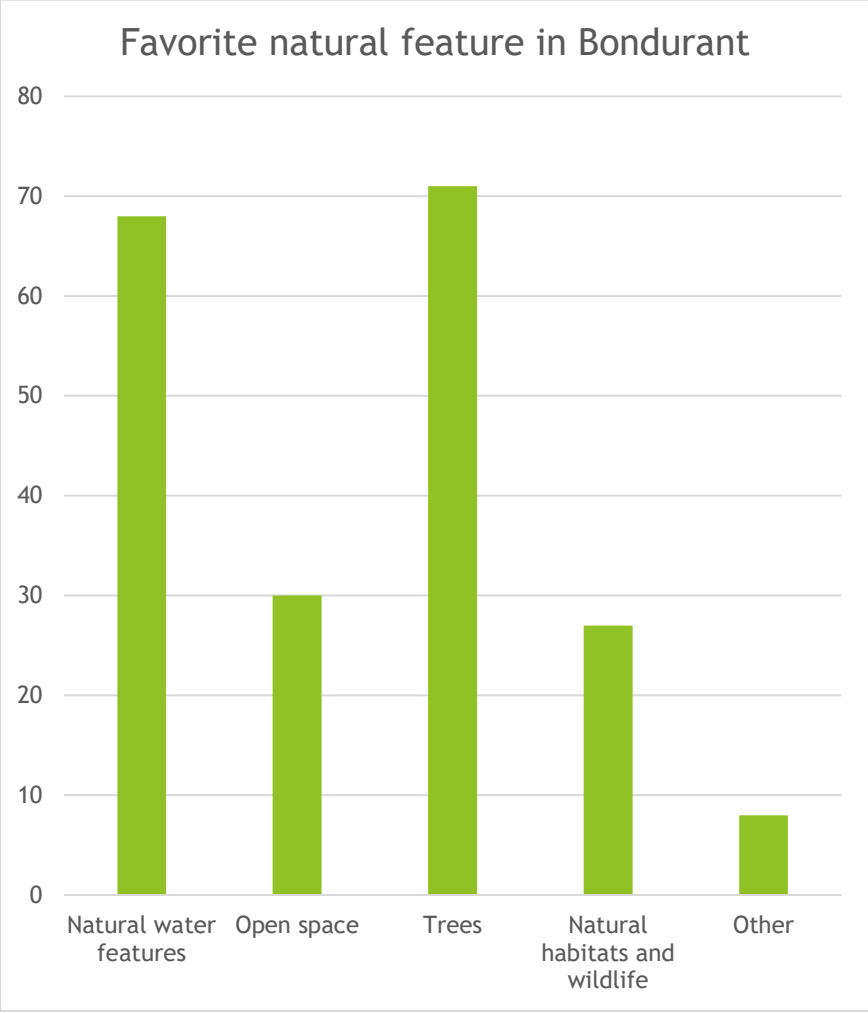
☐ No

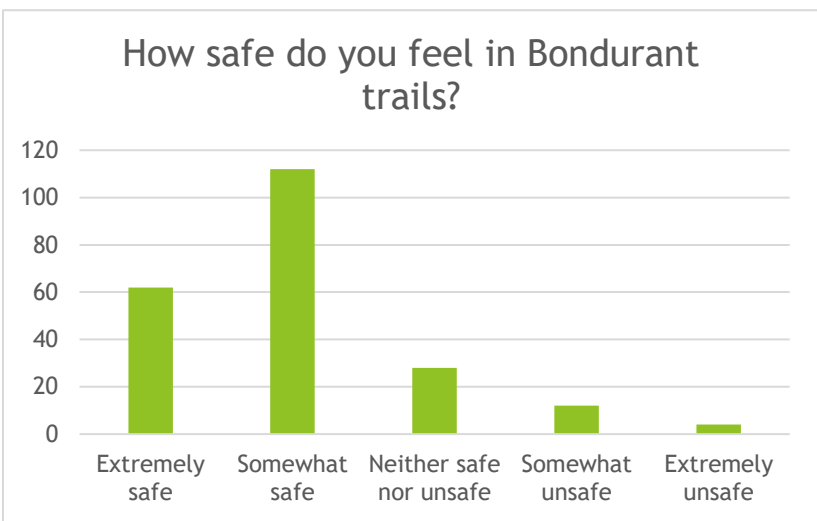
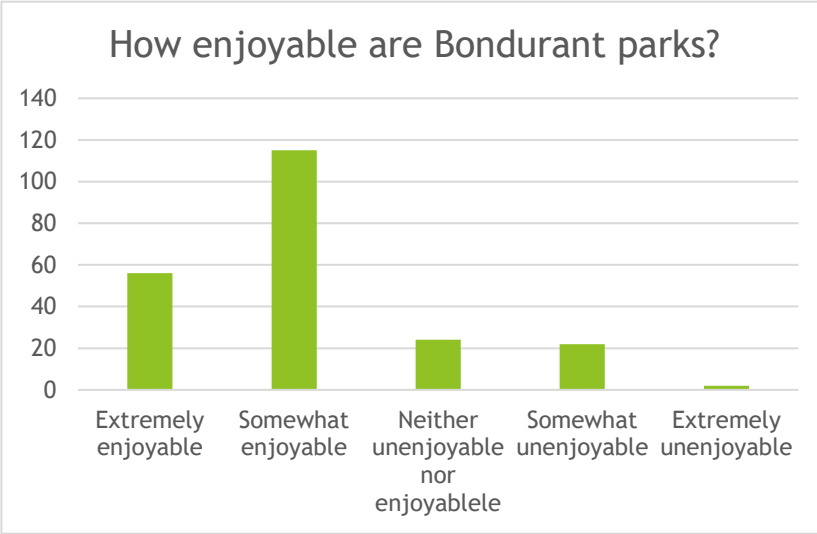
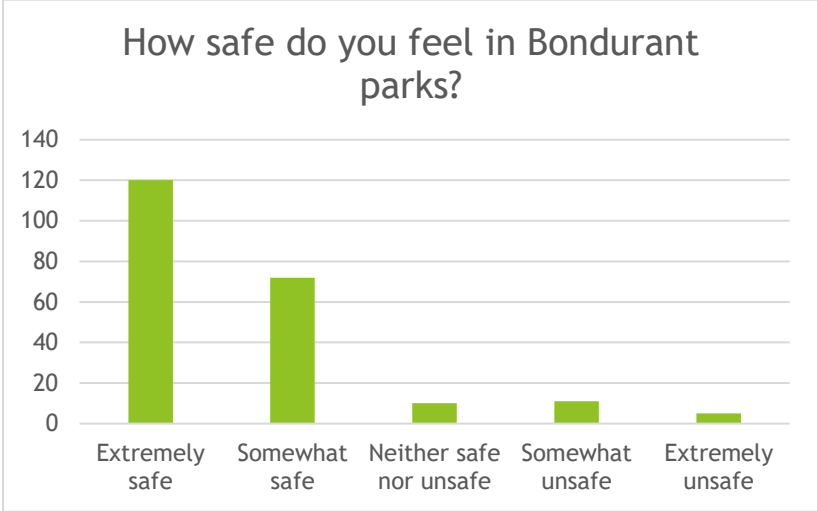
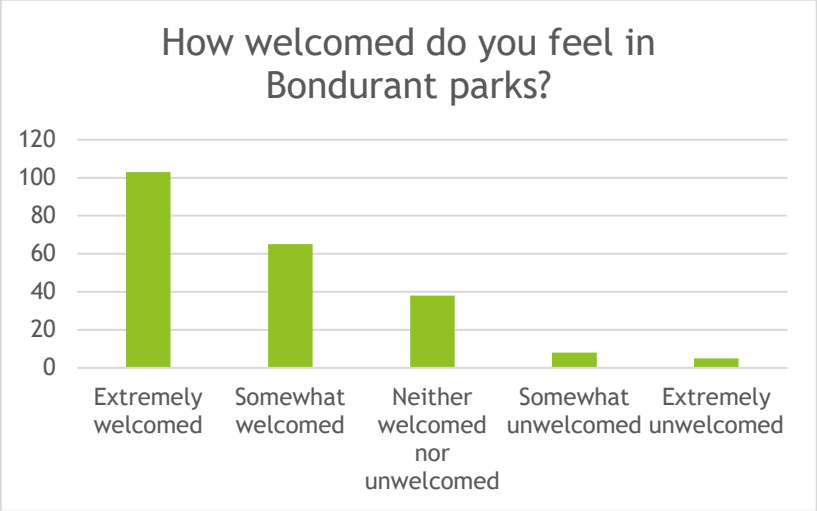
Submit

