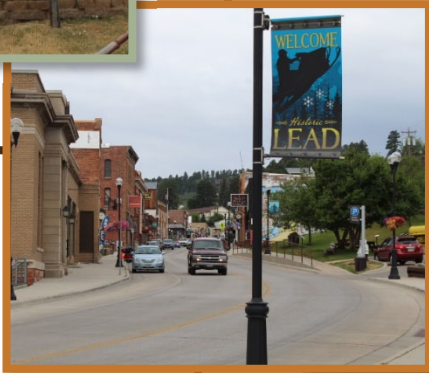


LEAD COMPREHENSIVE PLAN

COMMUNITY SURVEY RESULTS 2023



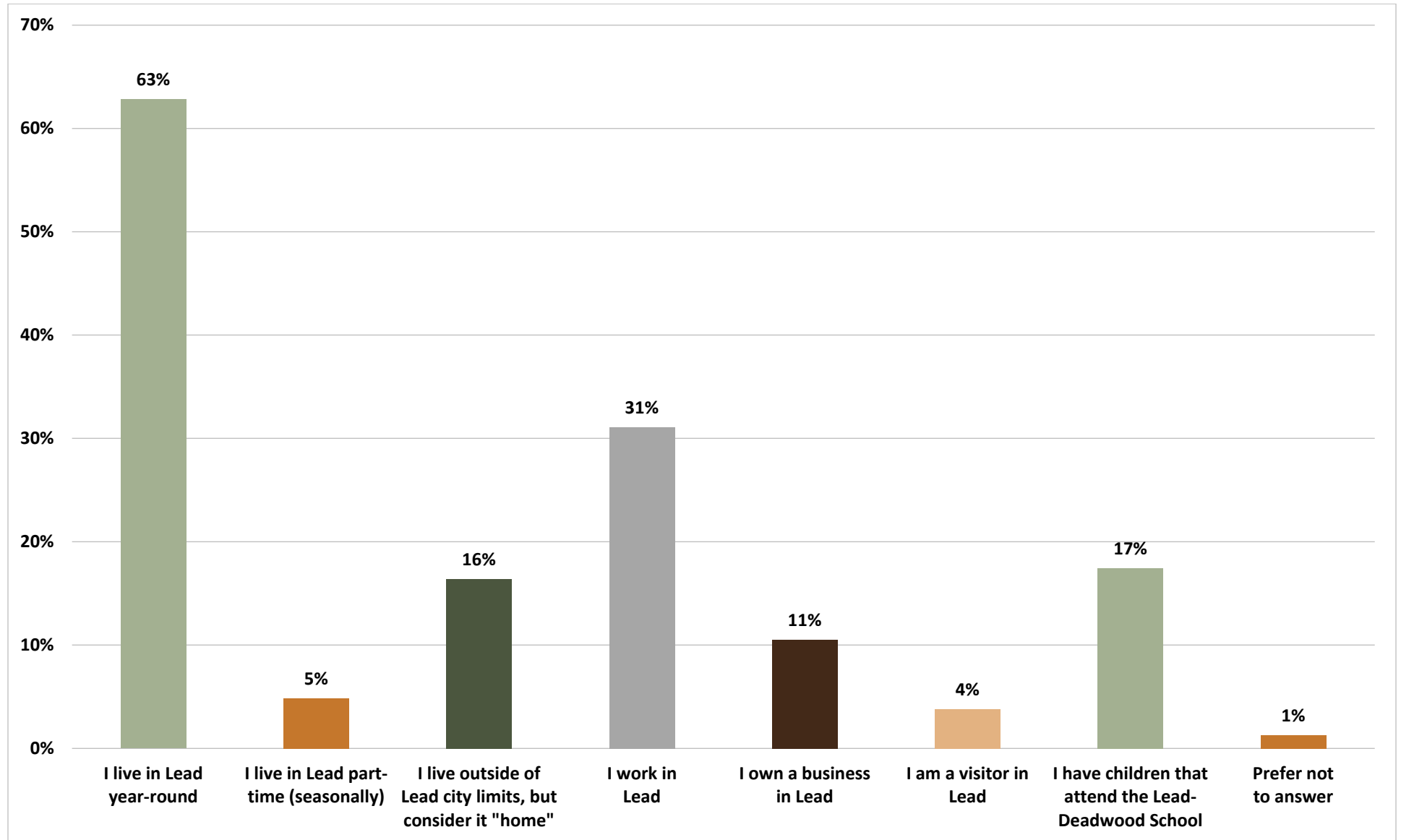
Total Respondents: 481

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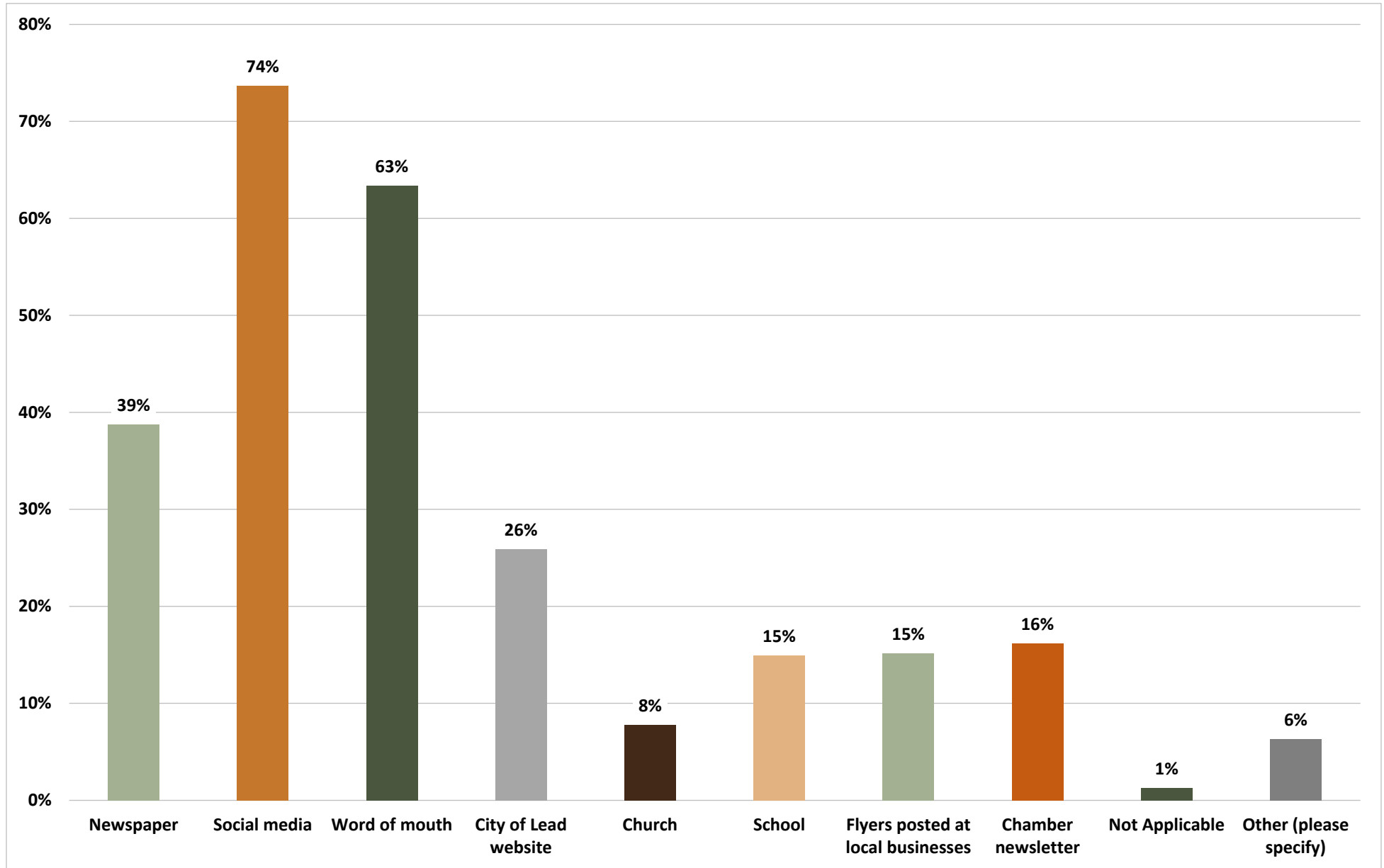
Section 1: About You

1. Please check all of the following that apply to you:



Total Respondents: 476

2. How do you normally stay up to date on current events in Lead? *Check all that apply.*

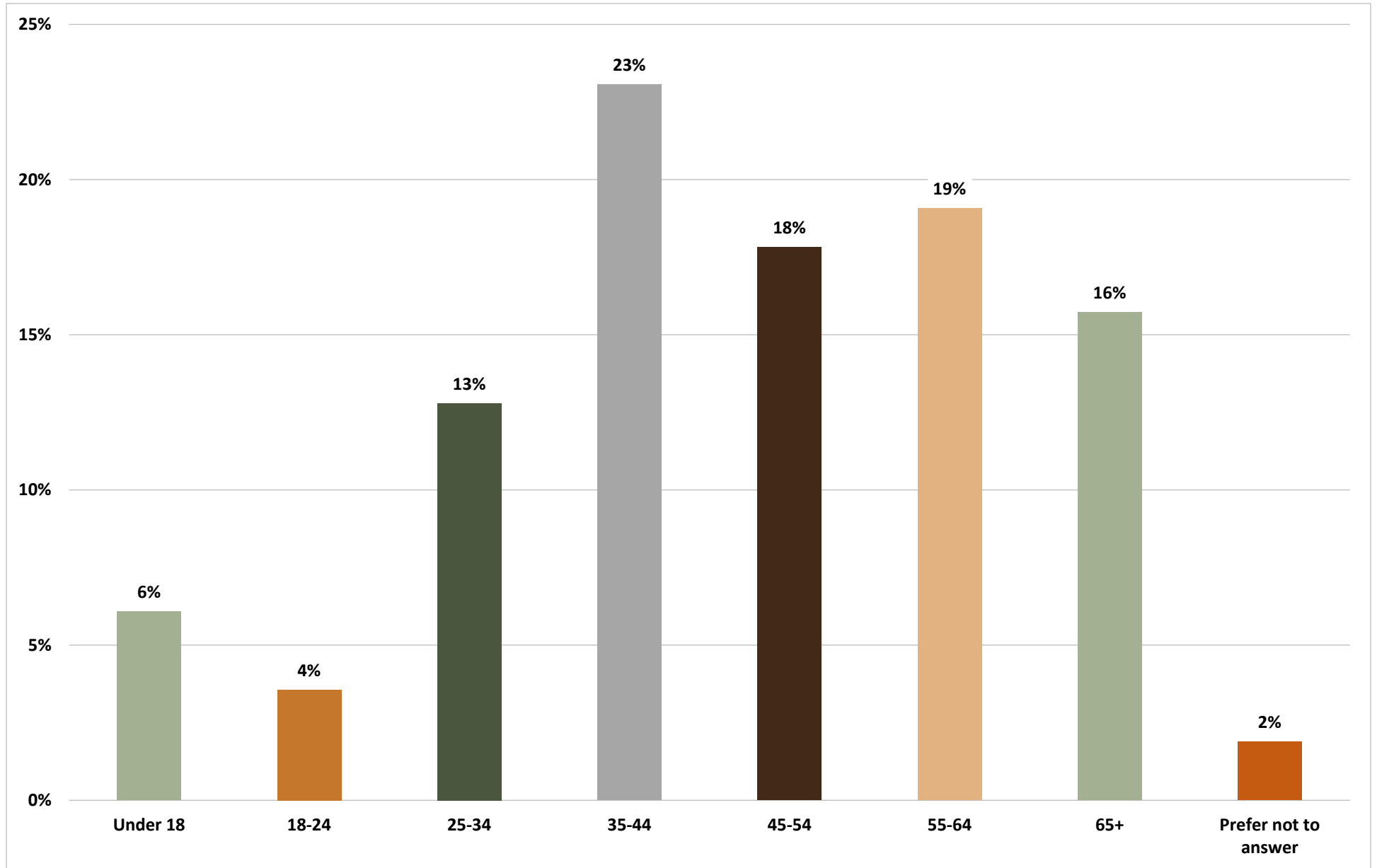


Total Respondents: 475

Other Responses:

1.	By attending commission meetings.
2.	The local radio - KDSJ
3.	My parents
4.	People come to me to ask questions regarding Lead.
5.	My mom
6.	I have lived here for 76 years and can see what it is now.
7.	It's hard to stay up to date. Communication with the public is extremely poor across all platforms.
8.	TV news
9.	City of Lead broadcasted commission meetings.
10.	News
11.	By attending meetings and events.
12.	KOTA news
13.	BH Pioneer
14.	Deadwood/Lead EDD
15.	Work
16.	Word of mouth-invites
17.	Events
18.	Meetings and such
19.	Gossip at spouse's work
20.	Deep Thoughts Newsletter from SURF
21.	In town when in Lead for work.
22.	City Hall
23.	Civic organization
24.	Homestake Opera House newsletter
25.	I don't have Facebook.
26.	Sanford Lab Homestake Visitor Center
27.	Library
28.	I hope I hear news at work.
29.	Family
30.	Family

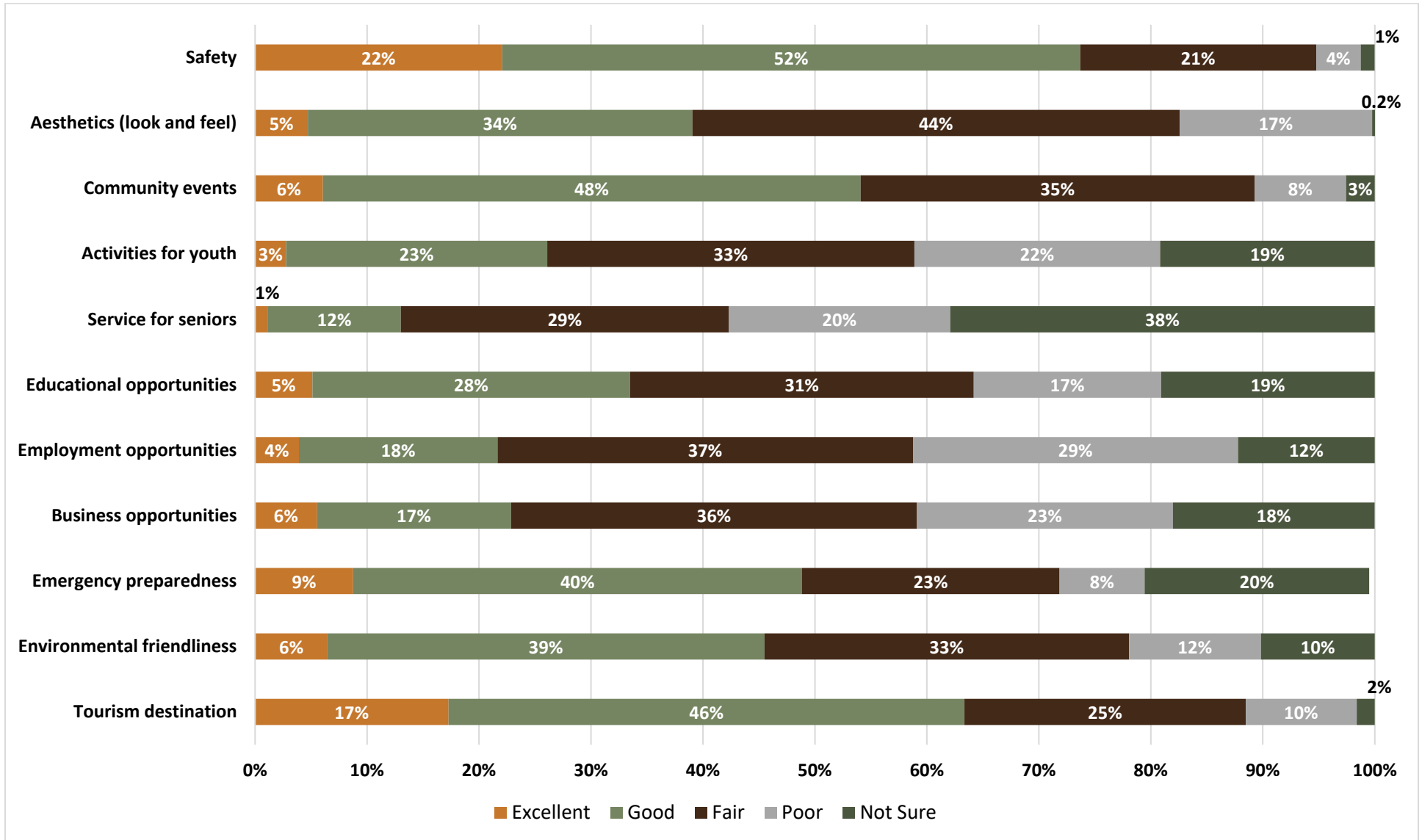
3. What is your age range?



Total Respondents: 477

Section 2: Community Character & Services

4. Please rate Lead in the following areas:



Total Respondents: 435

5. Please provide any comments you have about the areas rated in the above question.

1.	There are no educational classes about anything to do with technology.
2.	There are not many professional employment opportunities aside from SURF and Lead-Deadwood School.
3.	I have none.
4.	The street maintenance is poor and kids don't have enough to do!
5.	Fix the potholes in the neighborhoods and the parking situations.
6.	We have been visiting Lead for the last 6 years and are now full-time residents. Several of the things that could boost the town and draw more people include: affordable housing, places to eat, using the outdoor activities as a theme/destination for visitors (hiking, biking, skiing, snowmobiling, etc.), more job postings/availability, a bookstore, and turning the bowling alley into a community center (for seniors, kids, library expansion, preschool).
7.	Our community events are poorly advertised and underwhelming as of late. We are improving in this area; in the summer we have activities as long as the park is clean. We really don't have any services for seniors. All we have is one small senior facility and Prairie Hills Tourists. Business potential is there but we don't have support to help new business. We are a drive-by destination for tourists.
8.	We can use more spaces for our teenagers and our seniors to be a part of the community. I think the skateboard park is a great step in the right direction for our youth.
9.	While this is an excellent tourist destination, the tourism which used to support our community is now killing it slowly. Short-term rentals purchased for cash sale are making it completely impossible for almost every local to be able to buy and stay in a community they want to call home. Snowmobiles and UTV machines are tearing up privately owned land. So many people may own a house in the Lead area but have no ownership or commitment to the area other than for income.
10.	HAVE SUMMER REC OPPORTUNITIES FOR YOUTH (flag football, soccer, baseball, swimming, gymnastics, etc.). Maybe community members would coach? Also, cleaning up some of the debris and empty lots around towns. Think of all of the debris you see near the Opera House on Main Street. Find something to do with abandoned buildings and houses. There are also retaining walls crumbling all over town, although I'm unsure if there are programs in place.
11.	Senior transportation and access to it needs to be improved.
12.	Where are all the property taxes going??? Million-dollar houses are everywhere!
13.	Environmental friendliness is poor due to the active dust being created by SURF. This will be an ongoing issue as they have plans to keep expanding after the Dune Project. The people in town and park will continue to suffer. This issue needs fixed with a real solution. Lead is a mining town but how many people suffered and died from the long-term effects of mining? This does not need to be spread all over the park where children play, I foresee this also causing issues with the splash pad. Public safety is an issue because our police in town are incompetent and not well trained. Just 3 miles down the road Deadwood has an outstanding police force where the community and the town feel safe even with the ample amount of tourism. There is no training here and I personally know the police chief does not train before letting officers go out on their own. How is that safe for the officer or the public? The police chief is also extremely unprofessional, and the city will be paying for it in the long run. Does the city even know he was fired from Belle Fourche? If he isn't up to officer standards, what gives him the knowledge to move up to chief after being fired??? Big red flags.
14.	Less Airbnbs... getting old... and our locals are getting pushed out because of it.
15.	Need more events geared towards 20-30 year olds.

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16.	The mass majority of Lead looks very trashy/janky, whether that be people's personal houses or just the roads. There are very little job opportunities in town, so everyone turns to Deadwood. Not to mention the schooling could honestly be a lot better. When there is a serious need of law enforcement, it takes 20+ minutes to get to the scene of the accident because most are off duty because of how small the town is and the need for them.
17.	City administration is poor.
18.	I feel it's a wonderful place to live off season, but it can be kind of annoying to be here during tourist season. Not sure there's much for kids and teens to do here, but it's still not too bad.
19.	Deadwood is obviously very well known, along with the Black Hills; however, most tourists I've talked to have not heard of Lead or know anything about its amazing history!
20.	There is plenty of opportunity for improvement in all of these areas and quite a bit of talk with very little follow-through. There are lots of past "plans" that have produced virtually nothing.
21.	Need to have a vacation rental for tourist vacations and Lab people.
22.	There are not a lot of jobs for young people.
23.	The dog park needs some TLC.
24.	The aesthetics are good, could always be improved upon. Lack of community events, there could be so much more to draw upon. The level of activities for youth are abundant between parks and Boys and Girls Club at the Handley.
25.	I believe that Lead has the opportunity to be a destination in the Hills. Build on art and antiques. Rejuvenate downtown business buildings. Improve parking. Cooperate with Deadwood to run trolley to and from Lead.
26.	It feels like tourism amounts to Deadwood leftovers. However, Lead has a lot to offer. I wish it was more well known as a tourist destination. I know housing is a problem, but I think short-term rentals help to bring in tourists and also provide income options for locals.
27.	Junk and trash outside of houses is terrible here. Activities for youth seem to be lacking but the skate park is a big step in the right direction.
28.	I feel like the city ordinances/rules are not being enforced where safety, parking, and drugs are concerned. I also think bullying of students within the district is not being handled adequately.
29.	Very limited for how awesome our area is.
30.	I would love more fast-food joints like a McDonald's or Arby's.
31.	If you live on a steep hill, they won't plow your road for days so hopefully you don't have an emergency. So that covers the part about asking how you feel better emergency services. Furthermore, the only thing this town cares about is the Lab. They don't care that it's covering the public park in black dust or the fact that all we do is hear the Lab all night long or the lights shining directly into your house.
32.	Lead needs to be proactive in bringing more business and commerce to the city.
33.	There are very few activities for kids and teenagers.
34.	Lead has stagnated. It looks like a <i>*profanity redacted</i> . Potholes everywhere, infrastructure is beyond aged. Signs for businesses hand scrawled, held in place by big rocks, homes with numerous vehicles in the front yard, trash blowing everywhere...
35.	While our city is not in the "poor category" my note of fair is because I believe there is plenty room for improvements in each of the areas.
36.	It would be better if there was more focus on combined tourism efforts. Maybe there is but I haven't seen it.
37.	There is nothing for young families or upward mobility. Housing is not available and good jobs don't exist outside of the Lab.
38.	There are not enough reasons to make someone's stay in Lead worth it. People stay in Deadwood because there is more to do. Right now, Lead is only a one-day drive through, nothing to do. There isn't a family friendly, non-alcohol restaurant or cafe. Actually, there is nothing in Lead to do that takes more

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	than 1 hour to do. We need a movie theater, arcade or adventure park, a swimming pool and more. Aesthetically, Lead is a very poor, dirty and grungy looking town that needs beautification. There are several open land spots that can be spots where income adjusted homes and apartments can be built.
39.	There needs to be more color and vibrancy on Main Street.
40.	Town needs to bring in off price shopping in tandem with busses bringing people to Deadwood to gamble. Main Street is unattractive and most uninviting.
41.	There is always room for positive improvement without the worry of extreme financial gain.
42.	The park and Visitor's Center are great. The skate park seems to be attracting a lot of young people. Downtown seems old and hard to tell what the businesses are that are along Main St.
43.	There is a lot of potential because of its location in the Black Hills and its proximity to Deadwood, but the City of Lead has needed a growth plan for a long time.
44.	Anything to increase tourism and continue downtown revitalization. This will increase tax revenue and allow for a lower tax burden on residents and better services.
45.	I think promoting this town as a tourist destination is a bad idea. Over tourism is a big problem in many places and it can ruin everything that made a place great. I think the people working in this industry do not spend enough time considering this, as they are blinded by dollar signs.
46.	Lead police need to enforce the traffic laws better and city employees need to stop speeding and running stop signs. Lead is not a safe town for pedestrians and children due to unsafe drivers.
47.	Need more activities for preteen and teenagers to do.
48.	We need more housing such as one bedroom and studios for workers. I would like to settle down year-round in Lead so I can begin a career in the area, but it's impossible to secure single person housing.
49.	Lack of restaurants is the biggest issue for quality of life. My family visits often from East River and we have to go to Deadwood or Spearfish to eat. The few restaurants here are either not open much or are dirty. Also, recycling needs to be much more widely available, including municipal canisters at the park, downtown, etc.
50.	We need to do more to support DoorDash, Uber and Lyft which create jobs for our citizens, prevent DUIs due to a lack of cab availability, and provide essential services to senior and mobility limited citizens. I understand the competition aspect but it's no justification for not having as many sober drivers on the road as possible, especially during busy nights. Delivery services are also practically nonexistent and that should change.
51.	We need to have a clearly posted schedule for the emergency alert siren test, and it needs to be followed. Sometimes on Wednesday, sometimes on Friday, sometimes at 12pm, sometimes at 12:03 when that siren goes off. People need to take it seriously and firing it every other week makes people complacent.
52.	There are little to no resources for homeless/transient citizens or those struggling with addiction. As a hotel worker I've often heard from officers that they won't drive the homeless person in our lobby to Rapid City and there are no local shelters nearby. We should direct some of our budget to ensuring our own are taken care of before trying to grow the city as a tourism destination. We need to focus on helping those struggling with meth/opiate addiction rather than punishing them. Continuing to ignore this growing problem in Lead rather than treating it with empathy and compassion will only lead to more problems down the road.
53.	Short-term rentals should be banned entirely because it takes away viable housing from the people who continue to drive our economy. Kids are graduating and getting forced into Spearfish or elsewhere because there is no attainable housing here. We can't really build new apartments here in Lead, so we need to free up the housing that we do have for our own citizens. I think this will also help to improve the massive amount of job vacancies between Lead and Deadwood (currently 143 available jobs on Indeed within 5 miles of Lead).