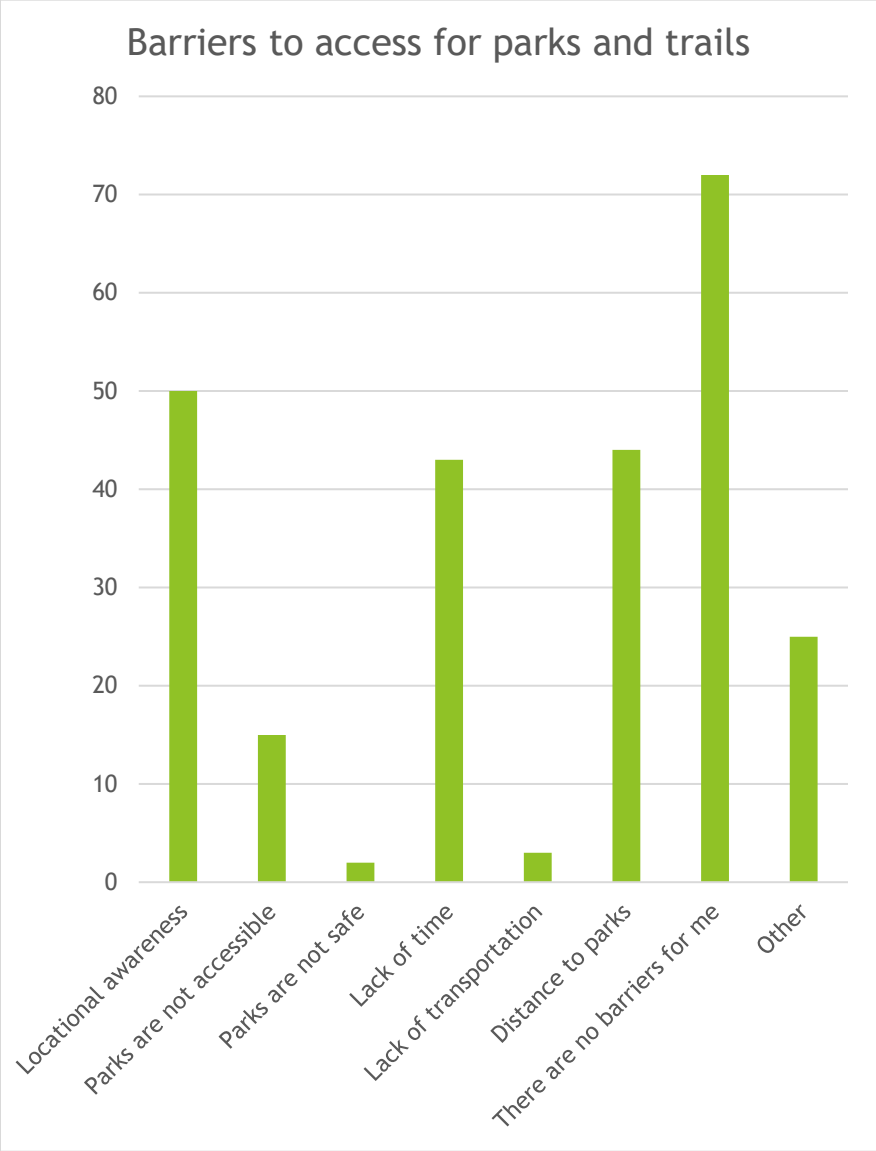
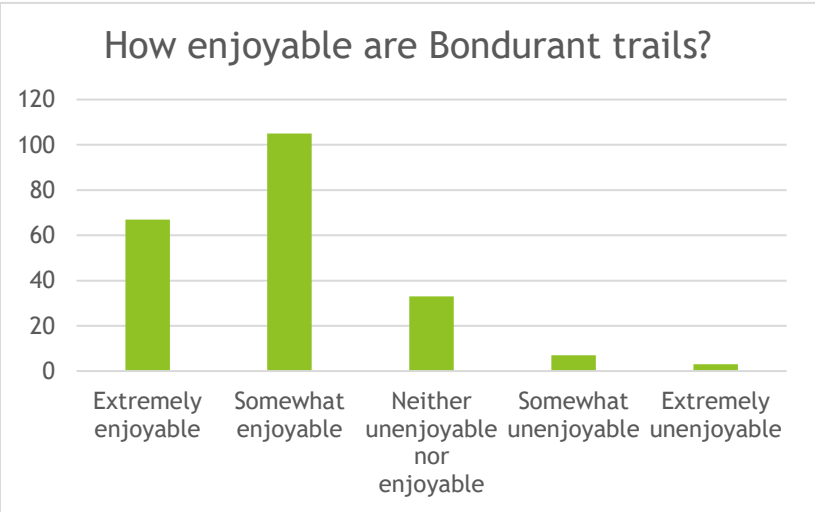
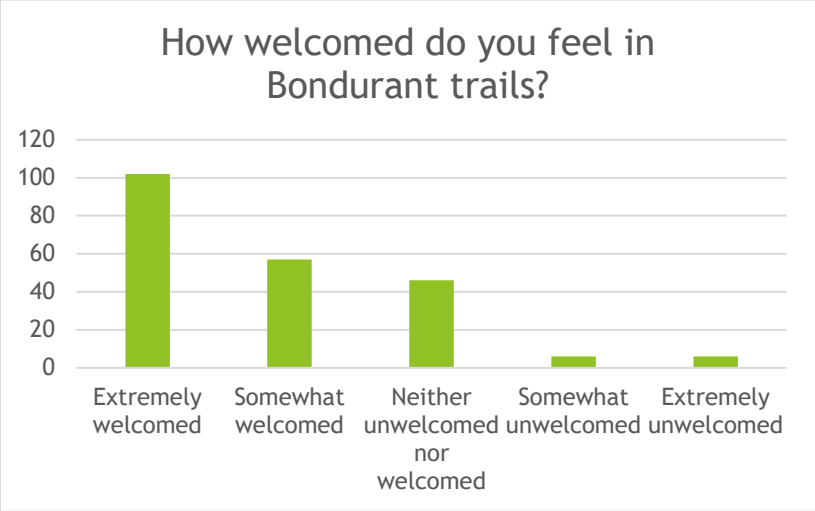












“Other” Responses
I lived next to the city park for ten years. It was taken over mostly by loud rude teenagers, who often vandalized, harassed and used drugs.
Trails and sidewalks are not fully connected throughout town.
Most parks in Bondurant are small or outdated.
Wish there was a connection from west to the walking path/park east of my house, that goes around the ponds and to the new area North and east
No connection from my neighborhood
No bike trail connection
I don’t like all of the dogs. Some not on leashes.
Walking through people's yards to access some parks
No trail connection for our subdivision (Wolf Creek)
Most recreation is for young families and lacks appeal to elderly.
All geared towards the same age groups. Lack of joining ages together at the same park. When you have a wide range of kids in your family, no one park in Bondurant will entertain them all
Sidewalks are not available throughout the community. Many blocks do not have sidewalks and this is dangerous, especially for kids going to school or the park.

Underpass is out of the way so I still have to cross the highway. Stoplights on the four lane would greatly improve this.
Hard to get to Bondurant by trail unless on Chichaqua Trail
The highway is still a major barrier for my neighborhood.
For the bike trail, it is not possible to bike to trail access. Would have to load up the bikes and drive over to the trailhead. If we could somehow link the Wolf Creek neighborhood to the trail, that would be amazing.
Most parks have aging equipment and not a great fit as kids get older.
Please clear snow off trails in winter
Would like to see a higher quality park. We seem to have run of the mill parks. Use even half of the big waukee park as a template and that’d be nice.
Sidewalks/street lights to allow kids to safely cross busy roads to get to the bike trail or other parks. My kids aren’t quite old enough to quickly bike or walk across a busy road.
Additional safe location to cross highway at where Dee Street meets Hubble.
Lack of designated crosswalks across busy roads (NW side across 2nd Ave)
I live east of lake Patoka and am not able to access the trails with out having to cross highway 65
They seem contrived
lack of parking to access the various areas

You will always have an element of older teens being disrespectful to the park goes and park equipment but this is a consistent issue and I know it's one that happens at all of the various parks. I'm not sure what the solution is.
Trails are not All connected
Some people walk their dogs without a leash on the main trail area south of Efnor park.
Bike would need to cross major highway

Amenities Wishlist (out of 220 responses)

Splashpads	97
Trees and Bushes	85
Natural Water Features	84
Trail Connection	77
Bathrooms	76
Courts for Sports (Basketball, Pickleball)	75
Swimming Pool	73
Native Plantings	67
Gardens	67
Nature Play	63
Benches	58
Fountains	53
Prairies	50
Walking/Running Track	49
Public Art	44

Outdoor Ampitheatre	44
Disc Golf	41
Dog Litter Bags	40
Community Gathering Space	40
Edible Forest/Community Gardens	39
Shelters	39
Open Greenspace	38
Lighting	37
Parking Lots	36
Wildlife Refuge	35
Playsets and Swingsets	33
Fire Pits	33
Drinking Fountains	32
Fishing	28
Skate Park	26
Bike Racks	23
Exercise Equipment	23
Birdwatching	20
Wayfinding and Signage	19
Hammocks	18
Baby Changing Stations	18
Pump/Dirt Bike Track	15
Ping Pong Table	14
Memorial Gardens	13
Concession Stands	7
Nearby Public Transit	6

Proposed Subdivision Code Amendments

180.06 PUBLIC PARKLAND DEDICATION. The dedication of public park land is being required to ensure that land is properly located and preserved for park and recreational purposes to serve future community growth.

1. **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.

2. **Definitions.** As used in section 180.06, the following terms have the following definitions:

A. **“Developer”** means any person, individual, firm, partnership, association, corporation, estate, trust, or other entity proposing to subdivide or build on land to construct residential dwellings.

B. **“Minor Subdivision”** means a subdivision with no proposed streets and fewer than four lots.

C. **“Multi-Family”** means a dwelling designed for or occupied by three (3) or more families with separate cooking facilities for each. Multi-family for the purposes of park dedication regulations excludes triplexes and townhomes.

D. **“Park”** means an area of land set aside for public use and maintained for recreational purposes.

3. **Exemptions.** The following shall be exempted from the public parkland dedication requirements as long as a claim for exemption is made no later than the time of preliminary plat or site plan application.

A. Developments that do not include residential units.

B. Minor subdivisions.

C. Alterations or expansions of an existing building where no residential units are created and where the use is not changed. This includes the replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

- D. The construction of accessory buildings or structures.
- E. Developments with existing plats, site plans, or building permits that have received approval prior to the enactment of Section 180.06.

~~F. Any non-residential uses that are part of a plat or site plan with mixed uses.~~

4. **Change of Use.** In the case of a change of use, redevelopment, or expansion which requires the approval of an amended plat or site plan, the park dedication requirements shall be based on the new lots or new units being proposed.

5. **Amount to be Dedicated.** This subsection shall prescribe the minimum amount of space to be provided for public park purposes in each proposed development. The amount of parkland dedication is identified by multiplying the amount of park dedication per resident by the development population.

A. **Park Dedication Per Resident.** The City seeks to provide 5 acres of public parkland per 1,000 residents. This is equivalent to 0.005 acres of parkland per resident.

B. **Development Population.** The City has determined that the average number of people per dwelling unit varies based on the dwelling unit type. Thus, in order to calculate how many people will be residing in a proposed development the developer must multiply the number of planned dwelling units of each type by the average number of people per unit as identified in the following table:

Dwelling Unit Type	Population/Unit
Single-Family Detached, Single Family Attached, Duplex, Triplex, Townhome or Mobile Home	3.0
Multi-Family	2.0

C. **Calculation.** To determine the required parkland for each development, the developer shall take the park dedication per resident identified in A above and multiply it by the proposed development population calculated in B above. For illustration purposes only:

0.005 acres/individual X 225 people (75 lots x 3.0 people/unit) = 1.125 acres.

6. Acceptable Land Defined. When a developer is dedicating parkland, the slope, topography, and geology of the dedicated site as well as its surroundings must be suitable for its intended purpose. While wetlands, floodplains, floodways, stormwater detention areas/ponds, and steep slopes may be accepted for City ownership and maintenance, such areas shall not serve as a credit toward parkland dedication. At a minimum, 75% of the area to be dedicated shall be capable of development as active recreation area as determined by it being sufficiently level and uninterrupted by public or private utilities, streams, and drainage ditches.

7. Payment in Lieu of Parkland. In lieu of dedicating parkland, the developer may request the ability to make a cash payment. The City Council shall evaluate this request giving due consideration to all of the factors listed in Section 8A. The donation shall be no less than the minimum number of acres required. A mutually appointed Appraiser will determine parkland Fair Market Value. The Developer shall pay any expenses accrued in the determination of the payment amount. **Fees in lieu shall be regulated to the following standards:**

A. A parkland dedication account shall be created with the name of the development and funded by the fees in lieu provided by the developer at the time of preliminary plat or site plan approval.

B. All fees in lieu shall be used for the development and maintenance of parkland closest to the development site for recreational use by residents.

8. General Regulations

A. The determination of what land shall be dedicated shall be based on the following:

- i. The Bondurant Comprehensive Plan and Bondurant Park, Trail and Greenway Master Plan.
- ii. Area master plans.
- iii. The topography and geology of the land within the subdivision.
- iv. The location of existing and proposed parks, trails and greenways.
- v. The size and shape of the property and the land available for dedication.

vi. The presence of undeveloped lands adjacent to the development boundary where a dedication may be favorable so as to allow the public parkland to be increased in size when the adjacent property develops.

B. At the time of filing a preliminary plat or site plan, the developer of the property shall, as part of that filing, indicate whether he or she desires to dedicate parkland or pay a fee in lieu thereof. If the developer desires to dedicate parkland, said person shall designate the area on the preliminary plat or site plan. The proposed parkland dedication will be reviewed as part of the preliminary plat or site plan review process. Dedication of land or payment of a fee in lieu shall be completed prior to development recording or issuance of building permits.

C. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only and such designation shall not constitute approval of the design or location of units. If a number is not designated on the plat or site plan, the total number of dwelling units shall be the maximum number of such units permitted by the existing zoning district. If the developer wishes to change the density, a new plat map or site plan shall be submitted detailing the changes. If the density is increased, the additional dedication amount shall be calculated and will be due before changes can be approved. Should the density be lowered, arrangements will be made to return dedicated property, at the developer's expense, provided that it has not yet been developed as park space.

D. Land conveyed to the City for park purposes shall be conveyed by warranty deed, free and clear of any and all liens and encumbrances, including judgments, attachments, mechanics, and other liens.

E. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:

i. The site shall be located adjacent to an improved street with sidewalks and utilities as required by the City. The site shall have access to such a fully improved street across at least ten (~~10~~ 20) percent of the distance of its perimeter **or be oriented against multiple street frontages, whichever is greater. Any Public** access routes **shall be required for approval of any site plan and shall connect to existing or proposed greenways or trails via a public access easement of ~~shall be~~** at least thirty (30) feet wide for trails/**greenways. Any roadway access routes within the dedication shall require easements of at least and** fifty (50) feet **for roadway access.**

ii. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.

iii. Grading shall comply with approved plans.

iv. Top soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.

v. Seeding shall occur during the fall or spring in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the City.

9. Bulk Regulations for Parkland Dedication. Should the developer opt for a dedication of parkland rather than a fee-in-lieu, they will be granted relaxed bulk regulations in **one** of the following forms:

A. Maximum density may be increased by 20% in residential zones.

B. Setback reductions (may select up to two):

i. Front Yard: 5 ft. reduction

ii. Side Yard: 2 ft. reduction (each side)

iii. Rear Yard: 5 ft. reduction

Resources for Restoration

Planning, Implementing, and Maintaining Native Prairie Sites:

- [Iowa Prairie Network](#)

Park-Specific Iowa Prairie and Pollinator Habitats:

- [Park Guidelines](#)

Zone-Specific Habitat Assessment, Installation Plans, and Species Lists:

- [Pollinator Resource Center](#)
- [Midwest Native Plants for Pollinators and Beneficial Insects](#)
- [Iowa DNR Prairie Conservation Resource Center](#)
- [Iowa Native Plant List](#)
- [Prairie Plants of Iowa](#)

Iowa Native Seed Supplier:

- [The Prairie Flower](#)

Resources and Funding for Roadside Plantings:

- [Tallgrass Prairie Center](#)
- [Living Roadway Trust Fund](#)

State and Federal Funding Opportunities:

- [Iowa DNR Grants](#)
- [Iowa Native Plant Society](#)
- [Resource Enhancement and Protection \(REAP\)](#)

Best Practice Research

Webster City Parks and Recreation Master Plan, Iowa

The Webster City Parks and Recreation Master Plan was completed in 2019 by University of Iowa students with the Iowa Initiative for Sustainable Communities (IISC). The project statement outlined in the Webster City Parks and Recreation Master Plan is “to increase the usage opportunities provided by the Webster City Parks and Recreation system by reimagining, enhancing, and promoting the available assets, resources, and activities in and around the community.”^{xxiii} The vision for Webster City is “an accessible and welcoming Parks and Recreation system supporting human, natural, and aesthetic uses of public spaces and promoting comprehensive activities within those spaces.”^{xxiii} Both the project statement and the vision statement for The Webster City Parks and Recreation Master Plan serve as comparable examples for the project statement and vision of the Bondurant PTG Master Plan.

The Webster City Parks and Recreation Master Plan developed five key guiding principles for the plan: public service and outreach, health and wellness, safety, ensuring equitable outcomes, and sustainability.^{xxiii} In addition to these guiding principles, the team outlined 5 key focus areas: trail connectivity, community engagement, promoting parks and recreation, beautification, and riverfront development.^{xxiii} Creating guiding principles and focus areas for the Bondurant PTG Master Plan could direct planning decisions. This is an avenue to explore for the master plan.