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54.	Dumping all of that rock into the Open Cut stirs up a cloud of silica dust which covers the whole town. Our cars get covered in dust within days, our snow was turning black in the park this winter. We had kiddos sledding down murky black/brown hills by the park. I talk to folks (locals and tourists) all the time who have breathing issues within the last two years or so. Some of these issues might not be noticeable right away but I think that these things are more long term and there is data to back that up. Silicosis can permanently inhibit lung function and can also be fatal, per the CDC. The money that the Lab brings in is good for the town, but not if we're all going to be sick in 15-20 years from this stuff. Some serious investments should be made to mitigate this massive public health concern.
55.	It's really hard to find up to date water quality data from the city. The number one result for "Lead SD water quality report" on Google was from 2008 and there is zero reference to this data on the City of Lead's website. The City should do better at being transparent with this information and making sure it is more public facing and easily accessible to anybody who would like this information.
56.	The City should continue to do its part to clean up Whitewood Creek, which I tested as positive for E. coli in 4 different segments from Lead to Deadwood. The sewer overflow and aging infrastructure should be replaced ASAP.
57.	Resources should be provided to our schools to prevent situations where kids are bringing liquid mercury into class. Teacher wages need to be increased to match the rising cost of living. Diversity, inclusivity, and anti-bullying training should be provided to teachers and administrative staff to ensure that all of our kids are feeling secure and welcome in their learning environment. Data from many scholarly sources demonstrates that the mental, physical, emotional, and educational wellbeing of LGBT identifying youth is significantly influenced by their learning environment, and that a lack of acceptance and inclusion is directly tied to an increased self-harm and suicide rate as well as reduced educational performance. As society continues to grow and evolve, outdated ideas need to be discarded. We should be doing more to protect our most vulnerable youth who are currently fighting an uphill battle to be accepted by their community.
58.	We need to hold Thyssen Mining accountable for cleanup on Kirk Road and every other worksite they operate. If they are going to put up signs about their commitment to keep the Black Hills clean, there shouldn't be the same pieces of trash lining the sides of the road all year. I've seen both HyTech and Thyssen trucks throwing shooter bottles out of their window. We love the Black Hills, and we should be doing everything we can to protect and preserve this beautiful location we all call home. Their actions need to speak louder than their words.
59.	Lead needs to allocate more budget to pay our firefighters a decent living wage and get them the resources they need. Response times were extremely slow during the apartment fire on Julius St., and while it's great that we can rely on comparably quick support from neighboring counties and agencies, we shouldn't have to. When it comes to major fires within city limits, I cannot recall a single structure we have been able to save within the last 5 years, and the empty lots could be put to far better use.
60.	Snow removal crews should do more to help out Main Street residents. We get people who drive by us shouting out their windows that we shouldn't dump snow on the street, but we have nowhere else to move it. We recently made the discovery that a plow scraped the side of our home (empty land on this side of the house is used by the city to dump snow) and they removed a good chunk of paint on the cement which we now have to replace without any heads up from the driver.
61.	Parking changes should be made with an advance notice sent out to affected residents. This summer a complaint was filed about my vehicle. It was originally a notice to move every 72-hours (which I do), but then the responding officer called hours later and said that a change was recently made so that the spot I usually have parked in for the last 3+ years was switched to a two-hour time limit. The officer said that this happened in 2021 and he had no idea that it was a 2-hour parking until somebody filed a complaint. We're not in downtown Denver, we shouldn't need a 2-hour parking so far up Main Street. If a change is necessary, advance notice should be provided. I asked and none of the residents near us on Main Street received notice that the parking rules for this spot would be changed. Now this parking rule from 2021 is only just now being enforced for some reason. Since now having to park outside of our camera's field of view, my car has been keyed and both back tires were deflated. Our police department does an excellent job with the exception of this issue. I have a great amount of respect for our officers, but I think that oftentimes there are better things to focus on. As a long-time

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	resident of Lead, I am very grateful for the opportunity to make my opinion heard and I hope to see some of these points seriously considered by the City. I understand that, upon first consideration, some of my opinions may not immediately align with yours, but I would welcome the opportunity to discuss any of these points at greater length. I think I can speak for a lot of the younger folks in Lead who are just be coming of age and finding their opportunities increasingly limited here. We love this town and want to continue being a part of this community, which I am positive will grow in the right direction in the years to come.
62.	<i>*person information redacted.</i> Please feel free to contact me anytime!
63.	Lead is a culturally rich area, unfortunately it does not seem to draw much interest. Little seems to be done to enhance the look and feel of Lead's Main Street/business area. Many buildings are vacant. Signage is poor quality and some businesses do not appear open during normal hours. Restaurants have gone downhill. In the 5 years I have lived in Lead, I have seen many businesses come & fail to survive.
64.	The Visitor center is a gem, and it would be nice to see that highlighted. The upgrades to the park are nice.
65.	As a bicyclist and skier, I find Lead to be a great area. The access to outdoor activity is something I think the community could build on. With several nearby high-end housing developments in the works, access to a thriving Main Street could really enhance Lead. My fear is that with the long-range Deer Mt. Plan to include a village and possible hotel, this will further decimate the local business.
66.	Open Cut makes Lead a dirty little town. We seem to have an overabundance for kids but nothing for seniors.
67.	We worry about school-age kids walking up and down streets to get to and from school. Meanwhile, drivers are speeding, rolling past stop signs, and visibly on their phones. Where are the speed traps? Where are the patrol cars monitoring cellphone use while driving?
68.	The black dust all over our properties and the health of our community inhaling it. What can we do other than use the monitor they put around Mill St.
69.	It has gotten pretty out of hand with vacation rentals and seasonal "traffic."
70.	There is so much potential for growing our business community, but we are held back by the lack of easy parking and lack of events being held in the City.
71.	The aesthetics of Downtown should be the focus, not neighborhoods. Airbnbs has overtaken the "neighborhoods" anyway.
72.	I feel that Lead is finally starting to grow after Homestake shut down 30 years ago. I would like to see more growth in Lead's core (downtown, within city limits).
73.	The age bracket of the vast majority of citizens living full time in Lead is 60+. Those moving into our community are in this same age bracket. The number of pupils in school is going down yearly. So why does our Mayor and the city commission continue to put all their focus on the children and none on the older citizens?
74.	Need to find more businesses that pay living full-time living wages. Too many residents live below the poverty line, so there is a need for affordable housing. We need to be more aggressive in keeping rental properties at safety compliance. The City needs to invest more in tourism. There is no reason that Lead has not developed like other sleepy Black Hills towns.
75.	I have seen great improvement over the last few years and hope to see it continue!
76.	There isn't much for kids to do. Starting a business and keeping it open is tough.
77.	The schools, the Manuel Brothers Park, and some tourist attractions have been good for entertainment, but not seeing much for younger people and young adult entertainment.
78.	Lead needs to focus on tourism and why tourists want to visit our town.
79.	There have been plenty of improvements in the last several years. The citizens are not engaged in community events. Our FD and PD are on the ball and do a lot with very little money!
80.	Some properties are not kept up, siding, covered in junk & cars etc. Vacation rentals are typically noisy.

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81.	We need to be more of a community, not a tourist destination.
82.	Land locked Main Street with a poor design/upgrade between the DOT and former city manager. Failure to adopt a previous plan to upgrade the city center grounded in a reluctance to tear down the current library building and fear of ability to find funding.
83.	There are a lot of rundown buildings spread throughout town. I don't want to see any cool old buildings torn down, so there needs to be better enforcement of the maintenance code. The new development that seems to be happening is more typical of a standard American suburb (overly wide streets, single family ranch-style, car-oriented design) and is in direct conflict with the historic charm of Lead.
84.	We need a better plan to market all of Lead to tourists and we need housing and stable businesses.
85.	Too many parks. Library is fine as is. Opera House has its select group. Do they ticket those in disabled parking without placards? What's the emergency services plan for the streets that are not plowed for days on end? Where's the code enforcement focus, plan, and execution scheme? Look around at all the dilapidation in town. Your main street can't even be fully cleared of snow. There are these vehicles called tow trucks. Between the county, school, city churches, and families there is plenty for the youth to do. Enough with the play time.
86.	Lead's employment opportunities seem to be either low-end service positions or very high-end professional positions at Sanford Lab.
87.	Is freezing property taxes for seniors still done? If not, it should be. Driving fixed income people out of their homes.
88.	The citizens of Lead do not step up to clean up. Step up, participate (Handley Center), volunteer (clean up trash, dog poop on sidewalks, etc.). Yet they want the benefits of the organizations. Younger people need to step up and help, with no accolades expected, for no specific benefit but fellowship and community pride. Make events promoting this.
89.	I love it here.
90.	I know the bikers bring in a lot of revenue. I am not a fan. Restaurant choices are limited and those in town are hit or miss.
91.	Having both high school and middle school aged children, I find the opportunities for them in Lead to be dismal at best.
92.	Many newcomers have no idea what the noon bell is. Maybe a mailer to explain?
93.	If there are services for seniors, they are not announced. I feel the environmental friendliness is OK but cleanup is needed. It could use more attractions for the tourists.
94.	Lead has much more potential than is currently leveraged. Investment in cultural assets and cultural scaling can help make Downtown Lead a more vibrant community hub and encourage visitors to enjoy the vitality of local culture.
95.	Community events have increased a little over the last couple years, which is great. The advertising for these events is usually not good. Most of the time I find out after an event has already happened and I missed it. We 100% absolutely need more things for families and kids to do in our area.
96.	We're lagging behind in terms of community and economic development.
97.	The issue of business opportunities is largely due to the unchecked price hike that is occurring in the real estate market. It's impossible to buy a home and live in Lead currently, it is becoming unaffordable. This is also reflected in the business market.
98.	I realize everyone has to make a living, but the cost of rent on buildings for a business are astronomical. Not very legit for anyone new to come in and try to make a go of it.
99.	<u>Safety</u> : With the influx of short-term rentals, neighbors are no longer neighbors. They are visitors with no investment in the community. After 20+ years here, we now have to lock our doors. <u>Aesthetics</u> : Lead is an old town and with age comes a bit of being run down. Roads are a mess. Many yards and porches are trash pits. The Town tries, I suppose. Some of the "art" about town on the walls lacks distance perspective and does look like children did it. It looks messy. <u>Community Events</u> : We do a decent job. <u>Youth Activities</u> : Look at how often our kids leave town for activities, dates, swimming, movies, shopping. We have some stuff getting better. The skate park was an excellent addition. <u>Senior Services</u> : I am watching my neighbors struggle as they age

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	<p>in Lead. Transportation, medical services, activities, accessibility, delivery service, senior snow removal, and house upkeep are all areas that can be improved. <u>Education Opportunities</u>: I can't remember the last time I saw a variety of local community education opportunities in the little paper that gets printed twice a year. Community band/music, choirs, art, dancing, specific skill training, and cooking classes are all things we leave town to do. However, we do a decent job with the Lab stuff. Perhaps consider a return to teaching the mine and town history as well as the current Lab tour info. <u>Employment Opportunities</u>: Employment at a livable wage is pretty hard to come by without leaving town. We have spent the past 18 years working out of town and are only recently employed currently. We can afford local employment because we have zero debt, otherwise we could not. <u>Business Opportunities</u>: I think there are several businesses needed locally (anything we have to go to Spearfish or Rapid to do is an opportunity). I think the city makes it difficult for new businesses. <u>Emergency Preparedness</u>: I remember two fires in recent history where the hydrants didn't have water turned on. Anything going on is only posted on social media. Even a water shut off is not told to neighborhoods outside of a cell phone text or a social media page. Post a note on doors. Consider the median age of the area. If we were serious about fire preparedness, we would be managing and logging our forest. Water would be on. <u>Environmental Friendliness</u>: I could not care less about this topic. We have dead trees still standing from the Grizzley Gulch fire because environmentalists wanted them for woodpecker habitat. <u>Tourism Destination</u>: Not too many years back our city council or commissioners decided they wanted Lead to be a bedroom community. That is what we have become. We are bypassed on both sides by tourists headed elsewhere and most never venture down our Main Street. The ski hills pull tourists past Lead and then back to Deadwood. If they are staying in the cabins up there, they stock up at Lynn's and the Round House and head back. The Southern Hills tourist traps pull visitors out in that direction. We are not exactly a tourist attraction. When people stay here, it is for the price. They stay here and then spend their days going everywhere else.</p>
100.	Aesthetics: Newer, modern buildings like Lotus Up and the Visitor Center help, but other areas in town still look beat up and old. There seems to be tons of business opportunities, but most businesses are closed at odd times and days. It's hard to find a decent lunch place many days of the week.
101.	I think the Visitor Center is a good tourist destination that also assists with education. The Mining Museum is also good for those items.
102.	Get the new Mining Museum built. We need to advertise and host better fund-raising efforts to increase as a tourism destination and related economic impact. Also, continue to work closely with SLHVC (visitor center).
103.	Lead is too mining friendly and there is no focus on climate change resilience like renewable energy, updated housing, or energy efficiency.
104.	I'm new to working in Lead and live in Rapid City, so I commute to Lead two (2) days a week.
105.	I have seen much improvement in recent years!
106.	Lead area neighborhood streets are terrible with cracks, potholes, etc.
107.	Lead has a lot of potential but the empty buildings, run down houses, and campers/cars parked in yards/lots make areas look less than desirable. We need more restaurants, boutiques, bookstores, and cafes. So many businesses don't make it here because of worker shortages that appear to relate to lack of affordable housing in the area.
108.	Lead needs to expand their city limits to fulfill some of these areas. It'd be nice to bring back some type of home economics (Home Ec) type classes and more tech classes to the school. It would also be nice to bring back the bowling alley and an arcade for the youth. As of right now, neither Lead nor Deadwood have any activities for youth outside of sports.
109.	We need consolidated, easy parking and a fun, attractive tourist area combining the Opera House, shopping, and a couple of restaurants.
110.	We are in a beautiful location, but I feel that sometimes city ordinances are not enforced in a way to help encourage care and concern by the residents.
111.	Not sure if this is applicable, but it would be nice if some of the larger entities residing locally would support the town better. One example being a beautiful city park covered in dust produced from an entity that can definitely afford to take care of the problem. Our kids should not have to breathe dust while playing in the beautiful parks created by Lead.
112.	I feel safety is compromised with VRBO's infiltrating residential neighborhoods. It's important to know and have neighbors to look out for each other.

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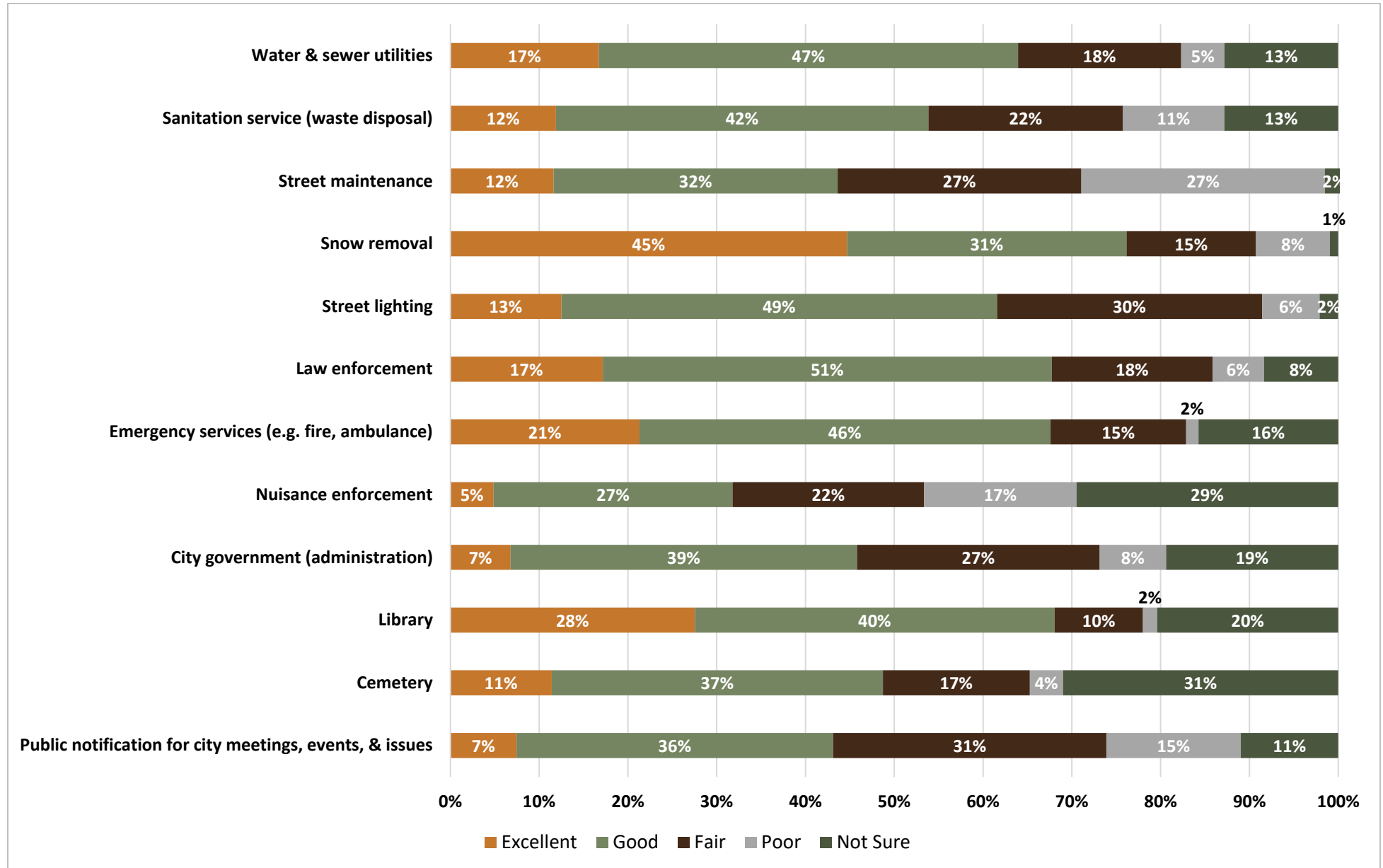
113.	This is how I see Lead...but not sure if this "tourist destination" etc. are communicated effectively and consistently outside of our community.
114.	A community is only as good as what the citizens are willing to settle for.
115.	Tourism is a mess. Who actually runs it? Is it a city job or a chamber job or something else? We see the Opera House promoting tourism more than anyone else. This seems backwards.
116.	The sidewalks are not safe... instead they are broken, narrow, and missing. It's not safe to walk in Lead. Community events are not clearly communicated. I check both the Chamber and City websites regularly, but it is VERY hard to find event info.
117.	I don't feel that I have a good enough handle to comment on several of these. I don't want to over or underestimate based on limited information.
118.	I feel like we are an awesome tourist destination, but the scales are currently tipped to cater to the tourist. I consistently see and experience restaurants and other places with lower paying jobs understaffed. I worked in a casino and our leader said, "You have to treat your employees like your best customer." We were afforded meals at a discount and given opportunities to win prizes every month or season. We could buy food to take home at a discount, like milk or eggs. We had employee parties with cash giveaways. People who stayed on longer got bonuses and recognition. I feel like many employees are not getting that service in our area, and it is making it hard to live and work here for our service industry friends. Rent is up and groceries are up. Are there some creative ways as a town we can be supportive of these people?
119.	Our town doesn't attract businesses that our citizens would frequent or that would attract visitors. I do believe the city is making an effort at making the town more physically attractive, and I think that's great. I know our police & fire departments are doing a good job and I have always been impressed with the city maintenance as well. I am a little concerned about our roads. I thought 1st Street was supposed to be resurfaced last year, but it was never done, and the residents were not told why. There are other streets that need work too. The residents deserve a planned schedule of when and how the City takes care of infrastructure maintenance on a yearly basis.
120.	Good potential as a tourism destination but it doesn't seem to be advertised very well.
121.	We need to continue to invest in opportunities for children. Would love to see neglected properties repaired to improve the general aesthetic of Lead.
122.	Lead is a wonderful town to live in, but the overall look definitely needs some work. There are lots of run-down properties and businesses on Main Street that aren't kept up.
123.	The aesthetics have been improving. Environmental friendliness definitely needs improvement. Mining may be important to the area, but they are taking their time restoring the land back. Those that have lived here for several years are used to it, but those of us who are newer to the area definitely notice. The area by Terri Peak is so, so sad!
124.	There are too many VRBO's in Lead.
125.	Trying to get a plumber or a painter to provide service in Lead is a pretty dismal prospect. Community events are always designed around crowded activities with limited parking. What's fun about that?
126.	It would be nice to have money set aside to help preserve the historic homes and do loans through a taxing system with low interest rates to help fund updates on homes. Incentivize businesses with tax breaks to open more businesses. It would be good to have a coordinator to plan programs and summer activities for all ages for the community.
127.	We are working on improving opportunities for youth. It would be nice if there were some historic preservation funds to help beautify homes in the area. There are way too many short-term rentals that could be used for families to move into. There is not enough affordable housing for new families to move into. We need to find a way to keep the park clean from the mining dust.
128.	As a community, we need to take more pride in how our town looks overall. There needs to be more done to encourage landowners to keep up their properties.
129.	Lead is a great place to live. I work in Rapid City and love to come home.

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130.	Lead is a safe place to be.
131.	We have a cozy mountain town and that feeling needs to remain the same. If I wanted a busy city, I would move elsewhere.