During the planning process, the team utilized multiple avenues to collect public input. The team used an open house meeting where residents were able to attend and discuss the future of the Webster City parks and recreation system.^{xxiii} Additionally, the team created a survey that was distributed at multiple tabling events throughout the City.^{xxiii} Towards the end of the planning process, the team hosted another open house, using a sticky dot exercise to prioritize recommendations for the future of parks and recreation in Webster City.^{xxiii} The community outreach process for the Webster City Parks and Recreation Master Plan showcases the what is feasible for an University of Iowa graduate student Iowa Initiative for Sustainable Communities project. The Webster City provides insight into the types of outreach efforts that could benefit the Bondurant PTG Master Plan.

For the Webster City Parks and Recreation Master Plan, each park was analyzed by reviewing existing conditions, examining aerial photographs, using GIS data, and consulting online directories.^{xxiii} Along with analyzing each park, specific recommendations were provided. The recreation amenities were also analyzed based on research, project partner input, and community feedback, developing recommendations for improving recreation in Webster City.^{xxiii} The process used for the Webster City Master Plan provides insight into possible strategies for analyzing the parks and providing recommendations for Bondurant’s PTG Master Plan.

Peosta Forward! Comprehensive Plan and Parks & Trails Master Plan, Iowa

The City of Peosta partnered with RDG Planning and Design firm to develop both a Comprehensive Plan and a Parks Master Plan. Both plans were adopted by the City in May 2021. Key goals of the Parks Master Plan for the City of Peosta are 1) provide park facilities and recreation services accessible to Peosta’s growing population, and 2) identify and establish an interconnected network of natural areas that provide recreation options and protect natural resources.^{xxiv} The threefold vision for Peosta’s Park system is: 1) an active City focused on health and wellbeing of its citizens, 2) a braided City of parks, neighborhoods, and people, and 3) a community connected to its natural resources.^{xxiv} The key goals and vision for Peosta’s Parks Master Plan serves as a potential example for goals and vision of Bondurant’s PTG Master Plan.

Unique to the Peosta, the proposed parks master plan separated the City into eight distinct “tiles” with separate plans and recommendations for each of these areas.^{xxiv} The separation of the City into eight distinct “tiles” is a process that could be mimicked in the PTG Master Plan for Bondurant. Breaking the City into distinct sections could help direct planning decisions to specific areas of the City.

As part of the implementation of the Peosta Park Master Plan, prioritization and proposed cost of each project was outlined. Prioritization of projects were derived from public engagement, project’s impact, project timeline, necessity, ease of accomplishment, and return on investment.^{xxiv} The focus of investment into Peosta’s Park system is on four large projects that could be completed over the next three to ten years.^{xxiv} Focusing on just four large scale projects rather than the whole system could help prioritize planning decisions for the City and create a plan that is feasible. The City has already approved three proposed projects. Focusing the plan on these projects could prevent the City from overpromising and underachieving the goals and objectives of the Bondurant PTG Master Plan.

City of Overland Park Comprehensive Park System Master Plan, Kansas

The City of Overland Park Comprehensive Park System Master Plan was adopted in May 2013. The vision of parks and recreation in Overland Park is a “system of well-designed and maintained parks, greenways and recreation facilities [that] are elements to the community’s wellbeing, active lifestyles and identity. These places and the experiences they offer provide wide ranging benefits for residents and visitors, while preserving green space and strengthening the local economy.”^{xxv} The vision of parks and recreation in Overland Park could provide insight into the vision of Bondurant’s PTG Master Plan.

A key component of the Overland Park Comprehensive Park System Master Plan involved assessing the park system needs. The existing park system was evaluated, considering the park’s size, classification, condition, function, and facilities.^{xxv} In addition to the evaluation of the existing park system, a geographical analysis was performed to understand the differences in development across the City and its impact on the park system needs.^{xxv} The aquatic needs, recreational facility needs, recreational programming needs, and maintenance needs were also evaluated.^{xxv} The process for analyzing the park system of Overland Park could be utilized when analyzing Bondurant’s Park system.

City of Iowa City Parks Master Plan, Iowa

City of Iowa City Parks Master Plan was adopted in September 2017 and was created in partnership with RDG Planning and Design and HBK Engineering. The vision of Iowa City's Park system is "an accessible parks and recreation system, committed to building community and serving all residents."^{xxvi} Like with the Parks and Recreation plans of other cities, the vision of City of Iowa City Parks Master Plan serves as a comparable example for the vision of Bondurant's PTG system.

Part of the planning process included analyzing the park system. This was using a Geographic Information System Program, ESRI's ArcGIS to perform spatial analysis as well as on-the-ground data collection.^{xxvi} The parks were then classified by size, facilities, use, and other factors.^{xxvi} In addition to park analysis, the districts of Iowa City were analyzed based on population and equity.^{xxvi} Similar to Overland Park Comprehensive Park System Master Plan, the planning process for analyzing the park system of Iowa City was used to analyze the Bondurant's Park system.

Concord, North Carolina - Greenways

Due to the increasing popularity of greenways across the United States, several case studies are available as references to determine best practices for the unique ecological and cultural context of Bondurant. For example, in the early 2000's, City planners in Concord, North Carolina conducted a study on the possibilities for greenway development as their City expanded. Like Bondurant, Concord was experiencing rapid population growth – specifically, it doubled from almost 27,000 to over 50,000 people over just one decade -- and development expanded into the City's surrounding open space as a result.^{xxvi} Planners highlighted greenways as an effective mechanism to "protect the natural environment, offer recreational opportunities, and provide alternative transportation routes."^{xxvi} They specifically recommended locating greenways along stream corridors and floodplains as a buffer from non-point source pollution.

Evaluation Toolkit

Evaluation work plays a vital role in any master plan, enabling an understanding of how ongoing activities impact the community. An evaluation can help empower Bondurant by helping them to track progress, make data-driven decisions, and demonstrate accountability and transparency. For Bondurant, this is especially critical as the city expands, allowing officials to assess how new parks and trails serve the community. Various evaluations can be conducted at different intervals to generate specific insights. This guide offers resources for implementing three types of evaluations: process, impact, and outcome.

Process Evaluation

Process evaluation assesses the plan's impact during the implementation phase. City employees can use this evaluation to gauge how effectively the plan was executed, identifying strengths and areas for improvement in the implementation process as Bondurant continues to grow in the future.

Impact Evaluation

Impact evaluation examines the immediate effects of the plan. Once fully implemented or when significant aspects are in place, the city can assess how residents of Bondurant are

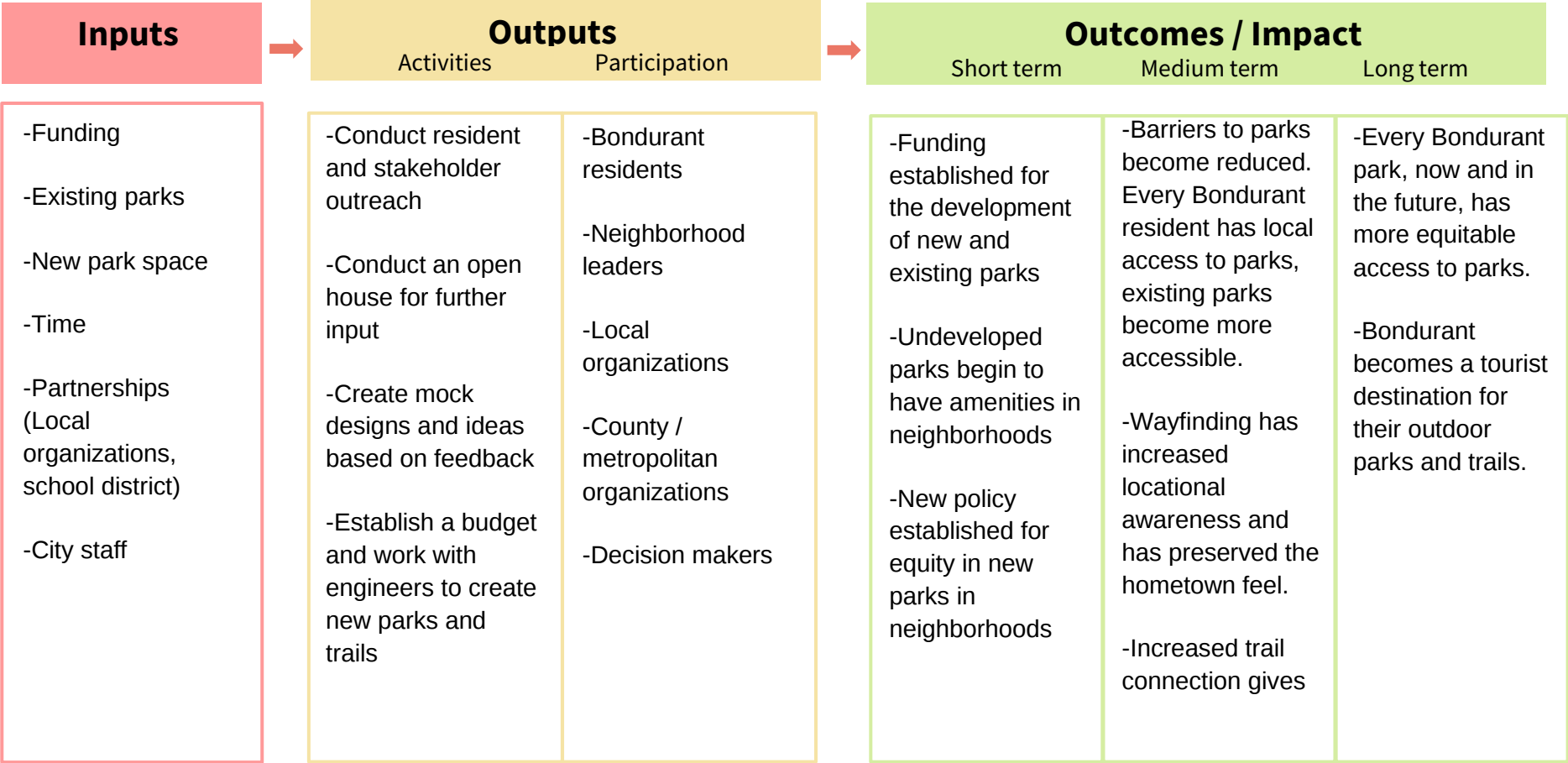
directly affected by the implementation. This evaluation captures both intended and unintended consequences, providing valuable insights for decision-making.

Outcome Evaluation

Outcome evaluation occurs after full plan implementation to understand the long-term effects of the parks, trails, and greenways master plan. This evaluation is ideally conducted a few years post-implementation to grasp lasting impacts on community health, recreation, and overall quality of life.

PRE-EVALUATION PREPARATION

Before beginning the evaluation, it's important to know what we are assessing. This involves identifying specific goals and objectives that will be evaluated prior the assessment. Understanding which stakeholders need to be involved in the evaluation process is also crucial. To initiate this process, we have completed a logic model graph and a stakeholder chart. These tools will serve as a foundation for our evaluation and ensure that we proceed in an organized and effective manner. Let's use these resources to guide our evaluation process.



BONDURANT STAKEHOLDER INFORMATION

Type of Stakeholder	Definition	Example
Implementers	Those directly involved implementing the new Parks, Trails, and Greenways Plan	• Bondurant planning department • Bondurant parks and recreation department • Civil engineers • Public works department • Landscaping companies
Decision Makers	Those in a position to determine funding or decide something about the program	• Bondurant planning department • Bondurant City Council • Bondurant Parks and Recreation Board • Bondurant mayor
Participants	Those being served or impacted by the Bondurant Parks, Trails, and Greenways Plan	• Bondurant families • Families from nearby cities • Local sports leagues • HOA's • Conservation groups and advocates
Partners	Those who have support or are invested in the implementation of the plan	• Bondurant-Farrar Community School District • Bondurant Men's Club • Local Businesses • Friends of the Chichaqua Valley Trail

DATA COLLECTION METHODS

When engaging with stakeholders for the evaluation, there are a number of methods to be able to do so, both quantitative and qualitative. For a deep understanding of the evaluation, mixed methods with both quantitative and qualitative data collection can help do this.

Quantitative

- Surveys
- Observational studies
- Secondary data collection
- GIS analysis

Qualitative

- In-depth interviews
- Focus groups
- Open-ended surveys

PROCESS EVALUATION PLAN

The process evaluation can begin at the start of the project and can be re-evaluated after large milestones or at certain time points during the implementation phase of the plan. Beginning the evaluation early is crucial to get the most relevant feedback from stakeholders. Integrating parts of the process evaluation throughout implementation can help ensure goals are being met on schedule.

Identifying Outcomes

The first step to the process evaluation is understanding which questions need to be answered. For the Parks, Trails, and Greenways Master Plan, this could include some of the following:

- 1. What progress has Bondurant made since the plan was approved?
- 2. Is the implementation phase of the plan being implemented on time and on budget? If not, what is preventing that from happening?
- 3. Have there been any challenges in implementation? How can the city address these challenges?
 - a. Are there any resource constraints to implementing the plan?
 - b. Are we able to adapt to any unforeseen circumstances?
- 4. How are we communicating the progress of the plan with Bondurant residents? Has it been sufficient?
- 5. How has collaboration been with different partners during the process?

These questions help clearly identify the progress of the short-term outcomes of the master plan. Many of these questions could be answered through secondary data sources, such as budgets and estimates from contractors. For a more in-depth understanding, engaging stakeholders involved in the process would be a good next step.

Engaging Stakeholders

Engaging stakeholders is critical to gaining valuable insights and ensuring the success of our parks, trails, and greenways implementation evaluation. Each stakeholder group plays a unique and important role in contributing to our understanding of the project's impact.

- **City Staff:** Providing insights into implementation processes and operational considerations.
- **City Council:** Offering perspectives on policy implications and community-level impacts.
- **Homeowner's Associations (HOA's):** Contributing neighborhood engagement perspectives and maintenance considerations.
- **External/independent Contractors:** Bringing expertise in project execution and outcomes.
- **Utility Workers:** Working with multiple partners to provide infrastructure for parks.

Surveys sent to people involved in the project or focus groups with different groups are some potential ideas to answer question. Once the data has been collected, analyzing the responses will help understand the success of the implementation of the parks, trails, and greenways plan.

Analyzing Results

For any qualitative data collected, the next step would be to transcribe and code data. Data could be coded in different ways, based on the questions needing to be answered. More information on types of coding can be found [here](#).

Once the information has been coded, the next step would be to determine the meaning behind the data. This could include finding common themes within the data, understanding context, or doing comparative analysis between stakeholders. Doing this analysis will provide information to determine what the best next steps are, and how the implementation part of the plan is going.

IMPACT EVALUATION PLAN

The impact evaluation plan is essential for assessing the immediate effects of the parks, trails, and greenways plan within the first 6-12 months of implementation. Starting the evaluation early allows for gathering timely insights to support the project's success. The evaluation can occur either after the entire parks, trails, and greenways plan has been fully implemented or following a significant milestone, such as the construction or enhancement of a neighborhood park.

It is important to identify the most relevant questions and involve key stakeholders throughout the evaluation process. Engaging with community members, project teams, city officials, and other stakeholders helps in understanding how the plan is making a difference in the neighborhoods. The impact evaluation will provide valuable insights into achievements, challenges, and areas for improvement related to the plan's implementation. These insights will guide future decision-making, resource allocation, and project adjustments to ensure that the parks, trails, and greenways benefit the entire community.

Identifying Outcomes

For the impact evaluation outcomes, questions for stakeholders are geared towards understanding how the parks and trails system has made an immediate impact on the community. Some of the questions asked could include:

- How many more families have access to parks than before the plan?
- Has there been increased trail connectivity, leading to more people having local access to the trail network?
- Who is using the park?
 - Are there any groups of people such as seniors or teenagers that are not utilizing the park and trail system?
 - Are parks equitable and accessible for everyone, regardless of age or disability?
- How satisfied are people with the new updated parks, trails, and greenways system?
- What are residents' favorite things about the new and updated parks and trails?
 - Is there anything that is still missing for them?
- How safe and welcoming do people feel in parks?
- Are Bondurant residents more aware of where parks are and what amenities they have?

Engaging Stakeholders

After the Parks, Trails, and Greenways Master Plan has been implemented, the mix of stakeholders involved may shift compared to the process evaluation phase. It's crucial to engage these stakeholders and establish open lines of communication to gather valuable feedback and insights for a comprehensive assessment of the new and updated parks. Key stakeholders to involve in the impact evaluation include:

- **Bondurant City Council and the Parks and Recreation Board:** Their involvement ensures alignment between park development plans and broader city goals, priorities, and regulations. They may have also heard feedback from their constituents.
- **Bondurant City Planners and Parks Staff:** City staff are involved throughout the entire process of implementing the new parks and trails plan. Their insights are crucial for assessing operational challenges, resource allocation, and opportunities for improvement.
- **HOA's:** Engaging with HOAs helps identify localized needs and preferences of residents.
- **Bondurant Residents:** Residents are the primary users and beneficiaries of parks and trails. Gathering feedback from residents helps assess overall satisfaction, usage patterns, safety concerns, and desired amenities. Their input is essential for ensuring parks meet community needs and preferences.
- **Local sports leagues:** Engaging with sports leagues provides insights into facility requirements, challenges, and opportunities to enhance recreational offerings.
- **Bondurant-Farrar Community School District:** Understanding how parks and trails contribute to student well-being, outdoor education, and community engagement is vital for promoting healthy lifestyles and academic success.