Total Respondents: 117

6. Please rate the following public services in Lead:



Total Respondents: 433

7. Please provide any comments you have about the services rated in the above question.

1.	I've never heard of them before.
2.	Garbage men don't take all of the trash. There are many lights off all over town.
3.	People need to get a handle on dogs.
4.	I have none.
5.	There are many streets in Lead that need desperate repair and maintenance. Around the Opera House, there is construction debris and dust. The Washington District has several potholes and other inconvenient driving planes. I believe it is important for our snow removal crews to start work earlier. When I am going to school in the morning around 8 AM and get stuck behind a snow removal truck, it is very inconvenient.
6.	The roads are rough, and I think that there should be more parking options for locals instead of tourists that pay.
7.	Emergency services do not provide service to us on our property.
8.	We have lost and replaced many seasoned snow removal personnel with younger people who are improving. I think we are making strides in the right direction in most fields listed above.
9.	Snow removal is great on the main streets, but the more difficult to reach roads are the last to be done. Parking spaces that are considered public parking are then left for the residents to clean without help from the City. It makes every big snowfall really difficult and often means that you have to park on Main Street and hike up to your home until you can clean the spaces. Some residents cannot afford to have an ATV with a snowplow or a big snow blower. Beyond the cost, there is also no place to store this equipment. Hard on parents with small children. Also, on these more difficult roads sometimes trash pick-up is a day late or just forgotten completely. That just leaves it out for the dogs to tear apart.
10.	Be more active on social media. Seems like every street in town is falling apart. I live in the Washington District and the streets are pretty rough.
11.	Water prices are very high!!
12.	Ordinances are not followed. Properties are not taken care of. Where is the pride in our community???
13.	See previous comment about police. Nuisance enforcement is also low, you can make the same complaint 10x and nothing will ever be done about it. That goes for police issues as well. Nothing is ever actually done no matter how many complaints you make. The City has no communication when it comes to events, construction, or anything. There is also no accountability for anyone when you have a complaint. Just passed along the line of telephone with different answers or "a person to try and call."
14.	Garbage service is terrible. It is not consistent, and we never know if/when they are coming. They won't take garbage out of all cans (2 max) at curb. They use vulgar language when getting on/off truck. They also refuse to use one side or the other of the city street.
15.	Address the potholes in a quicker and proper manner. Railroad Aves potholes have been there for years and are poorly patched.
16.	A lot of streets need to be redone due to all the potholes and the streetlights don't work sometimes, just when they want to.
17.	Again, plenty of room for improvement.
18.	On Miners Ave. in the parking area there is a giant pile of dirt and garbage where they put all the snow in the winter. It's an eyesore and potentially hazardous to park there because of all the broken glass that has been pushed into it.
19.	Great snow removal.
20.	The nuisance enforcement could be better in the Washington Street area with abandoned and junk vehicles everywhere. There are cars that have no current plates and are not drivable. Some of these vehicles have been there for years.
21.	Emergency service is excellent with what they have to work with. Governing bodies over fire service is very poor (fire protection district).

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22.	Dislike the CodeRed system being used to share information like public meetings and garbage updates. Feel this service should be saved for real emergency situations.
23.	Garbage trucks have a hard time on the roads in the winter. Perhaps better equipment is needed or advanced driving training or both.
24.	Nuisance enforcement is a joke! Five yorkies live next door to me and bark nonstop all day long. Street maintenance could be better, there are lots of potholes and no sidewalks. Seriously this survey is a prime example of poor communication on your part. I didn't hear one thing about it till a friend sent me a link.
25.	Would be great if we used salt and not just sand.
26.	Some of the roads need maintenance please! Specifically in residential areas.
27.	The City website is always out of date. West Lead Cemetery is always waist high in weeds. The City Administrator is OK, the Mayor is corrupt and rewards friends with money and overpaid jobs. Enforcement of ordinances is by who you know. The City has way too much light pollution, streets have potholes the size of VW's, sewer and water system lose so much water from the aging infrastructure system. We lose more water than we sell. Sanitation service needs to be improved.
28.	I have serious reservations on how fair our city officials look at our city.
29.	I feel like I find out about events right before or the day of. I will look for more ways to find those online, but they don't seem to show up on Facebook until the day of the event.
30.	For the budget and the number of staff, these areas do as good as possible. I am amazed how well they do.
31.	We just need growth and modernization of current services and government officials. Police should be more consumer friendly and non-confrontational. Very much LESS of "I am an officer, I wear this badge, so you better listen to me" and then listening to what the person has to say but NOT actually hearing whatever is told to them.
32.	There needs to be more policing of the appearance of property (maintenance) and enforcement of dog leash laws.
33.	There is no meet and greet for kids while being fingerprinted to ensure safety if kidnapped. There are very few Lead residents, living in the country, who can be involved in IF seats on committee's are forever seated on said committees. We country residents chose to live within Lead zip code and should not ne
34.	Uncertain about responsibility for cemetery maintenance; City or private.
35.	The recording of the meetings and updates should be posted somewhere other than Facebook.
36.	The fire department needs to have the fire personnel not smoking in tax funded public vehicles. Also, they should not smoke their pipe while filling gas and not smoking inside of the gas station while paying.
37.	City police pick and choose what city ordinances they want to enforce. It's pretty clear who the usual problems arise from, but it's brushed under the rug until it becomes unavoidable.
38.	Regarding nuisances, if dog owners are leaving large dogs tied up all day to bark and snarl at pedestrians walking by, never taking them out for walks, or trying to intervene in the animal's behavior, it should be treated as a nuisance. There are a lot of absolutely beautiful large dog breeds around Lead, but discipline and training are extremely important in the development of proper social behavior, and this is the owner's responsibility.
39.	I have been very impressed with Lead's snow removal efforts. Especially this winter. I do have concerns about the street conditions, particularly a section of Dwight that seems to be eroding.
40.	City commissioners spent multiple months coming up with ways to prevent the operation of short-term rentals within the City of Lead. Supposedly, over 100 homes were unavailable to local residents as affordable homes to rent or even purchase. What a ridiculous waste of time and resources. The affordable housing shortage is everywhere. Try reading a newspaper other than the BH Pioneer!

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41.	Fix the streets!!!!
42.	Snowplows have been better in past years, and in Deadwood too.
43.	Our garbage pickup not being on a regular schedule is frustrating.
44.	There are definitely some streets and neighborhoods that are lacking in street maintenance.
45.	There is a streetlight on my block that doesn't work 90% of the time.
46.	Keeping streets clean of snow seems ok. Need more safe walking areas, like investing in repairing decaying old stairways and sidewalks. You can't expect a homeowner living below the poverty line to fix these, nor would you believe a slumlord will fix these infrastructure issues. Emergency service response times are slow. When a fire takes place in our historical homes, the first thought should not be to have "a managed burn that destroys everything."
47.	Putting snow removal signs out after residents are in bed and then trying to tow/ticket in the early next morning is BS and needs to change. Not everyone uses Facebook to get early notifications. Other than that, snow removal is great in town.
48.	The Chief of Police doesn't want to enforce certain ordinances because he has more important things to do. The streets on the north side of town are always full of potholes. They need to be fixed correctly instead of just being patched every year.
49.	I feel there is a blind eye towards some of the ordinances that are in place, like parking. I feel my tax dollars are not being used to enforce these said ordinances.
50.	Since I'm a part timer living in Lead, most of the public services I'm very satisfied with. I haven't needed the emergency services and other public services that I marked as unsure.
51.	Street Maintenance: Surface streets are in such poor condition. The City needs to take more pride on the conditions of their outlining streets.
52.	There should be a penalty for neighbors using the police to harass each other.
53.	Considering the size of our community and its employees, the services are good. I understand the challenges of maintaining streets in a mountain community plagued by snow and a short work season.
54.	Snow removal tends to focus on allowing cars through, but sidewalks remain unwalkable for weeks/months at a time. Little piles of snow get left at crosswalk ramps and create muddy puddles. Enforcement of required snow removal by residents is lax, especially for uninhabited properties. A lot of homes look like junkyards or storage facilities.
55.	We need to make the library requirements for a card include a lease agreement as well. People in poverty or on say section 8 don't have proof of paying taxes on a home in Lead, utilities (included in rent) and some don't have ID's for various reasons. Why is a lease agreement not acceptable?
56.	Rules should apply to all.
57.	<u>Water and sewer</u> : What's the alternative plan for catastrophic systems failure? <u>Sanitation</u> : What's their schedule, given holidays and inability to make pickups? <u>Street maintenance</u> : Many are a mess (chuck holes, potholes, or washouts) to include incorrect sewer access point as potholes. Inadequate snow removal on side streets and around fire hydrants. Do you even have an execution scheme? How about an MOU with the National Guard, their Sturgis motor park could be an asset. Cross train all city employees in snow removal/procedure enforcement. <u>Street Lighting</u> : That should be way down on the current list? <u>Law enforcement</u> : Other than main street not visible. See above, where is the parking enforcement? Put some cops on horses. <u>Emergency services</u> : Show me the rock wall where they could get through on streets that are broken, blocked by parked cars and snow bound. Also, it would be interesting to watch the volunteers dig out the fire hydrants while the buildings are ablaze. <u>Nuisance enforcement</u> : You have none. However, you are considering a director of fun and games at 80k a year. <u>City Government</u> : Ultimately responsible for all of the above. <u>Library</u> : A bright spot. <u>Cemetery</u> : Another bright spot. <u>Public notifications</u> : City website might be improving. May want to update and properly plat the zoning map. What is all that "special use" space?
58.	Lighting: Too much light shining in windows at night. It would be better if lights only shined down or were triggered by radar activity.

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59.	The snow removal is excellent! Hard job and they do it well.
60.	Garbage collection needs to be done earlier in the day, and on the same days consistently.
61.	It seems the only way to know what is going on with the city is by subscription to the local newspaper or postings at City Hall. A City newsletter via email would be helpful.
62.	Noise and light pollution with more and more VRBO's.
63.	Small streets are often inaccessible during large snowstorms. How are emergency services supposed to respond to fire or health emergencies if the streets are not cleared?
64.	Excellent trash and snowplow personnel. Positive, hardworking, and diligent. Don't listen to complainers, they always show up and are top notch in these departments!
65.	Public notification of events is awesome.
66.	I reside here part-time for work. The water is good. The power is usually on. The drains work. Snow removal has been a chore this year, but Lead has done well for a small-ish town.
67.	Snow removal is terrible on Bleeker Street. It takes several days to get plowed, then only one lane is cleared.
68.	How do people know about town meetings? How is this advertised for those not on social media?
69.	RE: Public notification: only using Facebook is a poor way to communicate. The website should be updated to include all current information very frequently.
70.	The law enforcement has really improved over the past year. I would like to see the City tighten up on abandoned vehicles and junk in people's yard, which is an eye sore and safety issue.
71.	<u>Water & Sewer:</u> We had a leak on our road that was ignored for years. Then suddenly the City wanted it handled right away. Their middleman spent the week passing the buck in both directions. I understand that this is an old town. Pipes are stacked above one another in a way the meets no codes. Stuff is disintegrating and we seem to just be applying Band-Aids. <u>Sanitation:</u> This new contract is inconsistent. <u>Street Maintenance:</u> The potholes by the Assembly of God Church are spectacular. Our road asphalt is crumbling away, as are the roads on either side and above us. <u>Snow Removal:</u> By far, we have the best in the area. I do think that, perhaps, plowing snow back on to a shoveled sidewalk and then trying to ticket the elderly homeowner for it is a tad rude. Beyond that, I wouldn't trade our guys for anyone. <u>Street Lighting:</u> Our streetlight has been out for two years and blinked for the six months prior, so perhaps that is something to be worked on. <u>Law Enforcement:</u> Of the couple police I know personally, I appreciate them. <u>Emergency Services:</u> Our fire department seems good. It is not their fault when the water is not on. Ambulance, we cannot personally speak to. <u>Nuisance Enforcement:</u> It seems inconsistent. It is either very well done, all at once, or ignored completely. <u>City Admin:</u> It could be worse. We have some good ones, and we have a few transplants that seem shady. <u>Library:</u> We used to be very supportive of the local library. It was a place I let my kids go and hang out unsupervised, until one of the assistants started giving my child LGBTQ novels and grooming her. We have never been back since and spent four years repairing the damage to our child. <u>Public Notifications:</u> A local, delivered, newsletter would go a long way toward public notifications. We no longer get Black Hills Pioneer because it is 90% Spearfish news, which we don't care about. Using social media is smart, but it is pretty much only notifications and that leaves out our older population and actually our younger as well. Kids don't really use Facebook.
72.	It would be great if Lead could minimize the light pollution that comes from the Lab and from people's homes and streets. Everything is too bright!
73.	Current garbage service is inconsistent.
74.	I always feel safe when in Lead. Good police visibility. Emergency transport via helicopter is available.
75.	Move the library back into the "Opera House" building second floor for historical and aesthetics and better use opportunities.

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76.	I was impressed with the snow removal. The only events I've participated in were held at the Sanford Lab Homestake Visitors Center, which seemed to have a good turnout. It is a nice space.
77.	Waste disposal is okay most of the time. I'd like to see the City take this over and add an additional department.
78.	Very impressed with the city crews; snow removal and maintenance of the streets are great. It's nice to see the City trying to save the taxpayer money on projects the city crews are capable of performing. For example, helping with the skate park and building the new horseshoe pits. They both are great additions to the city and are very well done in my opinion!!! Thank you!
79.	The city was evolving nicely for a few years, but it's time for a turnover of powers that are in line with progress that looks out for the future of our kids and a strong population focused on a well-rounded population, not just property values and tax dollars. That focus will implode on itself as we are an island private property surrounded by a forest. A community that lost one person at a time will never return.
80.	I think an area for improvement could be our city website and calendar. Also, consistent, and uniform communication to the community about events like elections, public forums, city meetings, ordinances, etc. could be improved. I also feel that city government is generally effective but could be more proactive. Specifically, around topics such as this committee, strategic planning (and public/private partnerships around this planning) could help the economics and the culture of Lead continue to grow and thrive.
81.	The questions on infrastructure are tough. The city's infrastructure is very old and has been upgraded through the years and is getting better. It comes down to what the citizens are willing to pay to help all of the city and not just their own neighborhood.
82.	If you can't make the commission meetings, you may not know what is going on. Information should be more deliberately disseminated.
83.	Sanitation was rated "poor" for two reasons: no street-side recycling program and too often trash and cans blow all over town on pick-up days.
84.	Many of the roads are in rough condition. Why do streetlights shut off just as I'm coming up to them?
85.	Sidewalks need repairs. Thank you for doing an excellent job of snow removal.
86.	Flowers on Main Street and around town in the summer really help to make our town more inviting.
87.	Trash day remains uncertain week-to-week. Many code issues are not enforced and rely too much on neighbors to file complaints rather than on city officials' initiative. Private cemeteries are unkempt. Some fire hydrants are left buried in snow and not otherwise properly maintained. Some water and sewer lines are 100 years old or older.
88.	The water could be better. The taste isn't always the best.
89.	Lead City Hall has sold out to VRBO ownership interests.
90.	Streets could use some maintenance, there are lots of holes.
91.	Not plowing on holidays is crap. Almost every person who lives in Lead works on the holidays. With the new trash service there's been more trash laying around town than ever before.
92.	The folks that take the trash do not give a <i>*profanity redacted</i> . We have asked them time and time again to shut the lids of the cans when their job is complete so that the weather stays out. No such luck.
93.	It's March 16 and the City has not picked up snow on our street since early February. I understand that there's been a lot of snow and the City cannot get to everything, but boy oh boy the cops are there to ticket vehicles every three days! Where are we supposed to put our vehicles if the City won't clean up the snow? If the snow can't get picked up, then lay off the parking enforcement until the snow is removed. Also, I tried to get dog tags, but the City was out of tags. I left my number and they said they would call when they came in. That was five months ago.
94.	Curbside recycling would be good and having a company that provides dumpsters would also be good. Also, having to pay a fee for online payments seems extravagant. Roads around town have many issues and need fixing. Snow removal has been very slow, especially on the weekend. The lighting seems good

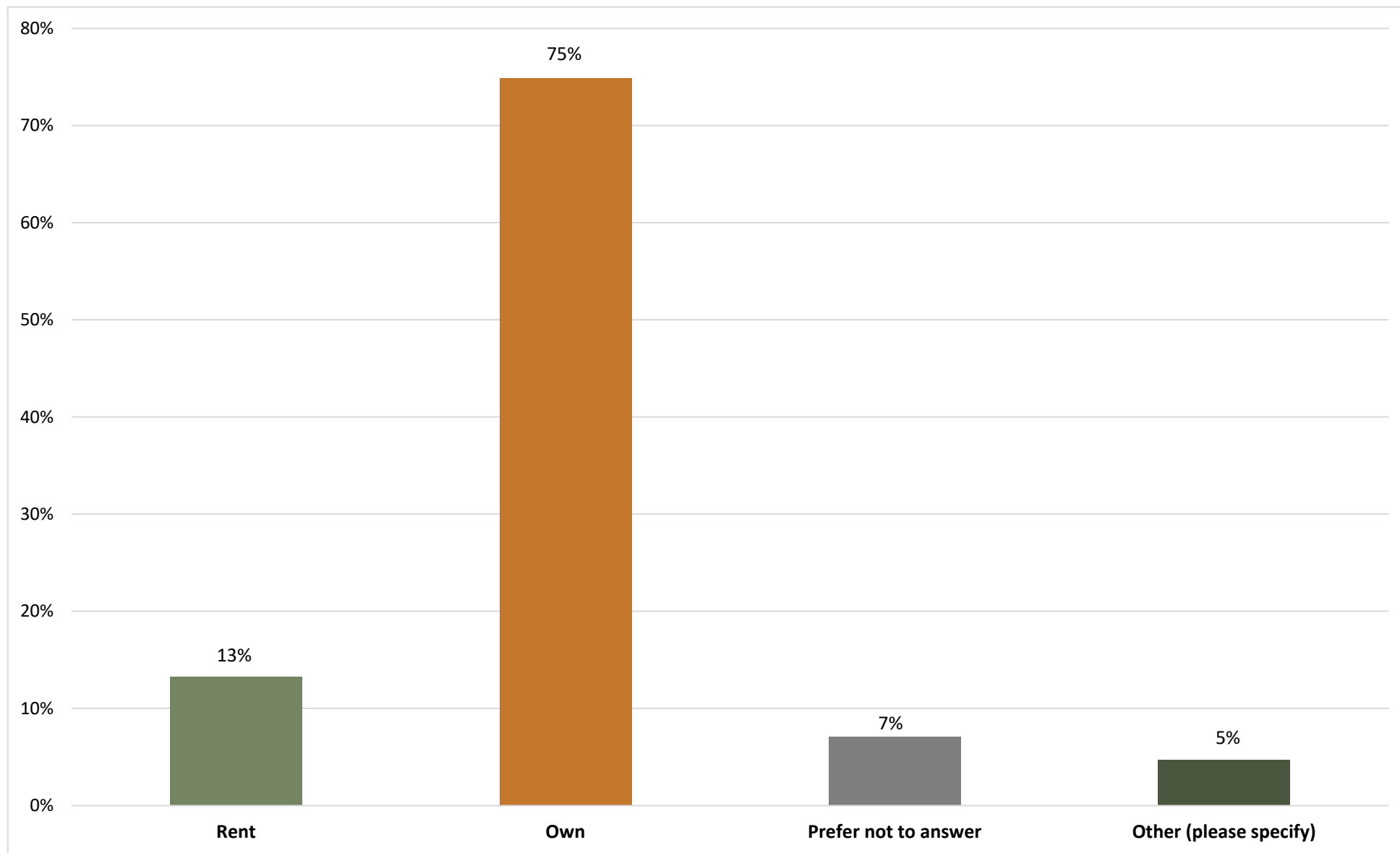
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	but getting a light fixed has taken months and it still has not changed. It would be good to have less houses turned into short-term rentals and more long-term houses for families to come to the area to live and work. Having an open plot behind Lynn's could make a nice area for a low-income housing apartment unit.
95.	Snow removal has been poor this year. The ice issue has been a concern as they are not proficient in putting salt/sand on dangerous hills. I have had to call the City to make them aware of the issues. The waste removal has been inconsistent. Have a company that provides trash bins. The library is awesome and the people there are great.
96.	Many of our streets are falling apart. Streetlights can be out for months before repaired. Enforcement of run-down, trash filled properties needs to be stricter. The city government needs to have more drive to positively move the town forward with a good vision for the future. The cemetery properties in town need to be better cared for. It should not just be to get by. The memories of the people buried there deserve better. It should be easier to find out information on our community websites. Community calendar's need to have more information. If you miss the Facebook post, you miss the information.
97.	I work in Rapid City (a truly essential job). If our street department didn't do a great job cleaning snow off streets, I couldn't live here. Thank you!!
98.	The streets are cleaned well so I can get to work. Thanks!
99.	We have THE BEST snow removal crew anywhere! If they did not do a fabulous job, many people who work out of town would have to relocate. I have noticed a few changes in snow removal with staff turnover, however they are quickly returning to the expected high level of expertise!

Total Respondents: 99

Section 3: Housing

8. Do you rent or own the property where you live?

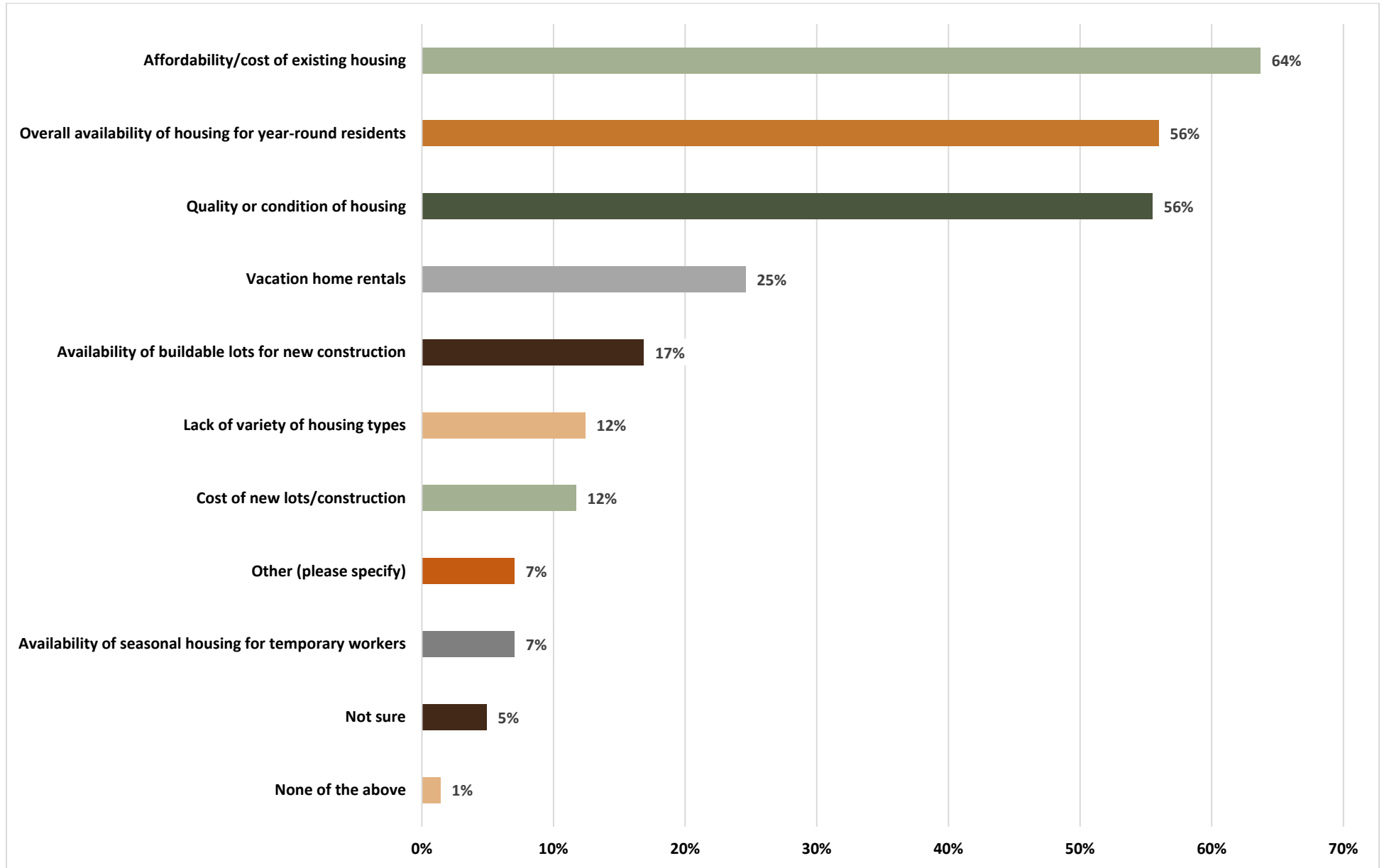


Total Respondents: 422

Other Responses:

1.	I'm a child.
2.	I live in Deadwood.
3.	I live in my mother's house.
4.	I live outside of Lead.
5.	I stay with family.
6.	I rent a mobile home lot but own the mobile home.
7.	I just work here.
8.	My relatives have property and rent.
9.	I own a rental in Lead. I own a home elsewhere.
10.	I live and own a place in Deadwood.
11.	I work in Lead but am not a resident.
12.	I rent and own.
13.	Company rents
14.	I live outside of Lead; not property in Lawrence County.
15.	I work in Lead.
16.	I live in my parents' house.
17.	I live in a parsonage.
18.	My housing is provided by place of employment.
19.	Scientific collaboration housing that is rented.
20.	I live with my parents.