Each stakeholder group brings a distinct perspective and set of interests to the Bondurant park's evaluation process. By involving these stakeholders, park managers, planners, and decision-makers can gain comprehensive insights into the impact of parks and trails on the community, identify areas for improvement, and foster collaborative partnerships for sustainable park management and development. Engaging with diverse stakeholders ensures that the evaluation process reflects the needs, priorities, and aspirations of the entire community served by the parks and trails system.

To engage stakeholders, the city could send out surveys in the mail or with utility bills. Utilizing online platforms and social media is a way to get many responses from residents. Another way is to hold open houses or town hall meetings at the newly updated parks, to highlight their success and get people engaged. Throughout this process, providing transparency and accountability is important for residents. After information has been gathered from these groups, an analysis will help understand the success of the plan.

Continuing engagement with stakeholders during the evaluation process is helpful to know how the new parks, trails, and greenways plan impacts residents. In doing so, establishing a means to record this data before the stakeholder engagement begins. Will this be through an ongoing online survey? How will feedback be recorded through informal conversations? Answering these questions will help ensure that the data is thorough throughout the entire process.

Analyzing Results

Stakeholders carry rich, vital information for an evaluation through engagement. This information can be used to determine if there are any changes needing to be made to the parks after the initial implementation has been completed and help show what the immediate impact on the community has been. Ideas and recommendations for analyzing qualitative data can be found in the process evaluation section of this document.

Transcribing interviews and finding common themes will help group together ideas and thoughts from stakeholders. Statistical tools such as regressions can be utilized to understand ideas such as equity in park access, such as measuring average distance to parks and dividing it by neighborhood based on income level or age. Understanding the answers to these questions helps determine how successful the new plan was at addressing these concerns

OUTCOME EVALUATION

The outcome evaluation is designed to assess the long-term influence of the Parks, Trails, and Greenways Master Plan on the Bondurant community. By conducting this evaluation for years into the future, we aim to gain a comprehensive understanding of the plan's full impact. This is especially crucial as Bondurant continues to grow, allowing us to adapt the current plan to meet the evolving needs of the community.

Outcome evaluations also serve to enhance transparency within the community. Residents can gain insight into the tangible effects of the plan, fostering trust in the government's decision-making process for future initiatives.

Identifying Objectives

Outcome objectives focus on the long-lasting impacts of the Parks, Trails, and Greenways Master Plan. Some of the questions that could be the focus include:

- Has the implementation of the new parks, trails, and greenways plan influenced the cultural identity of Bondurant?
 - Does the outdoor space contribute to preserving the town's unique character and hometown feel?
- How has the local economy in Bondurant evolved or changed following the development and implementation of this plan?
 - Are there noticeable economic benefits or impacts attributed to the presence of new parks, trails, and greenways?
- To what extent has Bondurant experienced an increase in tourism since the implementation of this plan?
 - What are the trends and patterns associated with tourism, and how has this impacted the local community and economy?
- What environmental benefits have resulted from the new parks?
- How has the new parks and trails system impacted the quality of life for Bondurant residents?
- How satisfied have Bondurant residents and stakeholders been with the new parks and trails?

Engaging Stakeholders

Given the significant impact of parks, trails, and greenways on various aspects of the community, engaging with a wide range of stakeholders is essential to gain a holistic understanding of their effects. The stakeholder engagement process will involve utilizing various methods such as surveys, events, and in-depth interviews to gather insights and perspectives aligned with our evaluation objectives.

- **City Council:** They have the power to make decisions in the future after the evaluation is complete and listen to feedback from Bondurant residents.
- **City Staff:** Different departments in the city have the opportunity to make recommendations to the city based on the evaluation and feedback received during the process.
- **Bondurant Residents:** Bondurant residents are the primary stakeholders for the updated Parks, Trails, and Greenways Master Plan. Receiving their feedback helps to understand how their lives have changed due to the updated parks.
- **Residents from the Greater Metropolitan Area:** One of the long-term goals for the updated plan is for Bondurant to become a tourist destination for parks and trails in the future. Engaging with residents from other nearby towns such as Altoona or Ankeny can help understand perceptions about the Bondurant park network.
- **HOA's:** HOA leaders can provide valuable insights into neighborhood park utilization and resident feedback, highlighting areas of success and improvement.
- **Conservation Groups:** Some of the objectives in this plan are centered around conservation and nature preservation. Speaking with conservation groups can help understand exactly the environmental impact this has had on Bondurant.

- **Bondurant-Farrar Community School District:** Parks serve a lot of children in the community, and because of this, the school district might have insight on how the parks impact that population.
- **Local Orgs such as Friends of the Chichaqua Valley Trail:** Local organizations have unique priorities and perspectives. Engaging with them provides insights into whether specific objectives of the plan align with community interests and priorities.
- **Local Businesses:** Businesses nearby parks can provide insight on potential economic impacts the parks have had on their business.

Stakeholder engagement is an essential tool to foster inclusivity, collaborative decision-making, and community empowerment. Stakeholders provide firsthand experiences and nuanced insights that enrich the quality and relevance of evaluation data, complementing quantitative metrics with qualitative narratives. Additionally, engaging stakeholders builds trust, transparency, and accountability, demonstrating a commitment to responsiveness and community involvement.

Through active participation, stakeholders become empowered to shape the future of parks and trails, fostering community resilience and collective responsibility. Importantly, ongoing stakeholder engagement informs future planning and adaptation strategies, aligning park initiatives with community needs and goals for long-term sustainability.

Analyzing Results

Interviews and other qualitative data collection methods play a crucial role in creating a narrative that illuminates the evaluation process and the impact of the plan. Once data has been collected from stakeholders and secondary sources, the next step is to compile and analyze the information to identify common themes and insights. Refer to the process evaluation section of this document for information on coding and data analysis tools to facilitate this step.

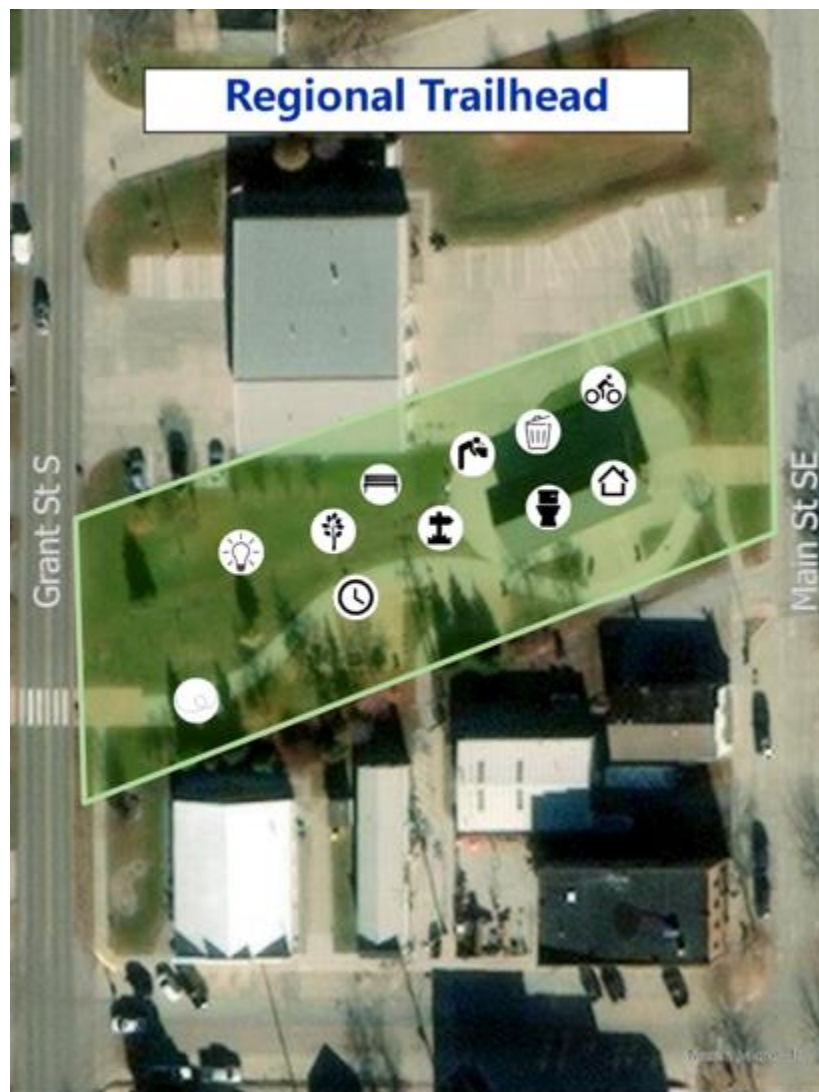
After analyzing the data, it is essential to determine how to use the insights gained. For an outcome evaluation, this may involve highlighting successes of the plan, identifying areas for improvement or adaptation, and exploring opportunities for future enhancements. Depending on the timing of the outcome evaluation, consideration may be given to initiating updates or revisions to the plan to address emerging needs or capitalize on opportunities identified through the evaluation process.

Evaluations can be an iterative process and may be done at the same time as the implementation and reviewed after milestones in the plan. Each type of evaluation has its own strengths and importance for any implementation of a plan. However, doing two or three evaluations may be time consuming and not feasible for Bondurant. Choosing the priorities and where the city is hoping to learn the most can inform which evaluation is most important.

Park Amenity Maps









Lincoln Estates Park

1201 Kadin Trail SE



Amenities

- Swing set
- Play set
- Benches
- Bike racks
- Shelter
- Parking lot
- Trees and bushes
- Waste bins



Lake Petocka

521 Pleasant St. NE



— Amenities

- Benches
- Bathrooms
- Baseball field
- Prairie
- Open green space
- Fishing
- Walking path
- Trees and bushes
- Exercise equipment
- Book library
- Waste bins
- Grill
- Parking lot
- Wayfinding
- Shelter



Renaud Ridge Park

410 Sycamore Dr. NW



Amenities

- Swing set
- Play set
- Benches
- Prairie
- Dog litter bags
- Bike racks
- Shelter
- Butterfly garden
- Wayfinding
- Trees and bushes



Wisteria Heights Park

1310 13th St. SE



— Amenities

- Swing set
- Play set
- Benches
- Open green space
- Shelter
- Trees and bushes
- Sandbox
- Waste bins
- Book library



City Park

201 Main St. SE



Amenities

- Swing set
- Play set
- Benches
- Bathrooms
- Basketball court
- Dog litter bags
- Gardens
- Open green space
- Streetlights
- Shelter
- Wayfinding
- Trees and bushes
- Drinking fountains
- Book library



Collison Soccer Park

315 2nd St. NW



Amenities

- Swing set
- Play set
- Benches
- Bathrooms
- Soccer fields
- Open greenspace
- Shelter
- Trees and bushes



Gateway Park

1499 Grant St S



Amenities

- Swing set
- Gardens
- Trail connection
- Public art
- Wayfinding
- Nature play



Eagle Park

320 2nd St. NW



Amenities

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



Bondurant Regional Sports Complex

2050 Jr. Haines Pkwy NE



Amenities

- Bathrooms
- Soccer fields
- Open green space
- Wayfinding
- Parking lot
- Trees and bushes
- Drinking fountain
- Waste bins



Mallard Pointe Park

501 Mallard Pointe Drive



Amenities

- Swing set
- Play set
- Benches
- Bathroom
- Open green space
- Shelter
- Trees and bushes
- Drinking fountain
- Waste bins
- Book library
- Water pump



Efnor Estates Park

401 Eva Point Dr. SW



Amenities

- Swing set
- Play set
- Benches
- Trail connection
- Open greenspace
- Streetlights
- Shelter
- Trees and bushes



Community Garden Resource Guide

Why Community Gardens?

Gardening serves many purposes, from food production to providing a way for people to get physical exercise. Gardening can also help relieve stress, and community gardens serve as a gathering space for people in the community. Best yet, gardening provides fresh, local produce that might be expensive or inaccessible. This resource guide offers some tips and tricks for new gardeners, and information on soil and seeds to plant in Iowa’s climate. Happy gardening!

Getting Started

Thinking about gardening for the first time? There are many local and online resources to help you plan for your garden including educational tools about gardening in the local climate.

Education

The Iowa State University Extension and Outreach has a variety of resources on their website, free of charge. These resources range from how to take care of certain crops to an FAQ with thousands of questions and answers about gardening. To look through these resources, visit hortnews.extension.iastate.edu. Polk County Master Gardeners is another resource with help new and experienced gardeners alike. They host events and share educational resources on their website. Learn more at

polkcountymastergardeners.org. The Des Moines Botanical Garden provides seasonal workshops about gardening throughout the year. To learn more and to see their calendar of events, you can visit their website dmbotanicalgarden.com/programs/adult-education.

Knowing What to Plant

Due to the climate in Iowa, some vegetables and produce thrive better than others. Bondurant is in hardiness zone 5b. Hardiness zones are determined based on the minimum average temperatures of that geographic area. A map of the hardiness zones in Iowa is in the appendix of this document. Some produce that thrives in the 5b zone includes carrots, potatoes, radishes, tomatoes, and even watermelon. A more comprehensive list of good fruits and vegetables to grow in your garden can be found on the Iowa State Extension and Outreach site.

Plant with Intention

If you are interested in gardening to eat what you grow, make sure it is food you enjoy. If you are hoping to donate or can your harvest, growing high yield plants like beans or tomatoes could be beneficial.

Planting the Seeds

When it is time to plant, there are some key things to know for a successful harvest. Maximizing space helps ensure that you are getting the most out of your garden, but it is also important to have space between each plant, so they have space to grow. Different plants have different spacing requirements in gardens (Figure 29).



Figure 29. Shows the planting schedule for common plants grown in hardiness zone 5. More resources are available on the Iowa State University Extension and Outreach website. Planting calendar image was sourced from the San Diego Seed Company

Maintaining Your Plot

Once your seeds have been planted, maintaining your plot is important to ensure your plants continue to thrive. This includes watering, weeding, and watching for insects/pests. Once your seeds are planted, making sure they get enough water is important, so they can grow and thrive. Check the soil every few days to see if it is dry, and if it is, make sure to water. If there is a lot of sun or high temperatures, check the soil more often. Normally, plants need approximately 1 to 2 inches of water per week, so pay attention to weekly rainfall. Weeding is another aspect of gardening to help create a successful harvest. By weeding out undesirable plants, you are helping to make sure the seeds you planted have the resources they need, and do not get any plant diseases.

To help prevent weeds, herbicides and pesticides can be used. Chemical herbicides can be toxic, but there are plenty of natural herbicide remedies to help gardens. Planting some natural repellents such as basil and lemongrass is one option. [Hortnews.extension.iastate.edu](https://hortnews.extension.iastate.edu) has weed and insect solutions on their website. You can find these solutions by clicking on the “FAQ” tab and selecting “Weeds” as the category.

Pruning

Pruning is the process of removing parts of the plant, such as branches or buds, to help manipulate the plan. This can encourage growth on parts of the plant that are doing well and can help your garden thrive.

Other Available Tools

Fencing is one useful tool that can help divide plots and help maintain privacy with your garden. Fencing can also help prevent animals from accessing your produce. Fencing is not a requirement for a successful garden but can be a useful tool. Plant cages can be another beneficial but not necessary tool that might be useful in your garden. If you are trying to conserve space in your plot, plant cages can help encourage plants to grow up instead of out. This can work well for plants like tomatoes that grow on vines.

End of Season

Harvesting

It is important to think about harvesting during the entire gardening season, as different plants have different planting and harvesting calendars. Resources for this can be found at hortnews.extension.iastate.edu. There is also an example plant calendar in the appendix of this document.

Preservation

If you are planning to preserve your fruits and vegetables after harvesting, there are a few different options to store them. Some of these include freezing, canning, and dehydrating. To learn more about preservation, visit store.extension.iastate.edu/topic/food-nutrition-and-health and search for “food preservation. The ISU Extension has a variety of downloadable files about food preservation, free of charge.

Donating

If you are interested in donating any extra produce from your garden, there are a few food banks in Polk County that accept food donations, including the Food Bank of Iowa. Donations are accepted at 2220 E. 17th St., Des Moines, IA. For more information on food donation, you can visit their website foodbankiowa.org/give.