9. What are the biggest challenges related to housing in Lead? Check up to three (3) of the following:

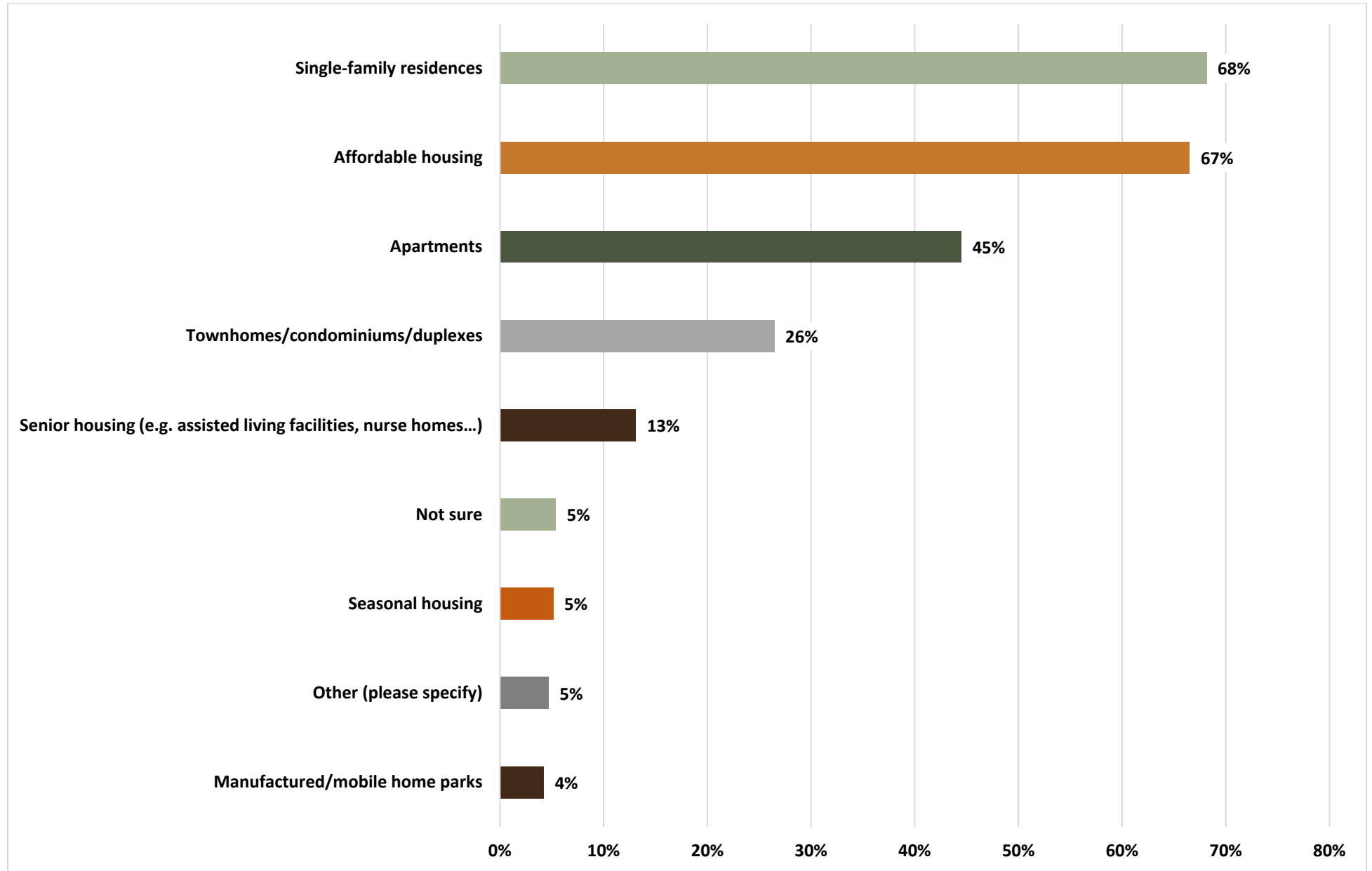


Total Respondents: 427

Other Responses:

1.	Completing necessary projects like retaining walls.
2.	There are beautiful homes next to abandoned buildings and houses. Can anything be done about those?
3.	Slumlords
4.	I do not think that vacation rentals are a huge part of the problem.
5.	Junk in yards
6.	All of the above
7.	A clueless city commission led by a clueless Mayor. Try hiring a code enforcement officer and clean Lead up. That will attract potential investors in building affordable housing. Right now, much of Lead looks like the slums.
8.	Rent is over the top for residents that have lived here all their life and who are trying to be on their own.
9.	People who stay here for vacation are rude and inconsiderate to residents of Lead.
10.	I would like to use local businesses, but because they are so busy it is a challenge to get their services.
11.	Many houses and roads in Lead are not maintained. Roads are falling apart and are not being repaired.
12.	You don't properly tax all property owners; it lacks equity and inclusion.
13.	City interference with vacation rentals.
14.	Parking
15.	Housing for local workers is unavailable. Lead has been overtaken by vacation rentals. City commissioners and mayor seem to support these vacation rentals.
16.	Bad landlords: monopoly on properties that need attention.
17.	Renters intentionally gouging Fermilab scientists and engineers.
18.	Property taxes are rising exponentially higher due to vacation rentals selling for exorbitant prices.
19.	High property taxes.
20.	There are several challenges when it comes to short/long term housing, such as: 1. Multiple families residing in rental homes. 2. Lead should provide some assistance or incentives to homeowners for making repairs. 3. The City needs to condemn some of the older abandoned homes.
21.	Disgusting streets. Trash cans are gross, and deer are in them.
22.	Abolish vacation rentals.
23.	Need to be taxed differently.
24.	All of these are issues but the decrepit/decaying homes all over Lead are an eyesore and don't look like they're energy efficient or safe.
25.	The City needs to get a handle on the Airbnb market.
26.	Vac homes could solve so many problems in Lead by allowing homeowners to update or remove dump/wrecked older home but misinformation on the part of the City to residents keeps us all living in a slum.
27.	Vacation homes are ruining the community.
28.	Good, viable single-family homes are being used as vacation rentals, so no families are coming to Lead because there are no homes to rent or buy.
29.	Pretty much all the above. There is not a lodging shortage, but there is a housing shortage, so the city powers have acted weak.
30.	Adequate parking for housing.

10. What types of housing are most needed in Lead? Check up to three (3) of the following:



Total Respondents: 427

Other Responses:

1.	Pet friendly apartments.
2.	None
3.	The vacation rental business needs to be limited, not eliminated but just under control.
4.	More rentals
5.	The rent is too high.
6.	Houses that families can afford and don't have to be next to vacation rentals.
7.	Existing abandoned, run down homes need to be sold to someone who can remodel them and make them livable again.
8.	Handicapped housing, wheelchair accessible.
9.	Rent less than \$1000 month.
10.	Overall availability for year-round residents.
11.	The people that work in our community are being forced to relocate to other locations for housing. This will eventually cause a worker shortage because of having to commute.
12.	The anecdotal information I have is "yes" to all of the above.
13.	There is enough housing in Lead but it's in poor condition so many of them won't qualify for government loans.
14.	It's not affordable housing, because that's not the task of city government.
15.	We do not need any mobile home parks. New housing should trend towards 'historic'.
16.	It seems out of towners would like to see local residents moved to trailer courts along I-90 or less than desirable areas.
17.	NO more vacation rentals at Terry Peak etc. It is a disgusting way to treat our own people who need houses throughout the weekdays and year. Our citizens live in slums while vacation houses sit empty many days of the year. This speaks to what an area thinks of its residents.
18.	AFFORDABLE housing for year-round people.
19.	Vacation rentals
20.	It might be nice to see a housing co-op of some kind.

11. Please provide any comments related to the current housing situation in Lead below:

1.	You need affordable, pet friendly apartments or houses. And to get a handle on vacation rentals and bed and breakfasts.
2.	It's pretty mediocre, everything is expensive, and it can be hard to find a home that's not halfway off a cliff.
3.	More buildable land opportunity.
4.	There are so many houses that no one lives in. People just rent them out, which causes the population during the winter to decline. Then it dramatically grows during the summer with vacation house owners coming back and with tourism.
5.	There are too many VRBOs and Airbnbs, and way too many summer homes!
6.	If tourism was maximized with an increase in more restaurants, breweries, fast food, (like Subway, not McDonalds) more stores for shoes, clothes, etc. then this would bring folks in and there would need to be better/more housing. It seems like most people go to Deadwood to "hangout" as a visitor rather than Lead.
7.	We need basic entry level housing for young families. Manufactured housing is not what it was years ago and has a place in every community. We need apartments for seniors and temporary workers or transitional staff members.
8.	Locals are getting priced out of the area while people from other states buy up the properties. This means that we are selling off the houses to sit empty most of the year for Airbnbs and summer rentals. Or selling these homes off to international corporations who will only rent them to locals at ridiculous prices. It is hard when you are offered well above the asking price for a home to not take the offer, but it means that Lead is being sold out from under the families that helped build the town. Even though I am not one of those families, it still makes it hard to want to raise children here knowing that families are being priced out and your child will have fewer and fewer children to play with as time passes.
9.	I think the housing issue is a complex one. We have people who put a lot of work into their yard and house, just for their houses to sit next to an abandoned one. In addition, the street leading up to their house is filled with potholes. I think redoing the streets would be a big help.
10.	Vacation home rentals have become a regional challenge. More policies are needed both city and county wide.
11.	It can be done but it will take public/private partnerships to make it happen.
12.	Even though housing is needed, I don't want the small-town feel to get ruined by developments that will cram more people into our town. Due to the economy and driving prices up, the homes that need a ton of work used to be \$17,000 four years ago. Now they are asking around \$80,000 for these homes that are falling apart. The rental homes drive me crazy, long-term rentals are no problem. The short-term rentals make it to where those who live in Lead year-round can't find a place to live.
13.	Vacation rentals and Airbnbs should have been capped at a certain percentage a long time ago. All the affordable houses were bought up by people not living here and actually impacting the community. You need people here year-round to help support the store and local businesses; you can't just rely on tourism for these things. It's the actual residents that make a difference in the community. There's also nowhere affordable for people who work the essential jobs to live. You can't afford to work up at the store and own a home here in town. New construction is also insane; you are only catering to the upper class building million-dollar sub developments.
14.	Asking too much money for run down houses.
15.	In past meetings, the vacation rentals were blamed for housing shortages. However, most properties were purchased at reasonable prices and then repaired, improved, and cared for. These properties could have been purchased by residents of Lead if there was a program to assist them in obtaining home ownership. Maybe there should be a program between the City and a local bank to encourage people to purchase a property by providing assistance, if there is a credit problem? Or maybe provide a discounted city utility rate for first time home buyers. Surely there could be some way to help people from the renting world into owning.

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16.	Homeowners need enforcement for the beautification of Lead. There are too many run-down homes and sidewalks that are not being maintained.
17.	The City Commission and City Administration have failed to curb what was a small problem from becoming a big problem with vacation rentals. Unlike Hill City or Custer, they looked at the situation, recognized the situation, but failed in reaction time.
18.	Super expensive rent for bad quality homes.
19.	NO seasonal housing. There are a lot of families getting kicked out of homes and apartments they rent just so seasonal workers and vacation renters can move in. The City of Lead needs to reject any future homes being built so families that actually live here all year round have a place to stay. We don't need seasonal people moving here, not contributing to the community, and just making a mess of the place.
20.	The houses are selling for wildly inflated amounts, and many are used as vacation rentals and housing for seasonal workers. Outside the grocery store and maybe Subway, these occasional residents do not add to the infrastructure of Lead or the surrounding area. These people also do not observe improving Lead as an important issue as do permanent residents. I'm not sure there is a young person or a person on a fixed income or low-income job that could even begin to afford rent, much less purchase of a home. What is available is largely rundown and requires a lot of improvement to be habitable.
21.	I would like to see a place for the elderly that has the option for inside parking, so they don't have to deal with all the snow removal on their vehicles.
22.	The pay scale for full-time residents is not enough to live in available housing. Houses and apartments are turned into Airbnbs and vacation rentals.
23.	Affordable housing for seniors and veterans.
24.	The Airbnbs are driving housing costs to the point where no can afford a place to live.
25.	Seasonal workers come in and utilize a lot of the rentals. Also, some of the housing is not being maintained. Short-term rentals have improved aesthetics.
26.	The number of vacation rentals in Lead are depleting the city's housing inventory. With limited ground to expand in Lead City limits, building supplemental new housing is a challenge. Also, the very steep costs of new construction is a roadblock for housing. It is very difficult to navigate the waters for first timers. Conversely, if there was a cap on vacation rentals in Lead, it still does not prevent nor deter 2nd or 3rd home buyers from purchasing a home here to sit 90% of the year just as a private vacation home. There are quite a few of those around Lead too.
27.	Housing in the Lead-Deadwood area is nowhere near affordable for the people who live and work here. Administration always say that they want more families to stay and live here, but how? I have two jobs and barely survive and have lived here my entire life. It is absolutely ridiculous.
28.	A lot of people are far more concerned with vacation rentals and making sure they are licensed and up to code. Meanwhile, full-time residents are living in run down apartments and rentals controlled by slumlords in conditions that should be deemed unlivable and unsafe. But let's keep saying that vacation rentals are ruining the town. How about using some of the tax revenue from vacation rentals and income from licensing vacation rentals to improve the quality of living for full time residents?
29.	Lack of affordable housing for average and low-income workers.
30.	More rentals.
31.	The idea that short-term rentals cause a challenge for housing is a myth. It's easy for people to blame something they don't understand. If you research this issue, banning short-term housing does not help. Short-term housing can provide much needed income for homeowners with an extra space to rent out to tourists. Bringing tourists in with Airbnbs is a good way to boost our economy and show people what a great town we have. I'd rather have a bunch of nice short-term rentals than ugly hotels.
32.	Tear down the junky houses that have been condemned. If low-income housing goes up, please make it look nice. Those white apartments off Washington scream trash!
33.	The short-term rental properties are bringing in the worst kind of people into our community.

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34.	Lot prices are too expensive.
35.	Rentals are way out of hand.
36.	It's awful!!!!!!! Everything is way too expensive.... Taxes, renting, and buying. Everything is awful.
37.	We could use more apartments in Lead, not just section 8 and affordable.
38.	Condemn housing that does not comply with safety and health codes.
39.	We seem to have more than our share of "run down" and "unkempt" houses and/or properties.
40.	As a school district employee of 15 years, I have slowly watched our student numbers decline while other communities gain. The main reason is the lack of affordable housing. We must stop all of our older, affordable housing being bought and used as short-term vacation rentals. This is a huge issue. If it is not addressed, it will destroy our community. I have watched as houses in my neighborhood have been purchased and turned into vacation rentals. It ruins the neighborhood. This is an issue that needs to be dealt with. I don't have an issue with large houses up in the Hills used for this, but the older neighborhoods in our town need to be reserved for full-time residents. If this continues to go on and our school continues to lose students and the town loses residents, we won't have a town left.
41.	There is no decent affordable housing for working families. Affordable homes in good condition are being bought by outsiders for vacation rentals. If there is a job available, you won't make enough to pay rent, much less buy a house. How can new city employees that must live in city limits make enough to pay rent?
42.	There are not many houses available. A lot of the houses are in very poor shape.
43.	There are too many falling, dilapidated houses. With Lead having become nothing more than a bedroom city, we need more affordable and available housing options.
44.	We need to work on getting all types of homes in town.
45.	We need well-built, affordable, not run down housing. Also, more wheelchair accessible housing for accident victims. We also need to get rid of the slumlords!!!! They jack up the rent and fix nothing...or kick out Lead residents to jack up the rent/price and sell to out of staters.
46.	Lead faces the same challenges most communities are facing, housing prices are too high for workers, so there is a worker shortage. The longer the economy is challenged, the greater the chance that the housing market will cool off.
47.	Encourage rehabilitation of aging structures to preserve historical charm and encourage infill of open lots.
48.	The housing problem is created by the short-sighted pro-growth mindset of the tourism and economic development committees. There are limits to growth and ignoring this spells doom for the community.
49.	We need more affordable apartments.
50.	Please get year-round, one bedroom housing for single people to begin a life here that will become families one day. There are nice paying jobs with good benefits in places like Deadwood, but without affordable, one bedroom housing it's impossible.
51.	Vacation rentals are out of control. Citizens have voiced this concern and used their own money to perform studies. City officials did not do their elected duties and take it seriously. Only now have city officials taken vacation rentals seriously, and it's almost too late to do anything about them.
52.	There is no housing situation, haha. There's just no availability anywhere. The few rentals that do pop up usually exceed \$1200 a month for a fully furnished apartment, which is usually intentionally designed for a miner or seasonal rental. There is not a single affordable housing unit in Lead outside of Section 8, and both large Section 8 complexes are almost exclusively for senior living, with a heavy preference granted to those applicants.
53.	In the past few years, I have seen several homes in my area of town being sold at higher prices & becoming short-term rentals. This has been disruptive. Another concern I see is the number of large, dead, or dying pine trees that have the potential to damage structures.

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54.	The affordable housing issue is a nation-wide problem. Interest rates have risen significantly, and home prices have skyrocketed. It's happened everywhere!!!
55.	The cost of rent is way too expensive for low-income families.
56.	There are too many seasonal homes sitting empty and families that can't afford to rent.
57.	Enforce nuisance homes. Garbage, upkeep, weeds, dead storage, etc.
58.	I realize that vacation rentals in this area are very needed due to our tourism, but there needs to be more regulation for them.
59.	If the vacation rental situation is not addressed soon, there will not be any available housing for residents and there will no longer be a community.
60.	It's incredibly difficult to find affordable, single-family homes. According to SD wages, one needs to make \$33/hr to afford to live here and the wages I've seen are averaging \$15/hr. In addition, not all families want to be brought up in apartments.
61.	Everything is out of control in the pricing aspect. There are way too many rich, part-time residents causing everything to increase in prices and making it impossible for year-round residents to even consider purchasing a home.
62.	There is no such thing as affordable housing. Affordable for whom? Our rent costs are out of sight; more and more units that used to be rented out for the workforce are being turned into short-term rentals. I believe that a cap needs to be put on the number of short-term rentals in our city.
63.	While ensuring that Airbnbs are meeting safety standards is a good first step, this needs to be extended to long-term rental homes and residences. The argument that they cannot be inspected because of search and seizure concerns is not a good argument. Many cities have created processes to inspect rental homes on regular schedules within the bounds of search and seizure. Safe homes are good for everyone.
64.	There needs to be something done to deter in-town vacation rentals in favor of local affordable housing. Probably through a combination of higher taxation of vacation properties and tax breaks for owner-occupied homes. Work with realtors to promote owner-occupied single-family homes or development of affordable apartments that are not available to vacationers. Or something else - anything!!
65.	The Airbnbs have taken over, so now there is no housing available for permanent residents.
66.	Lead needs to tear down old structures and focus on housing. Putting up apartment complexes could alleviate our housing problems.
67.	I occasionally get to visit with a few residents and leadership in Lead. What I hear is "yes" to all the above needs for housing.
68.	They are all VRBOs! How can you expect workers if they can't find/afford a place to live. Vacation rentals are flooding the City of Lead and the outlining counties of Lawrence County.
69.	Stop the vacation home take over.
70.	There is too much seasonal housing.
71.	I am concerned about seasonal home ownership and the vacation rental market, both of which have an effect on inflated property values. Efforts must be made to ensure adequate workforce housing (apartments, duplexes, and single-family homes) in a price range appropriate to local wages.
72.	We need to focus on infill development, NOT annexing new lands for spread out, car-oriented suburbs. This will make the city more walkable (thus reducing the parking load) and will be more tax efficient for the city (because it can provide services/maintenance more efficiently). Parking requirements are onerous/excessive for new development, especially apartments/condos. We should really focus on emphasizing construction of duplexes that match local character. These are the best bang-for-buck because they can be built under the residential code, provide more housing per acre, and provide higher tax revenue for the city per acre.
73.	Wages do not match rent prices.
74.	The roads in Lead need repairs. It's almost embarrassing to drive through some of the streets.

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75.	Hire more code enforcers and enforce the codes. Developers are responsible for all stages of new construction. Specifically, utilities, roads, sewer, water and environmental compliance.
76.	The houses are mostly overpriced now for the square footage.
77.	With projected growth related to the lab and business around Lead, it is vitally important that the town creates more housing options for employees.
78.	There is no available housing. How are we to bring employees to this town if there is no place for them to live? How long before we have a school system that cannot be sustained due to the lack of students?
79.	Glad I bought a house in 2021 or we would be screwed. There are too many slumlords and overpriced, broken-down rentals with frozen pipes, no heat, no parking, thief landlords, and reverts. I have experienced every type of awful landlord ever imagined. I'm glad I will never do that here again personally. I feel bad for others coming in, new residents will probably learn the hardest way.
80.	Prices of homes are ridiculous; they are so high. I would not buy a 100-year-old house for half a million dollars.
81.	Although I own my home, affordable rentals that correspond to the median wage offered in the area seems to be a huge problem.
82.	My most recent assessment went up 52%! I'm concerned about an increase in my property taxes.
83.	A significant portion of single-family residences are now short-term rentals and prices are not affordable for the average prevailing wage. Taxes should be higher for short-term rental properties.
84.	There are too many vacation rentals. The owners should pay a larger registration fee, yearly. Limit the number. Enforce hefty fines for noncompliance.
85.	The City really needs to tighten up on transient tenants in rental houses. Some of the rentals are renting out couches in their house to make extra money.
86.	Sad
87.	The property taxes are frustrating. The influx of newcomers buying at inflated rates has contributed to this. A housing unit for the Lab contract and the seasonal workers would be a helpful thing for the area.
88.	The housing situation is terrible. Run down options and still way too much \$\$.
89.	Cleaning up and fixing existing properties is desperately needed.
90.	Vacation rentals are destroying the Black Hills. Push for higher taxes on vacation rentals.
91.	I've heard from others looking to rent in Lead that properties available were at a minimum. Has any thought been given to giving incentives to promote individual property owners to offer spare rooms for rent or encourage them to build out basements, attics, etc. into additional rental properties? Just a thought.
92.	To offer ADUs and/or offer housing to a homeowner's senior family member, caregiver, or temporary local employees would help multi-generational families. Building numerous PUD homes or apartments could lead to an eyesore and too different of a feel for small rural communities, so I would avoid that. It could also create too much traffic or other issues because it would not stop or be controlled wisely. Government would use greed on tax revenues to drive this agenda.
93.	As a business owner who talks to other business owners, we desperately need affordable housing for service and seasonal employees so we can run our business and other businesses can function in this area. So many close due to lack of employees. We desperately want to hire local but have had to resort to seasonal work campers, and other businesses use J1 workers from other countries. Our schools are shrinking due to lack of affordable housing for working families as well.
94.	Vacation rentals are removing single-family housing from the inventory, which means declining enrollment for the school. Without a school there is NO community.
95.	The City needs to expand its city limits in order to meet housing demands.

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96.	I feel the current City Administration does not take into consideration the current, local resident's needs and places too much emphasis on Airbnbs and rentals for non-residents.
97.	We are limited by geography obviously, but the housing we have is in terrible condition. When people spend time, energy, and money fixing housing, they are penalized for their efforts to recoup some of that cost by utilizing tourism. Lead is in a transitional stage; it will be painful.
98.	Very dynamic problem but it would be nice to see quality housing that is affordable in Lead. Also, it would be nice if the citizens of Lead could afford to update some of the homes that are currently in disrepair; maybe a grant program to generate funds to help citizens with costly repairs to existing homes. Once again, a very complex problem.
99.	Too many Airbnbs.
100.	It is still hard to come by houses that are in good condition and priced well in Lead. With so many rentals or Airbnbs for vacationers, it's hard for people who want to move here to find a place to live. And for employers to find employees, as there's no place to live that they can afford.
101.	It was dumb that the city so openly passed on putting a cap on VRBO's, then spoke about subsidizing affordable housing. Umm, ya so basically subsidizing more VRBO's when lodging isn't our issue, but housing is...
102.	In my opinion, we need more multi-family residential developments. It would be helpful to develop a strategy to proactively recruit and incentivize developers to develop housing in Lead. I think this should be done strategically and intentionally through proven processes and systems (used successfully in other communities and adapted for Lead). This will help avoid nepotism and cronyism. Plus, I believe that a clear, unbiased strategy aligned with our community's future growth objectives will help us to attract developers that see *our* vision versus the inverse. Meaning, we don't want a "free for all" for developers. We want their ideas and recommendations, but it should be within the framework of a community-driven growth plan such as the one being developed.
103.	You need to do your homework and pull up studies regarding short-term rentals and how they have a negative impact on a community. Also anybody on the city council that has personal interest in a short-term rental should not be allowed to vote due to a conflict of interest when voting on rules and regulations on short-term rentals.
104.	Because of our landscape, it's hard to find large plats of land within the city limits that could help with relief with the housing needs listed above.
105.	Most of the houses in Lead, even those that have been rehabbed, need work: foundation, plumbing, electric, etc. There are many small homes and new large, expensive homes, but not much for families with a few kids.
106.	If you want to provide "affordable housing" it's not an easy conversation to have, but the only way it will happen is if the City provides it. If the City steps into the seat of the developer. They could work with a developer to provide City owned land + TIF but have rent controlled facilities, or they could form a housing authority and do it themselves.
107.	It would be cool to see us study other towns with similar problems who have made a positive impact and implement some of the strategies people have used to help make this problem better. Even if we don't "solve" the housing problem, we can at least try to make things better for our residents.
108.	Vacation home rentals have reduced the availability of single-family homes and affordable housing in Lead and Lawrence County.
109.	There are no options that people can afford.
110.	A lot of run-down homes should be torn down and new homes put in place.
111.	There are so many homes in Lead, but many need improvements without increasing the cost to own or rent them.
112.	I think families can't find affordable quality housing in Lead.
113.	The short-term rentals are creating a major problem with the availability of single-family homes.
114.	VRBO's need to be monitored for the impact on housing.

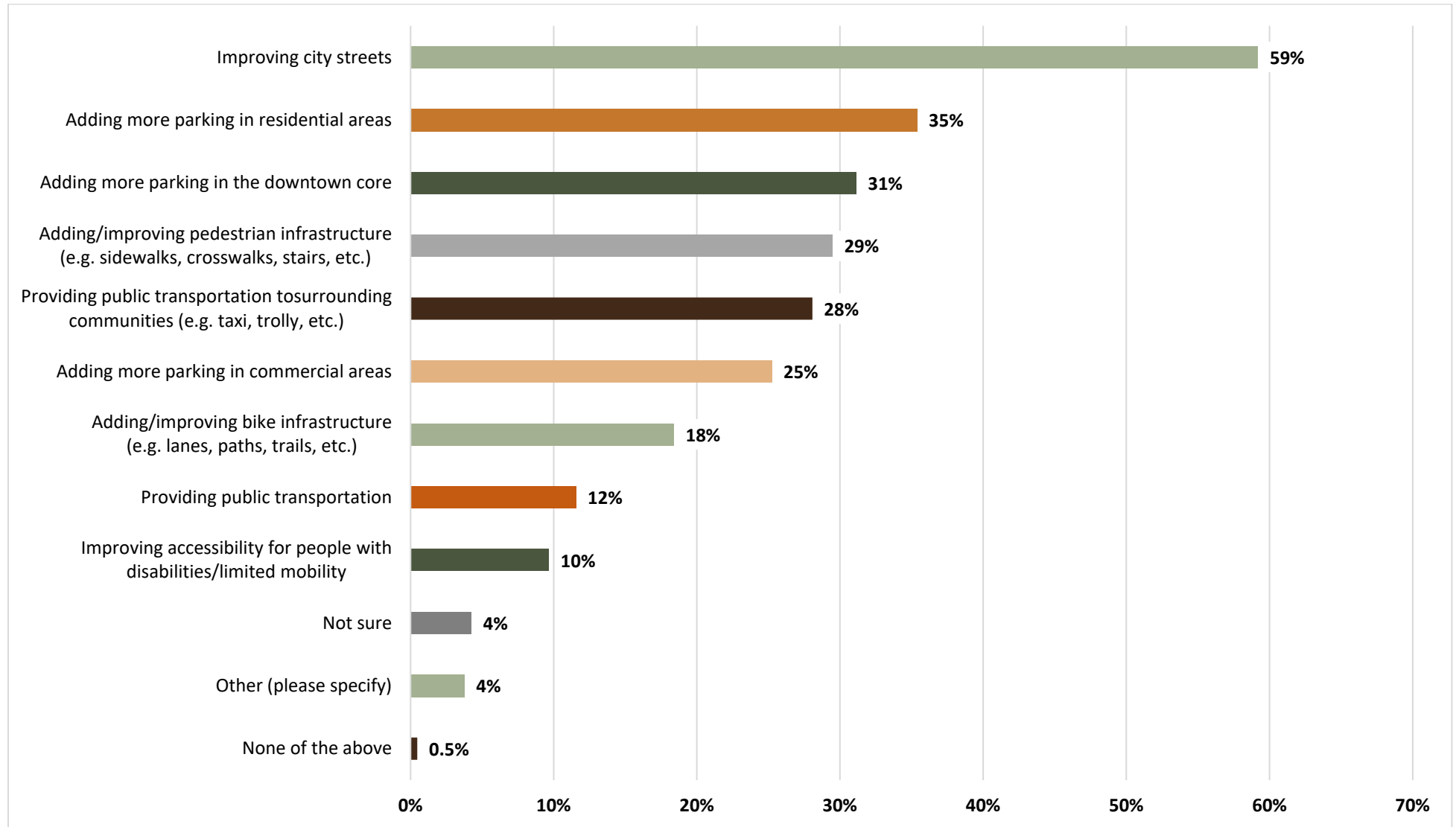
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115.	The housing situation is not good in Lead. Many of the houses are run-down and need a lot of repairs. Vacation home rentals have become a problem in recent years. Many homes that could be used for single families are being used as vacation homes. This has made it difficult for families to locate to Lead. Most of the apartment complexes are in complete disrepair. We need proper housing to be able to accommodate those working with Sandford, Fermi, and Thyssen. With an increase of science experiments at the lab there needs to be an increase in townhomes, apartments, and condominiums.
116.	I feel if the vacation homes are not regulated at least within the city limits we will lose community and it will endanger the level of education that our Lead/Deadwood children receive.
117.	Lead needs to get a handle on the vacation home rentals. Deadwood is addressing the issue and Lead needs to step up. People who lived here for years are leaving. Young people can't afford or find housing, so they are leaving the area. Housing is a HUGE issue in Lead!!! Companies may be bringing in workers, paying them well and renting high priced places for those employees; however, those who have been residents and are working at the bank, grocery store or another small business cannot afford the rent or to purchase. Vacation homes take away over 700 housing opportunities. That is crazy. The community needs to benefit and be considered!
118.	VRBO's allowed in Lead will DESTROY our community. Lead needs to eliminate all of them.
119.	I wish there were more programs or grants out there to help fix and update some of these run-down homes in Lead.
120.	When I relocated back to the area, it was nearly impossible to find a rental property. Affordability was another HUGE problem.
121.	There are so many vacant homes in Lead that just need some TLC and an opportunity.
122.	The vacation rental market has pushed out many locals, including myself.
123.	Limiting the number of vehicles per residential unit or charging additional fees for more than two vehicles; I'd also be willing to pay for parking to not have to play musical vehicles every three days to placate the cops. Everyone in our neighborhood parks in front of their own houses and is respectful of one another. The City makes the problem exponentially worse than it needs to be.
124.	It was difficult to find housing when we moved here 2 years ago. We had another family live with us for 9 months because they were struggling to find a place to live as a family of four. There is a lack of affordable options.
125.	It is sad to see homes that are run-down being sold for exorbitant prices.
126.	Short-term rentals cause major parking issues. They do not respect (or care) about the parking nuances local neighbors have established. I realize they are public streets, but you have a sense of ownership when you've maintained spaces during winter snowstorms.
127.	Affordable apartments are non-existent.
128.	What a hot topic right now! Housing prices have skyrocketed to levels the normal working family cannot afford. In fact, families have been displaced. Retired and wealthy folks are the only ones who can afford homes. Clearly this is a factor in changing demographics. School enrollment declines. If Lead wants a vibrant community, we need a large age range of members! If Lead wants a tourist town with many vacation rentals and few involved citizens, then we are almost there. One more point... DO NOT cut down more trees and level mountains to build homes (mansions!) They can stay on the prairie!

Total Respondents: 128

Section 4: Transportation

12. Which of the following are more important as they relate to improving transportation in Lead? Check up to three (3) of the following:



Total Respondents: 424

Other Responses:

1.	The stairs ascending/descending into residential areas.
2.	R
3.	Improvements (like paving or painting) to existing parking areas, including signage.
4.	Providing public transportation within Lead AND to surrounding communities.
5.	Allow ride sharing services. The taxi services are overrun, and the service is poor during busy hours. Improve accessibility for disabled people. Add bike and hiking trails and historic signage throughout town.
6.	Drive-thru food places.
7.	Add Uber services.
8.	The City needs to enforce residents to clear their sidewalks in the winter.
9.	Downtown streets ice up too much.
10.	Parking is an issue. I find it interesting when folks go on vacation or to a mall they'll walk blocks to go shop, eat etc... Our downtown businesses are doing better and really not sure how you can add parking south of Main Street.
11.	Trolley into Deadwood would be a huge tourism boost.
12.	All of the above!!!
13.	Providing proper signs for streets.
14.	As streets are rebuilt, look into what is actually under the roads before new roads are torn up: less than a month later to repair waterlines.
15.	Allowing homeowners to have a permanent spot in front of their house on public streets.
16.	No more adding or improving bike infrastructure.

13. Please provide any comments related to transportation in Lead and/or identify any specific locations in need of transportation improvements. (For example, street repairs, unsafe intersections, stairs, sidewalk, or bike path needed, etc.)

1.	We could always use more stairs and bike paths, but the main issue is the sketchy driving around here.
2.	The streets are horrible and there's so many potholes that cause damage to cars.
3.	The potholes on every street are big enough to swallow my car.
4.	This is a real challenge in this community, to which there is a limited number of solutions.
5.	There are no real bike paths, and we have bicycles throughout the summer, but it is very difficult to put those in. I think adding more parking would be beneficial, which may involve helping to build more retaining walls so there can be more space for parking. Transportation between Lead and Deadwood would be great for those who work in either place and for children to get to their friends without their parents.
6.	Washington neighborhood streets are in rough shape.
7.	Time and weather worn streets and sidewalks if they even exist.
8.	The downtown area is too small to incorporate bike paths. Adding bike paths will cause more congestion and potential accidents. Coming from Colorado, the bike paths along the streets caused major problems. If they want to bike, the Mickelson Trail is just fine for that. We need more parking spaces that aren't metered. Deadwood makes the lack of free parking very hard for us parents and school activities.
9.	Some streets are in extremely poor shape, as are many of the sidewalks.
10.	Stop spending money on the park and get the streets done. Some of these streets in town are horrible and not even paved but you're dumping millions into other things that aren't necessary.
11.	Street repairs
12.	The city administration plays equal with all the city transportation issues.
13.	People don't want to walk but there is plenty of downtown parking for the business sector. It just isn't right in front of the businesses. Residential parking is getting more and more cluttered with the increased number of vacationers and transient workers. Street conditions are just going to always be an issue and are slowly improving. Affordable, quick, and reliable transportation between Lead, Deadwood and Spearfish for medical or work matters would be really helpful for those who do not drive.
14.	The road area from Prospect Ave. up to Railroad Ave. needs some major road work. I don't use that way because I will ruin my car in all the potholes.
15.	The streets and sidewalks are a disgrace in most of the town.
16.	The fence on Main Street was the worst idea Lead ever had.
17.	The crosswalks are very dangerous. Maybe flashing lights can be installed so that people can activate when crossing. Summers are dangerous.
18.	Speeding coming and going from Sanford Lab on E. Summit.
19.	The Y at the bottom of Glovers Hill needs to be better marked so that oncoming traffic does not have to yield. I almost got hit 3 times because tourists don't read signs very well.
20.	Some of the residential sidewalks are in poor condition, with lack of enforcement to get people to comply. I have confidence in the new city administrator to address this issue.

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21.	It would be great if the Deadwood Trolley could go all the way up Main Street to the grocery store.
22.	Old sidewalks around Lead need to be rebuilt and established again (there is an old one on Gold Street that wraps around to Wall Street and goes by Central School). More stairways need to be installed and renovate old stairways that have gone in disrepair (old stairway that connected Miners Ave up to Sunnyhill is partially overgrown/in disrepair).
23.	Lead is never going to be a good place for more vehicles. Skip the parking lots. Let's add more public transportation, along with walking and biking options.
24.	Please add a trolley service to Deadwood. There is little to no parking in Deadwood now for employees. It could be used for Lead residents and tourists who are staying up here.
25.	The residential roads are in really rough shape.
26.	It would be nice to have safer access to the Mickelson Trail from the Mile High Trailer Park area, instead of having to walk out onto the Highway.
27.	Fix other streets than just Mill Street.
28.	Roads are awful. Parking, the condition of them, sidewalk, everything.
29.	Please use salt alongside the sand to keep the streets clear of snow so driving isn't a nightmare.
30.	1st Street needs repair. It would be nice to have a sidewalk that stretches from Lead to Deadwood.
31.	Excessive speed on Baltimore Street during the summer months.
32.	It's no wonder so many Main Street businesses fail. There is no parking on one side of the street and the other side has many parking spaces marked as "No Parking."
33.	I love the flower baskets that Lead puts up each summer. They look great and are well maintained and really do make a difference!
34.	Commercial parking will not really matter until you have a business corridor. If you don't have parking or enforce parking time limit, where do customers park?
35.	Streets are in terrible shape and so are the sidewalks.
36.	Lead needs to do better when it is done, to improving the streets in neighborhoods.
37.	We need affordable transportation for seniors that can't afford taxis. In short, we need more extended opportunities to go around the twin city area for kids and seniors who have no other options for accessing towns in our county.
38.	It's difficult to get to the stores on Main Street with only one opening and few places to park.
39.	How about a trolley to and from Deadwood. Public transportation to Spearfish?
40.	Need more parking downtown and especially in residential areas. Also, wider streets.
41.	Deadwood brings in a good share of the traffic; trollies to Deadwood are needed. Downtown Lead has very little parking so it's very easy to just keep driving through. The parking challenge is also a weakness in bringing in new businesses.
42.	Add a staircase to connect Gold Street to Addie Street. Increase walkability to downtown.
43.	The UTVs on Main Street are a problem. They drive way too fast and they are obnoxiously loud, inhibiting residents from being able to work in their homes and sit outside and enjoy a nice conversation with their neighbors.
44.	Let Uber, Lyft, Door Dash etc. operate in Lead without any restrictions. Have city wide campaigns to encourage the use of Lyfts and Ubers, especially on busy event nights. Work with Uber to have the city pay for people's cabs on New Year's. Reduce DUIs to begin with rather than dealing with them after the damage has been done. Senior and mobility limited citizens could really benefit from delivery of essential goods during snowstorms and otherwise.

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45.	Streets need repairs. City stairs are a great feature but could use some trimming & repair. Additional bike lanes or trails would be great. It would be nice to have a connector trail to Deadwood.
46.	Sidewalk snow removal ordinance enforcement. Too many deer are a traffic safety issue. Increase the speed limit on S. Main St. towards Louie's. 25 miles an hour is ridiculous.
47.	We need more speed limit signs, and speed limits need to be enforced. Some single-lane one-way streets need to be closed to through traffic (example: South Main downhill from the Middle School). Kids are forced to walk down the middle of streets. The Upper Addie fork is very dangerous for students walking to and from school.
48.	Not enough parking for Main St. or off-street roads.
49.	Street repairs are desperately needed. Folks can't move here if the streets are a mess. Folks think they are really narrow but if they were in better condition, it would present a more promising community.
50.	The Main Street "redo" really makes accessibility a joke for Main Street businesses on the one side.
51.	The streets are awful. They throw a little asphalt in holes and call it good, but the whole street needs redone.
52.	Crosswalks are not marked or enforced. More parking in the business district will help our taxable sales totals to rise.
53.	More sidewalks, stairs and bike paths would be great; however, I feel there are more important issues to address first.
54.	Parking is an issue, especially on roads which only allow one side parking. These roads were designed when people may have had one car. They are inadequate now. Streets like Addie allow for two-way parking in certain areas and there is barely room for vehicles to drive through. Some roads need barriers replaced which appear to make roads available, but repair to barriers appears to be homeowner responsibility.
55.	Lead missed the boat on this when the Main Street improvements were voted down. Therefore, the existing lots should be improved/beautified and promoted, including accessibility via stairs/ramps, etc..
56.	The north side of town is always being neglected. The streets are full of holes that only get patched once every year. Most of the sidewalks are decaying away. Retaining walls are falling apart.
57.	I have noticed in several areas the retaining walls holding up streets are failing. Also, heavy equipment moving snow has done damage to walls that hold streets up.
58.	I live on a street that is a gravel road. I get the expense of installing a paved road, but I would appreciate any notifications when the gravel is upgraded to asphalt.
59.	REPAIR STREETS!
60.	If there were more public transportation options, there would be less need for public parking.
61.	Regularly scheduled public transportation (trolley or bus) between Lead and Deadwood would be beneficial to lower wage earners and families. Residential property owners should be encouraged to create off-street parking wherever possible. If the city could acquire funds to incentivize off-street parking construction, it might be the catalyst needed to address this long-time issue in our community. Apartment buildings should be required to have a minimum of one off-street parking space for every rental unit and one visitor space for every two units.
62.	We do NOT need more parking. We need to make the city more walkable/bikeable so that people don't have to drive to everything in town. The parking spots on main street are empty for 70% of the year, but there isn't a single bike rack and sidewalks are barely shoveled/plowed in the winter. We need a charging station(s) for electric vehicles.
63.	There are some areas in Lead that have very limited "off street" parking, as well as little to no "on street" parking. Matthew St is a prime example of this issue.
64.	We need to work closer with Deadwood to get a trolley for guest and visitors.

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65.	West Summit Street from Mill Rd to the high school needs to be repaired.
66.	No bike paths or snowmobile paths are "needed". Street repairs, unsafe intersections, stairs, sidewalks... thought there was a transportation department to do this? You're writing the plan and you don't know?
67.	More maintenance of the streets and sidewalks we have would be great. It's not always possible to have sidewalks everywhere, but even the ones we have are often so messy they're hard to use.
68.	A public trolley to Deadwood would be great for workers and locals.
69.	Street repairs and a posted repair master plan.
70.	There are many more ways than (3) that the city needs to improve transportation in town! Sidewalks should be a separate infrastructure priority done with a property owner assessment.
71.	Need transportation options for the elderly who can't drive.
72.	Street repairs on 1st Street for sure and I'm sure there are plenty of others.
73.	Main St needs better signage and striping for crosswalks.
74.	Walking across the street seems to be taking your life in your own hands sometimes, don't think the drunk people crosswalk on Main Street really worked out. Properly painting cross walks, maybe, just a thought. Texting drivers and speeders, I see them all the time.
75.	MORE PUBLIC PARKING!!!!
76.	I use the city parking. I would lease a spot in the covered garage if it were ever available. Although often I can find a spot in the 4-hour covered parking.
77.	The amount of ice and snow buildup on sidewalks this winter is unacceptable. Also, the 2-hour parking time limit on Main Street is not enforced. Businesses (Kiewit, Thyssen, etc.) filling up and using all public parking spaces close to downtown businesses shouldn't be allowed.
78.	We need a trolley to Deadwood.
79.	Pathway connection to local communities.
80.	Parking is an issue on Main Street where the bulk of businesses are. Wasn't there something in the works for another parking garage?
81.	Allow ride share services such as Lyft and Uber, a Trolley Service to Deadwood, or a cable car that travels throughout the town.
82.	Let Uber back in. The taxis are absurdly expensive and VERY slow to service. Residential parking is also an extreme problem.
83.	Most of the side streets in Lead are extremely rough. They try to patch them, but it usually doesn't help for more than a couple weeks. There absolutely needs to be a cross walk by the high school to cross the highway between the neighborhood by the cemetery and the school.
84.	A traffic study needs to be performed at the intersection of Summit, Mill, Cemetery and Houston Street. It's complete chaos when all the vehicles arrive at the intersection.
85.	Intersections are very blind and unsafe in many neighborhoods. There is almost no parking for residents, let alone in commercial areas.
86.	Start with the swimming hole sized pothole in front of the Assembly of God Church.
87.	I would like to see the Deadwood Trolley make a few trips to Lead. Especially on the weekends.
88.	There is too much traffic on Mill and Summit Street. Please move forward with a better route to the Lab on Ellison Street.
89.	The streets are gross. Terrible repair and one way is not ok.
90.	Fix up city steps and neighborhood sidewalks. Enforce snow removal of walks and travel ways.
91.	Sidewalks are important to allow pedestrians to get around safely. Stairs can be obstacles for people with mobility issues. Hiking/bike paths would be a good addition to attract more outdoor enthusiasts.