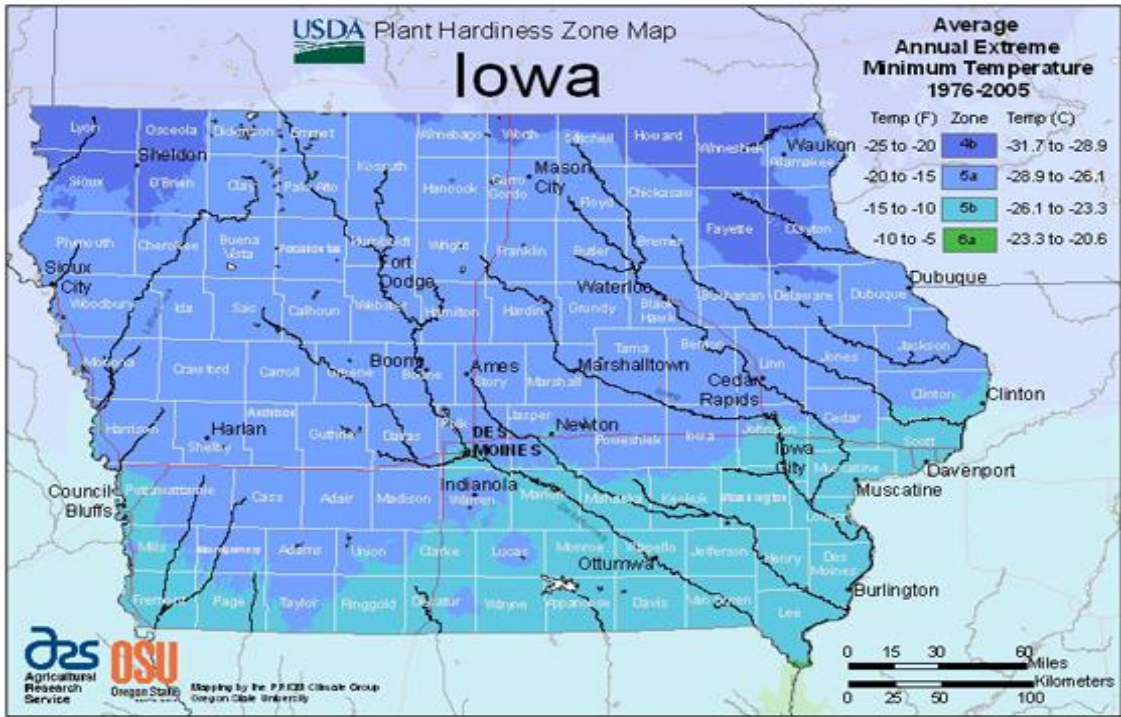


Figure 30. Shows the hardiness zone map for the state of Iowa, which is based on average minimum temperature. Bondurant is in hardiness zone 5a, which helps determine best plants for gardening. This image came from the Iowa State University Extension and Outreach site.

Community Garden Proposal

Community gardens play a crucial role in enhancing the well-being of individuals and fostering a sense of unity within the broader community. These gardens offer a wide variety of benefits that extend from personal health to communal connections. For individuals, community gardens serve as a valuable source of fresh fruits and vegetables, addressing issues of accessibility and affordability often faced in traditional grocery stores. Gardening in these communal spaces not only provides nourishment but also encourages physical activity, contributing to improved physical health for individuals within the community.

Beyond the individual level, community gardens become a hub for social interaction and cohesion on a city-wide scale. The act of gardening brings people together, creating a shared space where community members can collaborate, share experiences, and build connections. This sense of connection goes beyond the mere act of planting and harvesting; it extends to a broader feeling of belonging and shared responsibility for the well-being of the community. In essence, community gardens serve as more than just places to grow food—they are vital components that strengthen the social fabric of communities, fostering a sense of togetherness and collective purpose.

Currently, Bondurant’s population is growing exponentially, almost doubling their population from 2010 to 2020. As the city continues to grow, the need for new parks and amenities will grow with it. The updated 2024 Parks, Trails, and Greenways plan identified needs in the parks and trails network within Bondurant through community outreach. Part of the outreach included asking residents what amenities they hope to see in the future and in Bondurant. 18% of respondents stated they would like to see community gardens or edible forests within the community.

Establishing community gardens in Bondurant will bring a variety of benefits to the people that live there, and the community. As Bondurant continues to grow, establishing community gardens will help ensure everyone has access to healthy fruits and vegetables, as well as bring a way for people to come together to preserve Bondurant’s close-knit community.

Recommended Parks for Community Garden

Outdoor planting requires enough space, sunlight, water, and good soil. Because of this, undeveloped parks or parks with a lot of open space would be ideal areas for community gardens. Currently, there are 21 parks in the community, with 6 of those being undeveloped. To understand which parks would be best suited for a community garden, a set of criteria was used on each of the parks. Parks were eliminated if they did not have the space to accommodate community gardens, or if they had a plan for the development. Additionally, if parks were in flood hazard areas, at risk for floods they were eliminated from consideration. Special consideration was given to parks in higher density areas, and areas that were farther apart from other proposed community gardens. Given this criterion, parks adequate for a community garden include Featherstone and Harvest Meadows Park. The location would be suitable for a garden once the subdivision is developed.

Meadow Brook was eliminated from consideration as they are a site for stormwater drainage, as this could lead to excess water in the area, which could be harmful for plants. Wisteria Heights was eliminated due to its location and being close to stormwater drainage. After a location is confirmed and development begins for Harvest Meadows Park, it would be suitable for community gardens.

For the initial pilot of the community gardens, the plots could be in the same location, or spread out across both parks, based on available space and needs within the community.

Park Name	Flood Hazard Area?	Adequate Space?	Other Notes
Sankey Summit Park	No	Yes	
Bluejay Landing Park	Yes	No	
Eagle Park	Yes	No	
Renaud Ridge Park	No	No	
Mallard Pointe Park	Yes	Yes	
Collison Soccer Complex	No	No	
Efnor Estates Park	Yes	No	
Regional Trailhead	No	No	
City Park	No	No	
Meadow Brook Park	No	Yes	
Park Side Park	Yes	No	
BRSC	Yes	Yes	
Lake Petocka Park	No	No	
Lincoln Estates Park	No	Yes	
Wisteria Heights Park	No	Yes	Enclosed space
Gateway Park	No	No	
Wolf Creek Park	No	No	
Wolf Creek Fishing Pond	No	No	
Featherstone Park	No	Yes	
Harvest Meadows Park	No	Yes	Plot undetermined
District Corridor Park	No	No	

Figure 31. Recommended Park Features for a Community Garden

Plot Sizes

Having different plot sizes allows for people with different expertise and goals with gardening to choose what is best for them. Based on garden plot sizes from other communities, and given the availability of space in existing parks, three different plot sizes would be a good start as the program begins. These could be adjusted based on demand in the community.

ADA Raised Plot Beds (8 x 4 ft)

Raised plot beds come in a variety of different sizes, and having access to them is important to ensure accessibility and make gardening more comfortable for all. Other sizes include 6 x 2 feet, or 4 x 2.5 feet.

Small Sized Plots (10 x 10 ft)

Generally, a plot should be at least 100 square feet. Small garden plots are beneficial for newer gardeners to help limit how much they grow in their first few seasons.

Medium Sized Plots (10 x 20 ft)

As gardeners become more comfortable with gardening and are potentially looking for a new challenge, larger plots up to 200 square feet can be available for rental. Because gardens will be created for the first time, emphasis should be put on small sized plots. If there is a high demand and as more parks continue to be added in Bondurant, more medium and potentially large plots can be added.

Recommended Amenities and Materials for Community Gardens

As mentioned previously, ADA plot beds serve as an excellent means to offer gardens for individuals of all ages and abilities. Moreover, facilitating easy access to water contributes to the creation of gardens that are accessible to everyone. As the community expands and additional gardens are incorporated, waterlines prove to be an effective method for establishing this accessibility. In the case of small parks or initiating garden projects, the utilization of large rain barrels is recommended for water collection, benefiting gardeners. Nevertheless, it is crucial for staff to monitor these barrels, ensuring a consistent water supply throughout the gardening season.

Having access to gardening tools is another way to help create equitable access to gardening within Bondurant. This could be done through a rental process for tools, through departments such as parks and recreation or the library or the establishment of a local tool shed. Some of these amenities include shovels, gloves, and a rake. Other important tools such as a hoe or wheelbarrow to load up produce at the end of the season could be beneficial for gardeners to access. Additionally, a seed library with free seeds as a starter kit could help promote produce that grows well in Iowa spoil and increase accessibility. Seed libraries have been established at multiple libraries across the Des Moines Metro, including the [Urbandale Library](#).

Additional amenities, such as benches, drinking fountain and a shelter, could improve the park space as well. Although not directly beneficial for the gardens, adding these amenities can create more of a welcoming environment for all the community, and create a welcoming space for everyone. Other potential amenities could include parking spaces for gardeners, and access by a sidewalk or trail for people entering that space.

Edible forests are another amenity that can be added to community gardens. Trees in edible forests provide shade to the local areas, and the right trees can thrive in Iowa’s environment. Placing these trees in the same space as gardens can help establish the park as a community space for produce and can help foster events or gatherings based on that identity.

Budget Breakdown

Infrastructure

Item	Quantity	Unit Cost	Total
Grading land	5000 sq ft	Avg \$1.10 / sq ft	\$5,500
Water connection	Approx 200 ft	\$50 / ft	\$10,000
ADA Beds	4	\$119.99	\$479.96
Concrete slab for ADA beds	Approx 800 sqft	\$6 / sq ft	\$5,000
Total			\$20,979.96

Preferred Amenities

Item	Quantity	Unit Cost	Total
Wheelbarrow	1	\$59.99	\$59.99
Shovel	1	\$29.99	\$29.99
Garden Hoe	2	\$9.95	\$19.90
Trowel	3	\$8.79	\$26.37
Watering Can	3	\$14.99	\$44.97
Pruning Shears	2	\$5.03	\$10.06
Seeds*	5	\$29.99	\$149.95
Total			\$341.23

*Could vary based on plots and demand

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