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92.	There is very poor alternative transportation infrastructure like bike lanes or sidewalks. Sidewalks randomly start and stop without warning and are often blocked by homeowners' junk.
93.	Potholes on Short Street need to be filled. Overall, the streets in Lead are good, all things considered.
94.	Too narrow of streets both on Main and Mill Streets. I lost a driver's side mirror on one vehicle, so I refuse to park downtown on Main St. I also do not like Mill Street as it is basically single vehicle width and I don't want to damage my or another's vehicle.
95.	Streets are a mess.
96.	Streets in residential areas need to be fix and improved.
97.	Where Lead and Deadwood are so close to each other, it would be nice to have public transportation to and from each city. Folks live in Lead and work in Deadwood a lot of the time, and affordable public transportation for those workers would go a long way in helping those folks.
98.	The public stairways could be improved as well; they are really convenient, well used and useful but some of the wooden ones are a hazard.
99.	More parking for the city center might generate more desire for businesses to start up on Main Street. Parking can be difficult at times. Once again, the city crews do a fantastic job with the snow removal for Main Street, it would make their job much easier if parking were available in another location off of Main Street during the winter.
100.	The streets are in definite need of repair. The streets are not wide enough for two cars to pass at once. No parking available. Could also use more parking downtown.
101.	Our streets are narrow, as are our sidewalks. The sidewalks aren't used because they are narrow and tough to maintain. We need to get rid of sidewalks in all residential areas. It would widen up the streets and they would become safer which is where ALL of the people walk anyway. The City should buy dilapidated homes when the opportunity arises if they could be torn down and add parking to a neighborhood. ALL of the homes in that neighborhood would go up in value and chances of another going vacant and into disrepair would go down. The worse the parking is in a neighborhood, the more likely that neighborhood looks like trash.
102.	It would be cool to have transportation between Lead/Deadwood/Sturgis/Spearfish, but not sure that this is feasible in the long term without a joint local/federal grant/investment. I think a Comprehensive Plan for the growth and development of the downtown corridor/district is vital (including parking.) I think a sub-portion of the Comprehensive Plan dedicated to the designation of an established downtown district, needs of the businesses/residents, and the growth and development of the Downtown/Main Street area would be really valuable.
103.	The question is WHY doesn't Lead have transportation to Deadwood? Deadwood is here to stay and why not help lead optimize its proximity to Deadwood. At least have it in the summer months.
104.	"The Wedge," the place where Summit, Houston, Mill and Cemetery intersect is crazy. The sand used for traction also acts as little ball-bearings and makes the streets dirty and slick all Spring.
105.	Parking kind of stinks downtown and it's sketchy trying to pull out onto Main Street from the side streets, as there are usually cars parked so tight up against the intersections. Obviously, a trolley from Lead to Deadwood would help close the gap between our weird town battle. If we are sister cities, it would seem we're old enough and wise enough sisters that we should work together more?
106.	The streets are too steep.
107.	Several streets are in tough shape. Patching is not always the answer.
108.	Expand the Deadwood Trolley through Lead. Have stops at Lynn's, downtown, Deadwood, and the Rec Center. Put more money into street and sidewalk repair.
109.	Sidewalks in some residential areas are in poor condition.
110.	City street conditions reflect poorly on the community. Sidewalks are also neglected and can be a hazard.

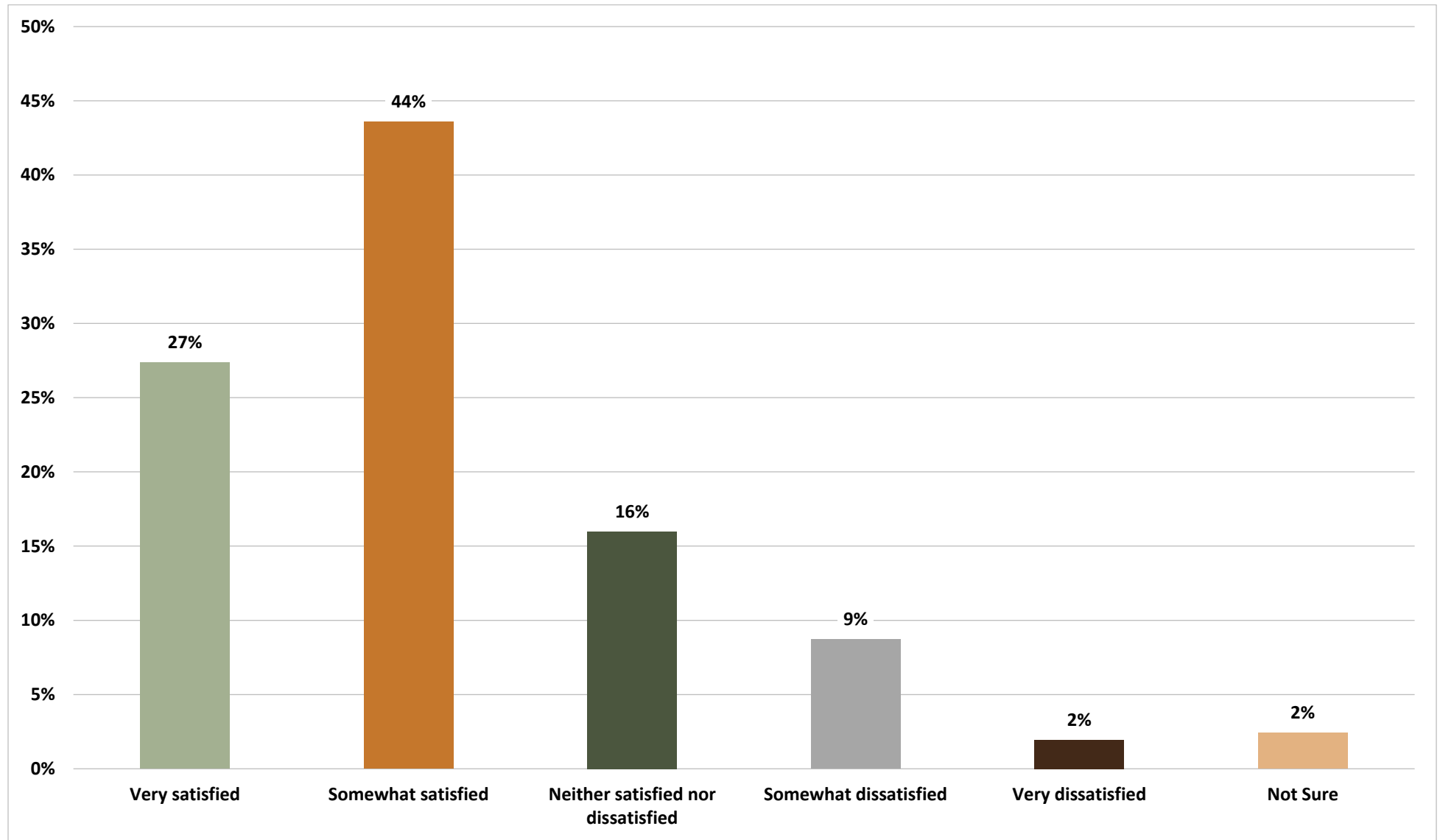
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111.	After this winter, the streets obviously need to be repaired. I believe public transportation (a trolley service) would be a benefit, especially to those staying at the motels who want to visit Deadwood or attend various events in the area.
112.	Street repairs
113.	Path from Mill St. to Mickelson Trail in Kirk.
114.	It would be great for Lead to assume and take responsibility for the sidewalks around here. Also, how many times can you fill potholes? It would be great to start replacing sections of residential roads as budget permits.
115.	The intersection between CC Curan, Hearst, and Highway 85 needs to be redesigned and a stop/emergency light needs to be installed for the fire department and youth to use the Mickelson Trail from the school.
116.	The fact that the school bus drops off at the junction of Main Street and Mill Street and kids are left to scurry around and try to cross the street or climb through snowbanks is insane.
117.	Parking on Main Street is horrible. There are lots of potholes throughout town.
118.	I would love to see a walking/bike path through Gold Run Gulch. Also, I would like to see a walking path around the Manuel Brothers Park that would connect to Prospect Park.
119.	Need a stop light for cross traffic and bus stops and sidewalks to the school.
120.	See #11.
121.	Parking is tough with crabby neighbors and short-term rental people.
122.	Transportation in Lead is adequate. We live in a mountain town. Losing parking or driving lane space for bicycles is unacceptable. The amazing Mickelson Trail is easily accessible. Limited parking is always a frustrating issue. However, I am unwilling to lose character, trees, or hills in Lead for parking. Many taxi services are available as is Prairie Hills Transit.

Total Respondents: 122

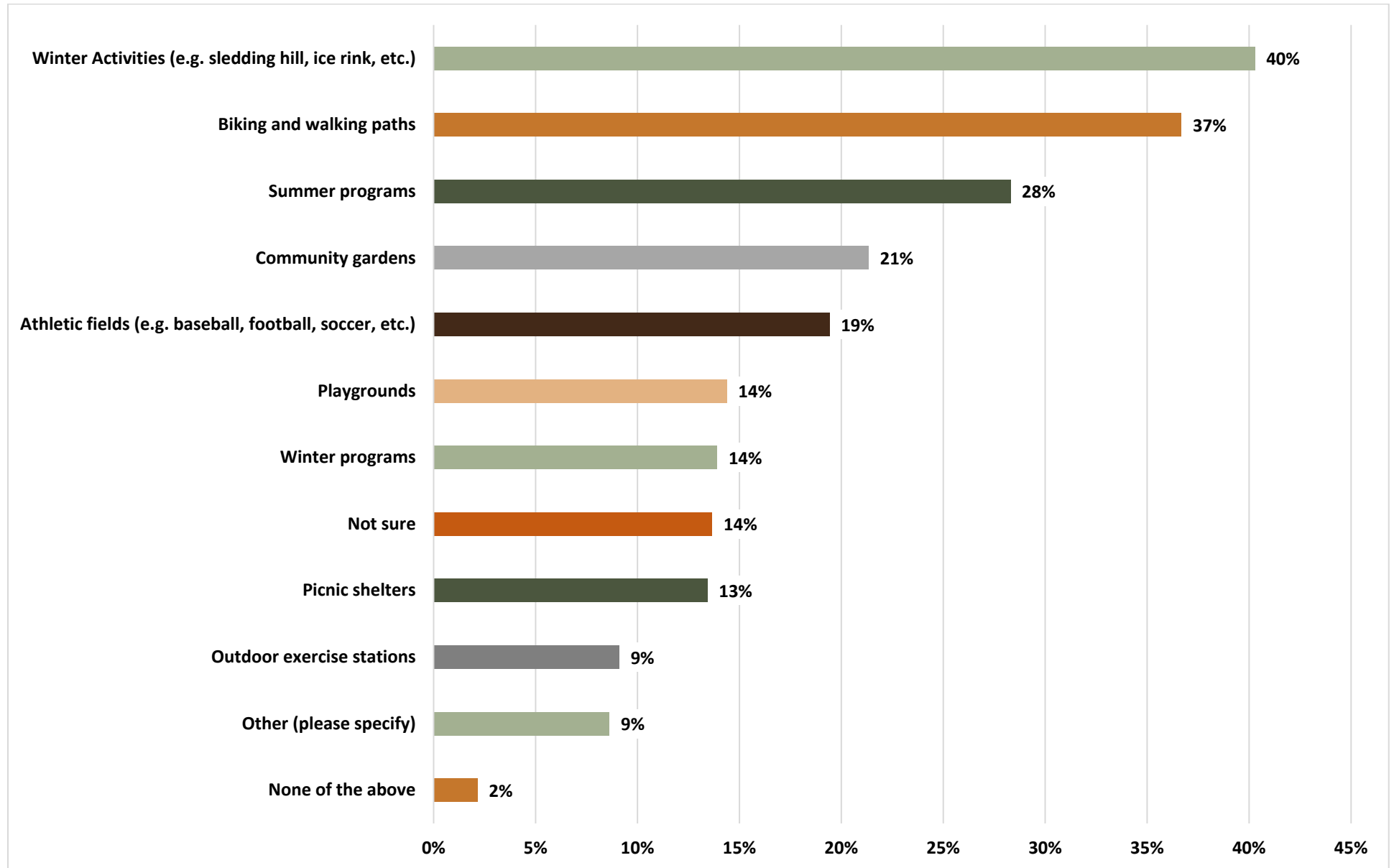
Section 5: Parks & Recreation

14. How satisfied are you with Lead’s existing parks and recreation facilities?



Total Respondents: 413

15. What additional recreation facilities or improvements are needed in Lead? Check up to three (3) of the following:



Total Respondents: 417

Other Responses:

1.	Trees! Swimming pool!
2.	Indoor water play area.
3.	Places to climb on so kids don't get hurt on other things.
4.	Usable band shell.
5.	Pool
6.	A pool
7.	Dog playground
8.	Privately operated zipline.
9.	Needs a pool.
10.	Personally, there needs to be something else for the kids. I know there isn't a lot for the kids to do. Our playgrounds are okay, but I personally am not a fan of wood chips. I absolutely hate them; my kiddos have gotten slivers before, and I've found so much garbage in them and I would rather see the rubber squishy mat instead of the wood chips. It'd be safer and would just look a little bit better than wood chips. I know that there is another park (I call it the Purple Park) that has the purple play equipment by Addy that could either be revamped or you know put something else in for the kids, like maybe a zip line for that little stretch because that ground is flat. Maybe some more climbing things or stuff like that. I think the kids would like that. Maybe you should print out a survey and drop it off at the schools and ask the kids in this area what they would like to see in our community. Maybe that's another way that you could reach out and collect more data, and then you know you have a good idea of what the kids around here really want.
11.	Pickle ball court
12.	Indoor or outdoor pool
13.	A pool!
14.	The new skate park is fantastic!
15.	Better walking paths for older generations.
16.	Rec center
17.	Shade trees in the park.
18.	Activities for our senior citizens.
19.	Provide funding to refurbish the pool at the Handley and make it affordable to residents again.
20.	Lead has this covered.
21.	NONE! ENOUGH! STOP!
22.	Indoor exercise facilities.
23.	Swimming pool.
24.	I like the little hidden neighborhood parks, keep them. The flowers are a good thing too.
25.	Adding A/V ability to the pavilion or band shelter in the Manual Bros. Park would be amazing.
26.	Do something with the bowling alley. Do something at the Round House theater. Look at rec opportunities for older kids.
27.	Parks where dogs are allowed.

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28.	The open field beside Manual Bros Park is great for soccer and I would hate to see it developed any more than it already is.
29.	Trees! Good grief we are the heart of the Black Hills, could we please have some trees for shade in that horrible park?? What was the point of ornamentals in the parking lot? They don't even shade anything. The City has let Box Elder which are pest nuisance and fire hazards flourish everywhere, killing plum thickets and choke cherries and mountain ashes, but they can plant any trees in the park.
30.	Community space with Wi-Fi for sitting, having coffee, enjoying a nice ambiance downtown (doesn't have to be gardens but some green and some awnings for shade).
31.	Handley Center is great, but a nice indoor recreation center would be nice.
32.	Depends on if the city wants to be full of VRBO's or families, business owners, and seniors.
33.	There are a number of neighborhood parks that could use some updating to give the youth another place to gather and do what kids do.
34.	Our flower people rock. Keep it up, summer crew! Our park people rock! Hopefully, they can keep our parks looking nice as kids and the elements like to wear it down. Our sledding hill...is non-existent, or dangerous. I heard rumors of an actual sledding hill and hope that comes to fruition. I hear the old timers talk about the streets they blocked off to sled through town...I could totally see my kids doing this. Could we please just get a sledding hill, so no one gets smushed or broken, as they run into a basketball pole on their sled? 😞
35.	Outdoor swimming pool.
36.	An investment needs to be made in the Handley Center to utilize it to its full potential.

16. Please provide any comments you have about parks and recreation in Lead.

1.	Our park is nice and so are our track and bike path.
2.	Lead was started by mining. They should be starting mines in the pieces of mining zones we have around town.
3.	Do not need more snowmobile stuff.
4.	We need more opportunities to get kids outdoors.
5.	We have skate parks, basketball courts, and parks that are great for summer and nice weather. We don't have anything for inclement weather days or when the park is dirty. What I would call shoulder seasons, between true summer and spring and fall before skiing opens.
6.	Improving what we have (like the skatepark renovation!) and creating summer programs for the children and teenagers that teaches them skills and keeps them active.
7.	Washington Park is well kept.
8.	We need a usable band shell as part of the park. The existing one is too small and actually has picnic table bolted down inside, so no one could use it if they wanted to.
9.	Having more athletic fields would be very helpful. Deadwood always has so much going on and battling tourists is frustrating. It would be nice to branch away from relying on them for some activities for the locals.
10.	You need to put more money into the existing parks and not just the main one downtown. It would be nice to have options instead of just one. Most of the time we drive to Spearfish as our park here gets extremely crowded with just one option.
11.	Parks are run down. Not patrolled, don't feel safe in certain situations. Bathrooms and shelters need outdoor cameras to hinder crime.
12.	The infrastructure has been allowed to fail by City Administration.
13.	I do not understand why the City is so resistant to an ice-skating rink. Flooding the park will not hurt the grass as we have been told. Wilson Park in Rapid City has had an ice-skating rink for 100 years with only flooding and the grass is just fine. Also, a recreation staff that actually shows up for work to provide activities for kids would provide lasting memories and a safe space for area children even for a few hours a day. The B&G Club is okay but not great, and not everyone wants to send their children to that program. It seems there is a focused effort toward that and no other option.
14.	Need to quit taking away the park area for buildings other than picnic shelters.
15.	There's a definitive lack of winter activities that Lead could build upon. There is no reason for Lead not to have a dedicated sledding hill somewhere. Ice rink somewhere should be happening. Also, more shaded areas/shelters in parks to allow people shade from the sun. You'd have more congregating persons if there were more shelters/covered seating areas (in the park, at the skate park, etc.) getting protected cover from the sun is requisite for long park usages.
16.	The Rec Center is disgusting. It's old and the machines are old. I'd prefer to workout in Lead, but we go to Deadwood because it's so much nicer.
17.	Put our park back the way it was. It sucks now.
18.	The conveyor belt dust is a concern at the park.
19.	The park and trails are great.
20.	We need an outdoor water park with swimming pool options instead of just a splash pad and skate park.
21.	I do have another comment about the new skate park. I noticed that there is just one sidewalk that leads down to it. I had an idea if there would be one way to connect the sidewalk that's in the park down to the skate park so it's one big fluid circle or walking path that includes down there and maybe put in

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	a bathroom down there. I know my cousins and my niece and nephew have both said that they love the park and skate park, but they don't like how there's not a close bathroom.
22.	There is toxic energy and potential pollutants coming out of the open pit. You should find another location for recreational activities that is not harmful to people's wellbeing.
23.	The city park is constantly disgusting from the Lab blowing out their dirt/waste. Again, citizens voiced their concerns and were pretty much disregarded; city officials doubled down on protecting the Lab. Notice how when the Lab started destroying the park, the splash pad had numerous problems all summer long?
24.	The Handley Center is such a fantastic facility and I'm so happy with my experience there! What an awesome resource for the community. I really love the recent renovations, money well spent.
25.	We have snow and we have hills but no place to sled.
26.	In decades past, Lead had a thriving ice-skating group who even put on annual shows. Lead also had a boxing club where the public could watch local boxers in practice at no cost. There is a need for creative outlets that would get kids together inside and outside during our long winter months. A music studio, an art center, a multi-cultural youth civic organization that promotes civic duty, the ideas are endless. It's an owed obligation to our city's future by the city itself. It's certainly not the school system's obligation. They are already doing all they can.
27.	Need to take out the waterpark and put in a skate rink or something that the kids can enjoy all year, not just seasonally.
28.	Would like to see more shaded areas in the park and around the seating areas. Also, establish a sledding hill in the park in the winter provided we have enough snow so as to not damage the grass.
29.	The skate park was an amazing addition to Lead, much to my surprise. The look of the parks is very attractive to families.
30.	A dog run for the dogs that don't necessarily get along with other dogs.
31.	Parks have undergone tremendous changes, for the good, over the past 10 years.
32.	Lead has some great areas and are well kept.
33.	There definitely isn't much for the kids to do.
34.	We use the Manuel Brothers Park occasionally and attend events at the park. It is a very nice park.
35.	I think Lead has all the above. A+ on that department.
36.	Update the little parks in town for kids in each neighborhood. Add a safe snow sled option for winter.
37.	Love the parks.
38.	The playground on Sunny Side needs updating.
39.	The main park is great and has received great attention in recent years, like with the water feature, new skate park, and planned upgrades for year round usability. Additional encouragement and support of traditional outdoor activities (little league baseball, soccer, tennis) perhaps in partnership with the Handley Center would probably be beneficial to families with children. An indoor walking track/area with times dedicated to senior use would be a great addition to combat the longer fall and winter months.
40.	There should be an easy, pleasant, safe way for people to either walk or bike anywhere in town.
41.	I feel like all the City's energy has gone into Manuel Park and all of the others have been ignored. I know that Manuel Park is meant to be our "City Square" but all of Lead needs love.
42.	I especially like the ones that are accessible for four to five months out of the year. Parks are on the bottom of government tasks for planning and expenditures, if they are on the list at all.

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43.	Lead Beautification does a great job with summer plants. However, it seems that during the off seasons the City tends to ignore parking lots and they become littered with refuse.
44.	More advertising for Terry Peak in town.
45.	I think something special and specific to Lead, other than snowmobiles and ski resort, can help bring in more tourist dollars during the winter season.
46.	Plan on using tennis courts. We have a great dog park, maybe organize community events to clean up dog poop. A fellowship-free BBQ; too much drinking related events and activities. We need more younger generation volunteer drives. Free meal vouchers offered? Lead needs volunteers.
47.	Not sure.
48.	I think for our little community we actually do a great job with our parks.
49.	Lead's park is nice. A mountain bike course/park would be awesome. Drive in movie theater, indoor pool, arcade...something to do! Bring back a bowling alley, yes, the one in Lead struggled, but more and more people are coming to our area.
50.	Could use more development.
51.	NA
52.	Keep the open field at Manuel Bros Park, don't add additional infrastructure at that location.
53.	Take those trashy "art works" that have been vandalized to ridiculousness down and stop putting more up. Do you like people thinking your town is a dump?
54.	Looks like a wonderful place for kids to play!
55.	No place to sled and only quirky playgrounds. Too much money spent on shelters and useless, unused play equipment.
56.	It'd be nice to bring back a pool and movie theater, like we've had in the past. Since more children live in Lead than Deadwood, also bring back a baseball/softball field for games and practices.
57.	Homestake Trail was a great addition, but the access to the trail is a bit confusing. A nice, safe bike path through the City from the Mickelson Trail to the Homestake Trail would be awesome.
58.	The picnic shelter in Main Park needs some updating. Also, other parks could use some updating and safety items as the equipment is getting old and rusting. More places to BBQ around the park would be nice or a place for little gatherings with picnic tables under a shelter.
59.	We should stop wasting money on it if we aren't inviting more families to live in town.
60.	I think the Lead Parks Dept. and investments in the parks, particularly Manuel Brothers, have been incredible. I've seen it transformed since I was a kid in the 80s. I think more investment to upgrade and update the community parks and the dog park could be a relatively low-cost investment in the neighborhoods of Lead. Overall, I think we're on the right track with parks, but we need a progressive and unified strategy that incorporates the needs of the community as it grows as well as the broader growth objectives of Lead.
61.	I believe to have a main gathering point that attracts our youth and visitors to enjoy the beauty here in Lead is a plus.
62.	This is the most difficult place to walk that I've ever lived. Sidewalks start, stop, disappear. Many streets have no sidewalks.
63.	We enjoy our newly upgraded park. The sled hill during Winter Fest has certainly been fun, even though that might technically not be parks and rec. Would love to have softer sand on the volleyball court, and some informal-yet-organized games in the summer. We tried to get some going, but it's hard to reach people and get them organized. Love that our community is active!
64.	Regular maintenance and groundskeeping at parks.
65.	The city park with the splash pad and skateboard park are great improvements.
66.	The city dog park needs attention. There are rusted pieces of metal hidden in the brush that could pose danger to pets.

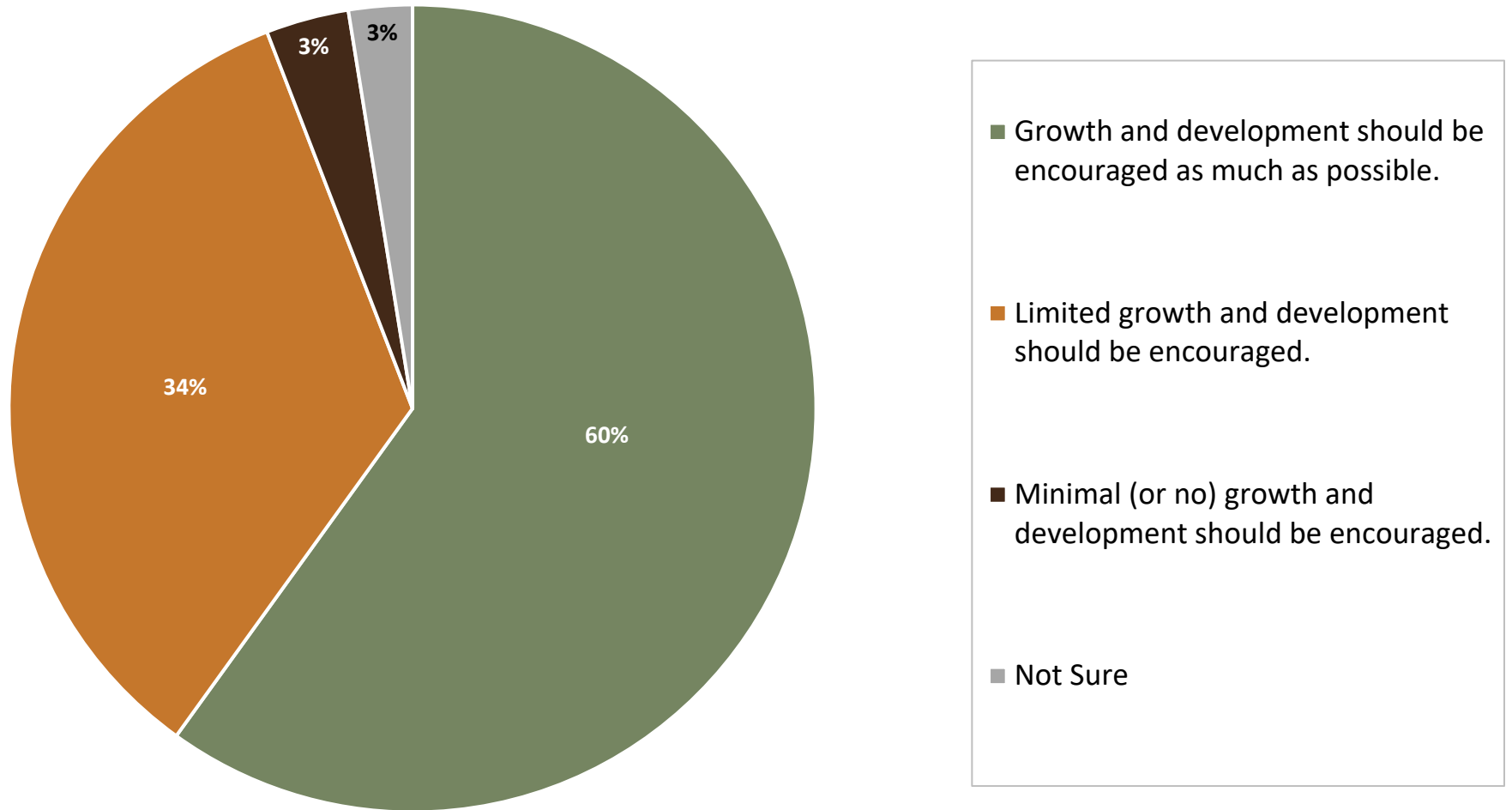
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67.	Mountain Top field has room for a small baseball/softball field and a playground.
68.	The Manual Brothers Park improvements were fantastic. Please keep it usable for all (manage the dust issue).
69.	Our city park is beautiful, I like all the green space.
70.	I am pleased to see the progress at Manual Brother's Park. The proposed shelter construction will be an excellent addition to that park. Some parks appear neglected though used by neighbors, such as allowing grass to grow too high only to mow and not rake. Centennial Park needs proper access to Sunny Hill Rd.
71.	Parks and Recreation have improved recently, but there is still room for improvement. Park equipment is old and in need of replacement. There are no athletic fields for use by the public. Manuel Brother's Park should not have to be used for the community soccer games. Where can one play baseball on an actual diamond? Winter activities should be important to the community. We should have an ice rink and a permanent sledding/tubing hill.
72.	Lead has great parks, but they need investments to make them even better.
73.	Would like to see improvements made to the Handley Center. Maybe the City could work with them and turn it into a Community Center. I do not hear where the city contributes to improving recreational areas in Lead.
74.	Need more shaded seating areas...more trees.
75.	Mountain Top needs to be the home of a baseball or a softball field. This is to free up the space from the fields in Deadwood. It will be essential for the success of the baseball and softball programs in Lead if the program continues to grow. It also gives Mountain Top a summertime use outside of football/track practice.
76.	We generally do not utilize the parks as they do not offer anything we cannot enjoy at our own house.
77.	Please try to keep Manuel Park clean from mining dust.
78.	The most visible parks are cared for well, but the more hidden ones in neighborhoods are needing attention: new equipment, improvement and upkeep of landscaping, attention to detail when it comes to the grounds in general, dog cleanup stations, etc.
79.	Outdoor activities are good. Ice skating and sledding hill would be good additions though. Easy to add.
80.	No problems.
81.	We have beautiful parks! Maybe add restrooms to a couple of the parks. Deadwood has a great ballfield. Lead does not have enough flat space. I think there are already seasonal programs through other entities. However, a sledding hill and ice rink are fabulous ideas for Lead. You know...because we get snow! :) The skate park has been a wonderful asset to the community!

Total Respondents: 81

Section 6: Land Use & Development

17. Which of the following statements best describes your opinion about the future growth and development of Lead?



Total Respondents: 392

18. What are some opportunities for growth and development in Lead?

1.	?
2.	Fix up the roads and sidewalks, add staircases, make more parking, fix the walls in Lead, and clean up the old, trashy buildings.
3.	Expanding and more job opportunities.
4.	Keep California people under control.
5.	There are not enough things to do for kids that are free of costs.
6.	More places to eat, breweries, wineries, bookstore, clothing store, etc., and more parks.
7.	Our variety of business is sad. For example, we are a hunting paradise, yet there are no shops to cater for it. Need outdoor adventure shops for renting equipment. There are very few options for food unless on the weekend. There are no medical facilities in town (1 dentist, 1 chiropractor).
8.	We can develop and improve on what we have by helping locals make repairs. I think incentivizing people to live here year-round and bringing more families in would give this place a future. If we only prioritize vacationers, that means that the rest of the year the City sits empty.
9.	Affordable housing.
10.	Lead can be a hub for outdoor recreation. We are right off the Mickelson, on the way to Spearfish Canyon, and have a ski resort. I think we should lean into our outdoor recreation and draw in some attention from Deadwood visitors.
11.	Summer activities more than winter activities.
12.	Not sure
13.	Downtown needs more small businesses for shopping and tourism. Additional restaurants would be nice too!
14.	More diversity in businesses.
15.	It would be nice to have some businesses in Lead, but it is hard to keep them here though.
16.	There needs to be an expansion for the middle-aged group on things they can do and participate in. The majority of the school drink/smoke weed because they have nothing else to do with their time.
17.	Businesses and family homes should grow equal to the vacation home availability.
18.	More businesses.
19.	I think we need to consider the long-term effect of growth. I do not think that we have the infrastructure to support rapid growth and I do not think that Lawrence County looks past the tax increase it gets from new development. We need to consider water and sewage management, traffic flow and the effect on all services. I feel like the County has not considered these things. In Lead there is very little opportunity for growth unless areas are annexed. Annexation may cause the long-term effect of urbanization, which would destroy the very reason people come to Lead. Some thought that would be nice.
20.	More stuff for kids to do, besides a skate park.
21.	Improving the Miner's Museum. Continuing improvements with the Opera House.
22.	McDonald's
23.	Bowling alley could go away. New restaurants to replace those being lost. Home improvement grants to complete needed repairs.
24.	More houses and apartments for year-round residents so people can afford to live here and not have to move to other towns.
25.	Finding a balance between growth and maintaining a small-town lifestyle.

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26.	Biking, hiking, and walking paths around Lead. This should weave in town and connected to Homestake and Mickelson Trails, possibly even to Gold Run Park. There is zero development of Lead's past characters (Phoebe & George Hearst, The Manuel Bros, among a myriad of other historical figures). There's not a big celebration for any of these people akin to 'Wild Bill Days' or the like. Seems like a huge, missed opportunity.
27.	I'd like to see public transportation in the Terry Peak area. A bus/van that transported tourists from nearby cabins could greatly improve the parking situation.
28.	Do something with the old bowling alley. That's a prime location.
29.	Fixing some of the existing structures and roads, getting rid of short-term rentals, and try for more affordable housing for families.
30.	Annex HWY 85 from the edge of city limits to Powder House Pass for tax purposes.
31.	Need businesses and stuff for families to do.
32.	Supporting new businesses.
33.	We could really use a McDonald's, Burger King, or Arby's.
34.	Lead needs to foster a climate friendly to attracting and keeping new businesses.
35.	Encourage more businesses to come to Lead.
36.	Better collaboration of what is happening at SURF. There seems to be a disconnect between both.
37.	Encourage businesses that will attract tourists.
38.	More housing. Support future mining activities.
39.	More businesses in town and develop small owner manufacturing opportunities. There must be items and materials that can be used in the Lab that can be manufactured here in Lead. Overall, more business opportunities.
40.	Most of the parking spots on Main Street are reserved for either handicapped or delivery trucks which leaves *very little* parking left for the average resident. The unloading zone parking spot times should be shortened.
41.	There needs to be more of a variety of restaurants (Chinese, Mexican, etc.).
42.	Off price shopping. Make Lead a destination. Revamp city to reflect its rich history. Ever been to Disney World where buildings are connected to each other where you can shop? Lancaster, PA did that with factories. Lancaster is a dump and yet buses bring people from Philly, NYC, and Pittsburgh. People are given room rates and food vouchers and its keep's those factories alive by shopping!!!
43.	Mining
44.	My thoughts would be to offer more activities and or events that follow the seasons.
45.	Do more to highlight the Sanford Lab. This is the future and part of the international community. Show case that South Dakota is part of this new tomorrow.
46.	Deadwood and outdoor activities bring in the traffic. Deadwood offers entertainment, dining, gambling, and a few shops. Lead should play off Deadwood's attraction as a shopping/bistro community with easy access (trollies) to get people to Lead. There has to be 3-4x more shops.
47.	Draw tourists to downtown via increased commercial occupancy. Continue the growth of special events held at park etc. Support key areas of history, arts, and recreation activities.
48.	I've only been in Lead 9 years, but it seems to me that it has the opportunity to niche itself as a historical/artsy/outdoorsy/biking/brew pub/eclectic restaurant town. It should have its own identity and be a destination in and of itself in the Black Hills. Not just an adjacent or overflow of Deadwood Spearfish, Sturgis, etc.
49.	Environmental clean-up. Services the locals need and currently get out of town. Recycling, repair, repurpose.

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50.	Need more drive thru food options.
51.	Tibetan style footbridge like the one in Ruette, Austria over US-85 south of town. Zipline or bridge over open cut.
52.	Having positive tourism growth is great as long as we aren't experiencing negative worker growth. If things are going to continue to grow in Lead as they have, housing scarcity needs to be addressed or you're going to have a lot of one-time tourists who aren't satisfied with the way we'll be stretched increasingly thin. Lead has an incredible wealth of opportunity I think could be unlocked through cannabis tourism. By spearheading a ballot initiative to move forward with recreational cannabis legalization and going "all in" in Lead with the full support of the Chamber, the amount of profit to be generated year-round from tax revenue alone would be insurmountable.
53.	Possibly stronger code for businesses to include signage. Attractive business loans or benefits to current owners to improve operations. Encourage cleanup & improvement of housing. Improve roads.
54.	Shuttle service to Terry Peak for local workers. Improve existing housing. The house I rent was built in 1895 and though updated, is still quite sketchy. Also, parking in residential areas is problematic, particularly in winter.
55.	Quality sled riding hill. We need empty lots to be kept up.
56.	The Methodist Church (among a couple of other churches) appears to be thriving. Like civic organizations of the past, how are they being encouraged to actively engage students and families in their church's fellowship and commitment to the community? I am aware of the food distribution project. How are youth involved?
57.	The look of some properties need cleaned up.
58.	Improve parking. Please have some organization of more events in Lead!!! There is no reason we cannot have multiple events per month, not just a couple per year. Let's show everyone what Lead is and can be!
59.	The Homestake Opera House is a beautiful venue that needs more attention. Empty lots on Lead Main Street need to be developed, whether housing or businesses. Neighborhoods that are no longer there could be rebuilt, e.g., Railroad and Miners Avenue.
60.	An RV park is needed. Many residents are opposed to them, but many RVers like coming to this community as opposed to Deadwood. The local population doesn't see the RVers communicating these desires.
61.	Highlight Lead's history and culture. These give the community an identity. An identity gives people a reason to visit our community. There should be an investment in getting more events and festivals in Lead. Again, give visitors a reason to visit. It doesn't have to be beer events like Deadwood-creative people can come up with creative ideas.
62.	Growth and development should be encouraged if it looks to balance types of available income. Having all service industry jobs isn't going to bring in and keep people. Support all industries: science, research, mining, tourism. It needs to be balanced for a thriving community.
63.	Encourage more business to come to Lead.
64.	Building housing, hotels/gaming and focus on tourism.
65.	Housing for the workforce, and at the same time, encourage small to medium-sized businesses to develop a think tank or a business startup facility.
66.	It would be nice to have more desirable restaurants that have consistent operational hours.
67.	More things like the renaissance festival, and home businesses and an online work force.
68.	Artists, businesses, and a downtown with more variety.
69.	Finish the restoration of the Opera House and either assist in the renovation or creation of the Mining Museum. If the Mining Museum is moved, capitalize on the area between the Opera House and Post Office with additional underground and surface parking. Fill in the "holes" vacant spaces of buildings long gone along Main Street. An apartment building with one or two bedroom rentals with underground parking would be a great addition.

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70.	Focus on infill development that encourages density and adds to the character of Lead. (e.g., encourage mixed used buildings downtown, but make sure they are attractive, and not run-of-the-mill cheap construction).
71.	Lead is in a very unique spot where it could be a thriving community. We need to encourage the building of housing (particularly multi-family), and then businesses will start to help serve those incoming people! Businesses follow people!!
72.	Experienced business owners can grow a business if the product is good.
73.	More activities for our youth as well as our elderly. More housing and more affordable housing.
74.	Filling up empty buildings as well as homeowners maintaining homes and yards. Not just specific people but all.
75.	Many of the store fronts on Main Street have been empty for years. If Lead is to be a tourist town, then it needs to encourage tourist-based businesses and housing. More money will be generated from those activities and needs to be reinvested in the town to improve the appeal. If this town is going to be fighting tourism and vacation rentals which make more money for Lead, then these businesses will disappear, and Lead will fall further in disrepair and remain an old mining town with dilapidated homes and infrastructure.
76.	There are plenty which are applicable to the private sector. They would do it if there is in fact profitability and sustainability.
77.	People get concerned with too much new growth, but the people who move here are the ones who are most interested in helping Lead develop. Buying houses and refurbishing them, putting energy into the community.
78.	Continue mining.
79.	I don't know.
80.	Identify empty lots and begin to look at ways to develop them.
81.	Give SURF all the opportunities it needs to grow, make agreements with contractors to buy certain goods and services locally (Lead-Deadwood, Lawrence County, South Dakota, etc...)
82.	Stable restaurants with something other than burgers, fried chicken, and fries. Reasonable housing options. Better (or at least another) option for a fitness/exercise facility.
83.	MORE affordable town homes.
84.	Bring the Deadwood tourists to Lead with a scheduled trolley route.
85.	West along US Hwy 85.
86.	Attract new businesses and creative ways to incorporate better parking and community gathering areas.
87.	Places to eat.
88.	Downtown Lead has a unique opportunity to become a thriving cultural destination. By positioning Lead as an easy-to-access refuge for Winter and Summer recreation, year-round events, a bustling local art scene, and weekend getaways, Downtown Lead could be a cost-effective and fulfilling option for visitors and a vibrant local community for residents.
89.	Greater support from elected officials and city employees for the various happenings in the community like school events, Mining Museum, Opera House, etc. Set an example, invite neighbors and friends.
90.	Expand city limits. Bring in more attractions for families AND for locals to have something to do. Then maybe small businesses could survive in this town.
91.	Housing for professionals is needed for the attraction and retention of people in this area. Better schools!
92.	Affordable housing to help facilitate the growing work opportunities that are in the area.
93.	Affordable housing, affordable businesses, renting or owning, family orientated places. An overall facelift of the town but keep the old school charm and history.

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94.	"Not Sure" is the option because there was not a choice for Thoughtful Growth and Development.
95.	I think advertising would help. Many of the people I speak with have never heard of any of the businesses up here. Possibly assistance with restoring old homes?
96.	Lead should recognize the Lab as an opportunity to make Lead a science destination. Some ideas are turning off city lights and encouraging residents to install light pollution mitigating lights on homes and streets. Make Lead a dark sky destination. Perhaps partner with the Lab for night sky watching events. Lead needs a place to hold gatherings in the summer. The Opera House needs AC. Also why is the Homestake logo still on the headframes at the Lab? Homestake's presence here is quite minimal. Lead could do a lot to encourage pride in the state-of-the-art experiment and Lab. Maybe it's time to move on from Homestake and embrace the largest employer in town.
97.	There are endless opportunities for this, but due to limited resources it should be handled carefully.
98.	Better parking for downtown Main Street with parking on BOTH sides and better access.
99.	I think additional food services/restaurants would be nice with regular hours and consistency.
100.	Non-motorized recreational opportunities like XC Ski trails, mountain bike trails, bike rentals, and winter equipment rentals (Less focus on the side by side and snowmobiles).
101.	I would like to see growth and development focused on the revitalization of existing neighborhoods and downtown buildings.
102.	Growth is not always a good thing. Look at the urban sprawl of Centennial Valley. Once one of the most pristine locations in the west, now just an unmanaged jumble of pole barns with a 50-year life expectancy.
103.	Offer homeowners tax credits or low/zero interest loans to fix up their homes or add ADU. This would improve the look and function of their homes and not overtly change the dynamic of the city. Regulate somehow so it can't be gamed for flipping RE. Gear towards long term homeowners only-especially seniors.
104.	The downtown corridor should be considered, as well as the new Mining Museum.
105.	There has to be more opportunity for growth other than the Lab.
106.	Downtown.
107.	It would be nice to have some of the holes on Main Street filled with new buildings--thus bringing new business opportunities and/or new housing opportunities to Lead's core.
108.	Bring back some fast-food options. There is only one option now. With the school hosting multiple tournaments there are hardly any options for food in Lead.
109.	We need more affordable, single-family homes for the people who have lived here all of their lives and whose children/grandchildren are old enough to purchase their own homes and want to stay in the area.
110.	Help Homestake Opera House complete its renovation and ADA, air conditioning, and technical upgrades AND finish theater restorations to allow for summer tourism.
111.	Enforcing ordinances, helping people know that we care about our town, how it looks, how people treat it, and respect it. Growth will naturally happen when we value our precious resources.
112.	Low-income housing, Homestake Mining Museum, and restoring the city center including the Opera House for future concerts and events.
113.	More businesses to come to the area. Have vacant empty buildings and help incentivize someone to open up a business. Could use some activities around town or shops for people to wander through town.
114.	Focusing on the huge and obvious potential for a diverse job market. We are limited by our geography and our city should manage matters as such.

Lead Comprehensive Plan | Community Survey Results

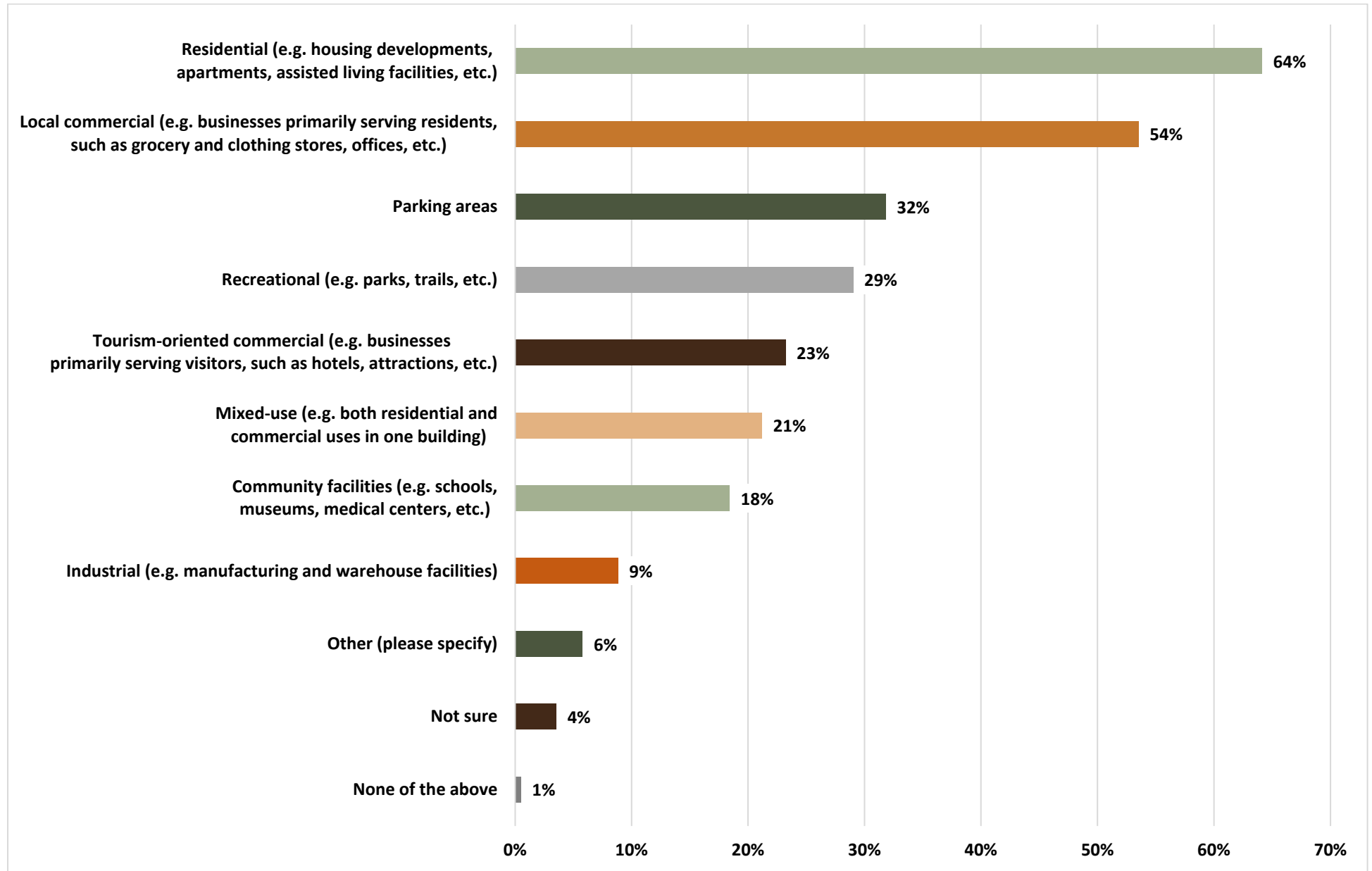
115.	In the question above, I designated "as much as possible" but the caveat for me is targeted and strategic growth. We have been largely reactive in the past (to the closing of Homestake, the ramping up of Sanford and FERMILAB and the rapid influx of new visitors and residents). We're never going back, in my opinion. There will be more and more workers who are working remotely and have the opportunity to bring their high-paid jobs with them (and thereby, tax revenue). But if we don't have sufficient housing, solid community services and a vibrant and unique culture, it won't happen. And if we're not intentional, we may end up like Estes Park, CO--a great tourist destination, that imports workers for the season every year, but few year-round residents. If we don't focus on rapid development of affordable housing, more and more people won't be able to live here. At the same time, I believe we have to focus on strengthening the education and support of our small business sector. A vibrant small business community provides the backbone of an economy. I believe there is nearly unlimited opportunity to develop and support small business entrepreneurs through education, access to funding and mentorship. There's an opportunity to expand these initiatives beyond Lead and partner with BHSU or others to begin commercialization efforts at the university level. This could build another stratum of business strength in the economy. Combined with large employers like FERMILAB and Dakota Gold, Coeur Wharf, etc, the economy of Lead can be developed and strengthened to weather future economic or business hiccups.
116.	The City just built a state-of-the-art skateboard park. I see a skateboard business starting up along with food trucks etc.
117.	The Opera House is pivotal to the growth and development of Lead. Increased city support for this organization is more than warranted.
118.	Downtown has many store fronts and shops. Too many are empty or underutilized. Every shop should be filled and open most days of the week on a consistent basis.
119.	L/D School District Land. Thunder Ridge Land (additional phases). Possible Homestake (Dakota Gold) assets like "Rock Crusher" property. Working with existing developers/landowners on downtown properties i.e., Chris Kenzy. Throw money like CRAZY at enhanced outdoor trail systems: wayfinding, looping, interconnecting, and varying level of opportunity/difficulty. Form a committee like Deadwood's Main Street Initiative. Figure out Lead's areas of focus through this National Main Street program and form subcommittees, goals, initiatives, and DO THE WORK.
120.	We need restaurants that can support the tourists that come here as well as places for the Sanford Lab guests to eat.
121.	Growth with responsibility would be my vote. How? I don't know. It just feels like we're growing, like out by Powder House, and catering to rich out-of-state people. Our construction company helps build some of these grand structures, so perhaps I'm part of the problem. I'd love to see our community grow while still remaining a community. Can we just take a bus tour to Red Lodge for research? I kind of feel like Red Lodge is what Lead could be if we just kept on going. We already have a great vibe and people.
122.	Tourism based on history and the physics lab.
123.	Better dining options.
124.	Growth is limited by topography. Tear down abandoned buildings, encourage restoration of older buildings, clean up the town, and repair the road so families want to live here.
125.	School lands for housing. Downtown redevelopment. Maximizing opportunities from the Lab.
126.	People are coming and Lead is growing. We need affordable housing for all! Restrict the number of vacation homes. If you don't have housing, people will live in Spearfish or elsewhere and spend their money there as well.
127.	Housing for full-time families and growth of lifestyle-oriented businesses, i.e. – hiking, biking, outdoors etc.
128.	Develop multi-family housing on city owned lots. Bring high class outdoor sport tourism in the form of world class designed mountain biking (that has been researched by the NH rec. association). Support advertising for winter/mountain sports. Support top tier attractions for tourism.
129.	Slowing traffic for businesses on S. Main or Highway 85 going south from the high school.
130.	Having commercial lots available to build on.

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131.	Bringing in more local businesses.
132.	Additional office space to accommodate the growing need at the lab. Additional restaurant options.
133.	Wouldn't it be nice to actually go to a restaurant and not have to guess whether or not it might be open on any given day?
134.	Youth activity hang out spot, a business that will generate employment, wineries, something in the old bowling alley, and a family activity center.
135.	Our community needs to take full advantage of the Lab and CAT being here. We need to grow and develop with those working for and visiting these organizations in mind. We need to make our downtown more enticing to the thousands of visitors that pass through the area. We need to be purposeful about giving people a reason to visit Lead. Whether that be by having real shopping opportunities or places of genuine interest to visit.
136.	I want to live in a small town!
137.	More jobs not dependable on tourism.
138.	I do not want to live in a big city. Limited growth is acceptable. Business that offers affordable products (grocery, food, clothing, crafts, sporting goods) use existing lots and buildings.

Total Respondents: 138

19. What types of development are most needed in Lead? Check up to three (3) of the following:

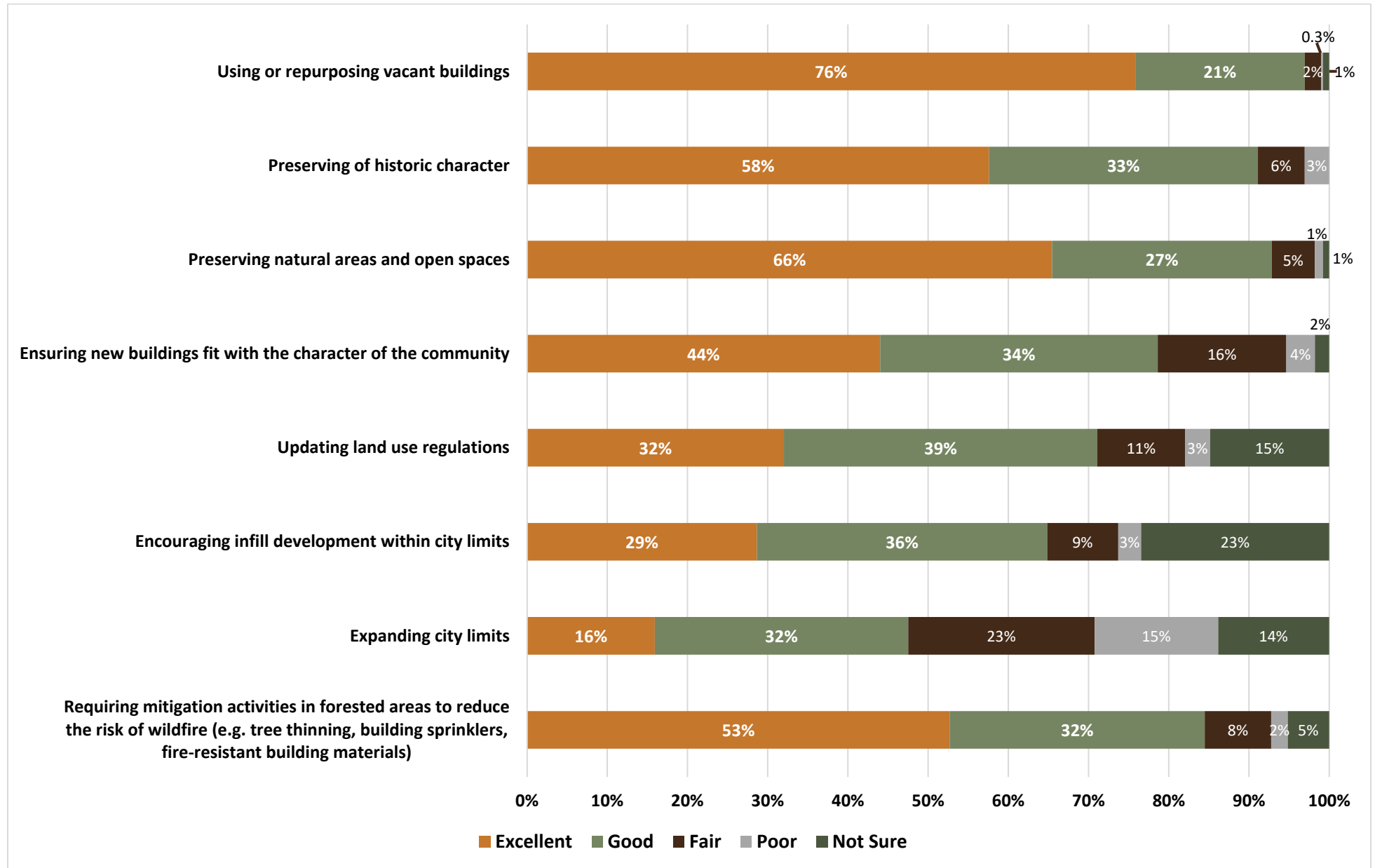


Total Respondents: 396

Other Responses:

1.	We need stores such as Family dollar. People should not have to go to specific shops.
2.	More mining.
3.	McDonald's.
4.	Make <i>*personal information redacted</i> a better landlord or kick his rear to the curb. He doesn't even live in Lead.
5.	An industrial business would be amazing for Lead. There are 1000 people in Lead today that need a better job. Unfortunately, there is nearly no land to accommodate something like that, but it is still a need in my opinion.
6.	Avoid mobile home development.
7.	Crisis facilities for mental healthcare and domestic violence or emergency/crisis situations.
8.	Embracing SURF and the world-class opportunities it brings can bring much needed stimulation of local and regional economy.
9.	Entertainment
10.	Restaurants
11.	Make a list of everything you have to leave town to get/do. There is your list of opportunities. Realistically, we, and most of our neighbors, leave town for work, school, most shopping, office, garden, clothing, medical, equipment rentals, repairs, movies and farm/ranch supplies.
12.	Increase promotion of the Mining Museum (a gem of a facility) and get the new location built ASAP.
13.	Many homes and buildings on Main Street look pretty shoddy. Rather than building out, improve what's already there.
14.	Let vacation home rentals flourish. Build your tax base, stop fighting Lead restoration, enforce your drug laws and move that element out of Lead. Do you care about our kids when you turn a blind eye to removing "crack house"? You haven't addressed that glaring problem in your survey once!!!
15.	Don't change the small-town dynamic, or at least limit it.
16.	Need an inviting path from the Visitor Center parking to Main St. Need to improve tourist offerings in buildings on east side as you walk up to keep tourists interested in what is ahead.
17.	Recreational center
18.	Wanted to call out the need for restaurants specifically.
19.	Things that serve our community. If that spills over and serves tourists too, great. But we should probably take care of the edification/enjoyment of our population before serving others or serving money-driven ventures.
20.	I would add local, commercial, and recreational parking.
21.	Encouraging quality service businesses, like plumbing, carpentry, auto repair, etc. could help residents keep up their properties and increase the tax basis locally.
22.	Quality restaurants open daily.
23.	The Mining Museum project which will focus on Lead's history.

20. How important are each of the following as they relate to the future development of Lead?



Total Respondents: 395

21. What other items or issues are important to you relating to the future growth and development of Lead?

1.	No out-of-town ownership of part-time rentals.
2.	I want the roads fixed. Lead should be expanded but before it's bigger, it should be better.
3.	Economic development needs to see stores in town, such as where the old bowling alley is. That is just empty.
4.	Develop underground tours of Homestake Gold Mine. Going down the cage to 4850 would bring tourists to Lead. Cars would line up for miles.
5.	I ask you a question: What is the true character or identity of this community? We used to be a hardworking community of miners, families, and support staff. Very tight knit. What are we now? A service community. I don't know.
6.	Prioritizing the local community and families. Encouraging families to move here and helping the families that live here to stay.
7.	Utilizing abandoned buildings and homes.
8.	Idk
9.	Create and capture a reason for people to want to stay in Lead, year around. I like to think of Idaho Springs in CO.
10.	To bring people to Lead, there needs to be a reason to come. Many used to come to Lead because of the mine (to work). There are no employment opportunities here.
11.	Focus on what's already here before trying to expand anything else. This goes back to streets hardly being paved but worrying about additions. Focus more on residents and not tourism, we are the ones that will be here year-round.
12.	The city needs to acquire and sell off the vacant lots where properties burnt down, and the owners don't care to do anything with the property.
13.	Better housing options, affordable housing, better and higher paying job opportunities, assisted living and possibly a bus to take the older people around to shop for necessities that is more accessible.
14.	Filling City Administrative Positions with "qualified" personal!!!
15.	Keeping the character and history of Lead intact. We see urbanization all over the country and with that the loss of history, or more bluntly a blending with a set narrative that is not characteristic of the values of South Dakotans or specifically Lead people. If we wanted to live in California or Colorado, we would move there. We chose Lead because it suits our sensibilities. Let's keep it that way.
16.	I think tourism is very important to keep money flowing and business thriving. I also think shuttles between Lead and Deadwood would be a good idea. Especially since the taxis are overwhelmed during big events. And to help Deadwood kids get to the park or sporting events, whether it be in Lead or Deadwood. Most kids don't have enough money to taxi.
17.	Making yearly rental leases mandatory; the majority goes homeless because of the rally.
18.	Ensuring affordable housing is available to families to keep populating the school district. And ensuring economic opportunities are available to these families to help drive that desire to be in Lead. Ensuring the natural paths and trails are part of the opportunity for future events.
19.	Keeping Lead a year-round community for the people who actually live and work here.
20.	City leaders need to be progressive and encourage private development. The city needs to support Mining Museum which could be a great attraction. Library and downtown development.
21.	We need bigger parking lots, and more free parking.
22.	As SURF grows, housing for employees will be needed. How to address this?
23.	Historic buildings should be encouraged if they can house businesses and homes that will help the city grow. Buildings on Main Street may be historic, but if parking is not available when a business goes in the business will fail.

Lead Comprehensive Plan | Community Survey Results

24.	Lead needs to be cleaned up! We are full of junky places with old cars, messy lawns, and rundown buildings.
25.	The City needs external cleanup of yards, used or not used, businesses open or closed. Lead mainly needs to beautify the City so it looks clean and no longer looks like a dump.
26.	Parking spots on Lead Main Street are nonexistent and the railing that runs the length of it is ridiculous and not conducive to doing business there. Also, the Mining Museum parking lot sits empty year-round and has for years.
27.	Removal of the murals that are faded and replace with information regarding the town history.
28.	Have educated individuals on committees. Make everyone reapply for their position. Retirees are your fountains of experience. Allow those of us who live in Lead's zip code to serve on committees, e.g., historic areas. Write out a driver's tour of Lead to view historic homes and sites.
29.	Infill, preserve existing structures, support commercial and residential growth of all kinds.
30.	Protecting the water from mining activities.
31.	HOUSING!!!
32.	Attractions to compliment Deadwood, like the bridge I referenced and maybe a zipline over the open cut or adventure park.
33.	I don't know.
34.	Should annex Powder House Pass Area.
35.	This town doesn't grow in a positive direction unless we can provide affordable housing for our workforce.
36.	Residential parking is very tricky. Also, more restaurants might help. Custer, for example, has kind of reinvented itself as a foodie town.
37.	Code enforcement. More than half of the homes in Lead need paint, need repairs, and need safety issues addressed. Non-running vehicles or unlicensed vehicles should not be sitting on property, and certainly not parked in the streets of Lead. Dog owners need to face fines for allowing their dogs to bark at all hours of the day and night.
38.	Need more fire hydrants. Most areas don't have them. Also, the streets need repaired.
39.	Condemn buildings that are abandoned.
40.	The preservation of our Black Hills. Building is out of control.
41.	Revamping of our current Chamber or adding another organization to host more events to bring people to town.
42.	Encouraging FAMILIES to move here.
43.	Helping merchants become successful. During Sturgis Rally, it seems many stores shut down. This seems odd because for many merchants in the Black Hills, that time of year is their "Christmas." This is where they make or break it in the fiscal year. Need to uncover the root cause for this. It may be that there is no planning by the City to find ways to attract bikers to stay, eat and buy in Lead. A lot pass through but few stay. Really no excuse for that. It needs a coordinated plan to make these folks stop.
44.	Consider looking at the mill levies and offering tax incentives to commercial/industrial development.
45.	Making quicker decisions on growth, comprehensive planning and towards a 3-5 growth plan.
46.	I can't emphasize enough the need for wildfire mitigation. Repurposing the vacant buildings. Discourage out of state owners of local buildings.
47.	Not turning Lead in to a vacation town, some is good, but a sustainable community follows a diverse economic model.
48.	Many properties are not maintained.
49.	Expansion of the city's limits should have been done long ago, before development and the need to get property owners to sign on.
50.	We need to do better at maintaining and rehabilitating our historic structures.

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51.	That all home and properties are all held to the same accountability as you demand of some.
52.	Street repair, good infrastructure, improve appeal of town, business mind set, forward thinking, and encouraging old buildings to remodel. Smart, small-town feel but business friendly.
53.	What's your rainy-day fund? Is it fully funded and what are you budgeting for shortfall contingency plans? Code enforcement. Property and business tax equity.
54.	.
55.	Infrastructure like updating water and sewer pipes.
56.	It seems we're being displaced by out of staters and it's hard for experienced locals to get good jobs.
57.	Instead of forest mitigation, try people mitigation.
58.	Boxing gym, ballet, youth activity in vacant building off of Addie Street. Provide support for the Handley Center or it will not be able to function in the future. No help, but important facility for community use (improve access /setup entrances to this building.)
59.	Just more future growth.
60.	We need to make sure that our growth doesn't outpace our infrastructure. I'm concerned about water usage, the focus on unaffordable housing, and becoming a resort town instead of a place that the middle class can actually live.
61.	Don't try to be what the community can't be.
62.	Investment in cultural assets and cultural scaling of the downtown core area.
63.	A sense of community pride needs to be developed. It starts at the top.
64.	Ordinances, or enforcement of ordinances, to fix peeling paint, broken windows, etc. that make the town look trashy.
65.	Get rid of the local cannabis stores and indoor cannabis agricultural buildings!!!
66.	This is easy to say, but very hard to do, and brings Lead back to life. It has so many possibilities and a history to build on.
67.	Creating educational opportunities and equity among the children in school in Lead. Places and activities to make Lead a real science and recreation destination.
68.	Garbage cans with lids.
69.	Work closer with SLHVC and SURF. Promote the new Sacred Circle Garden being constructed by SURF.
70.	Preserve recreational activities in the Black Hills National Forest. Housing developments such as Powder House Pass, which is primarily vacation rentals are doing more harm than good.
71.	Unsure
72.	Fund the Handley Center and Boys & Girls Club. They are critical to this community.
73.	1. Address the Illegal drug sale problems and crack house. Stop turning a blind eye to the way drug use destroys neighborhoods and the future of our kids!!!! 2. Repair streets so older homes can be renovated.
74.	Regulate/limit growth so that the small town will not change by look and type of people residing here.
75.	Lead has always been a family town. Let's go back. Downtown and out of town can be for tourists. Fill town with RESIDENTS that have a stake in the COMMUNITY.
76.	Focus on full-time residents and limit vacation rentals.
77.	More programs for middle school and high school children to keep them out of trouble.

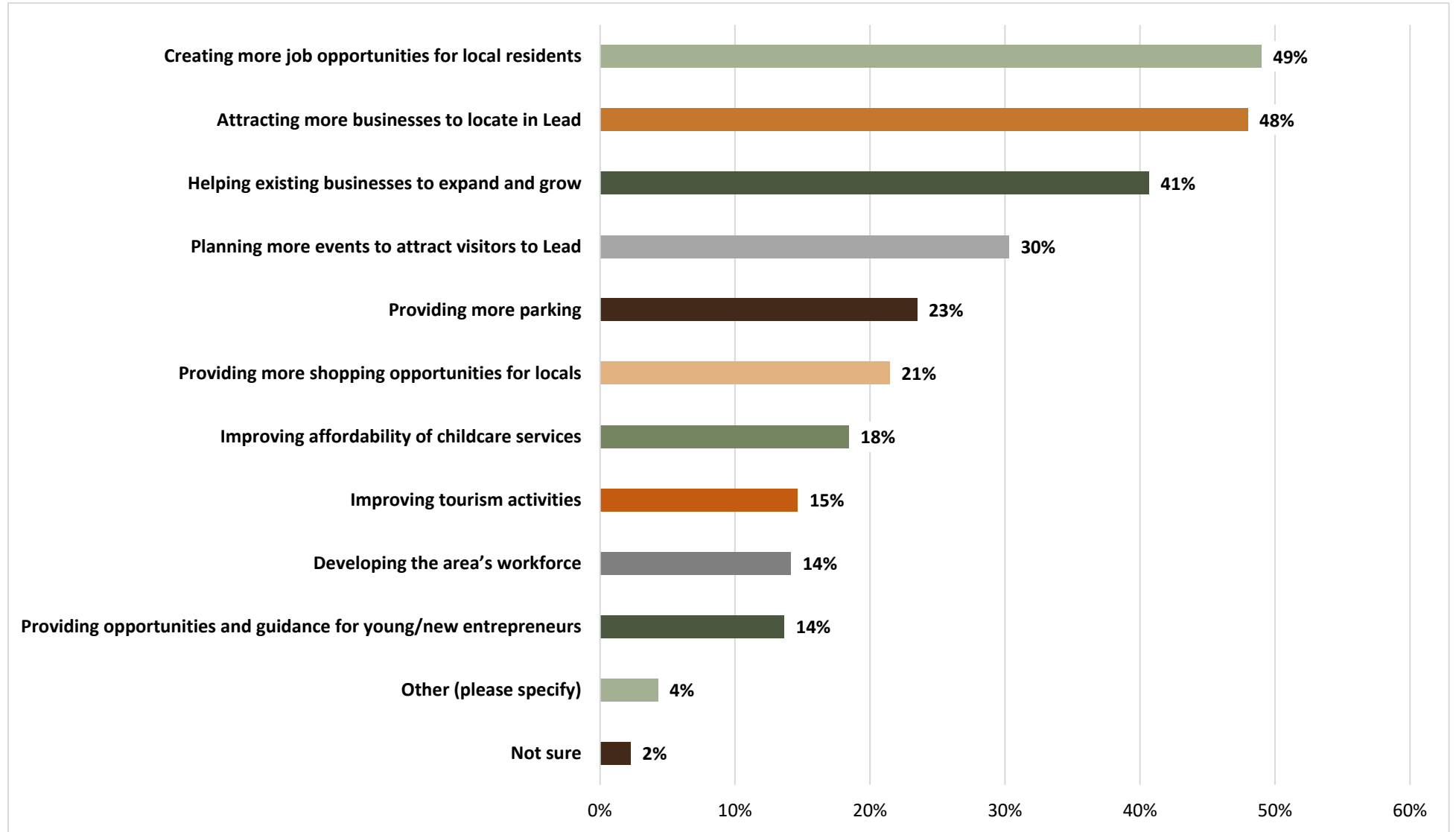
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78.	Lead is extremely unique in the way it is built and how we present our little town to residents and visitors alike. We would love to see more businesses downtown. Not bars, but restaurants and shops. We would love to have a restaurant in Lead. The Stampmill is open odd hours, and you never know what kind of service you are going to get. That Place is new, but we are rooting for them. That's it. That's all we have in Lead. If I were a tourist, I would drive right through and not stop--go to Deadwood where there are 30 restaurants, etc.
79.	The City needs to stop catering to developers, such as the ones who started Powder House Pass, and take into consideration the needs of the local community.
80.	That we don't lose sight of our history and pride of heritage.
81.	Making Lead a place where people want to visit and the people who live here not want to move.
82.	Growing the school! The youth are the future. Everyone want to return home, until that home is gone.
83.	Consistency. I work at the Visitors Center. I can't direct tourists to shops or eating establishments because they are usually closed. Kudos to Miners and Merchants. They are always open.
84.	Vision is one thing but actually doing the work and accomplishing the vision is another thing. Set realistic goals (that a majority can agree on) and form a realistic plan of action to achieve those goals.
85.	Growth without losing our soul.
86.	Taking care of and maximizing what we have should be our first priority. Without a sturdy foundation, new growth is fruitless.
87.	Limit year-round vacation rentals in residential areas. The forest service has to manage trail usage: ATV's are tearing up trails and their permits hardly cover the damage they cause. They've created so much traffic and dust in the forest.
88.	Bringing in families for our schools.
89.	STOP all VRBO's in Lead.
90.	There needs to be industry/occupations that develop the economy without the requirement to rely on other people coming here.
91.	I understand that the people who have lived in Lead for a long time want the town to never change, but let's face it - Homestake closed. It's gone. Move on. Stop living in the past and accept that the city must keep changing. Sure, be proud of the history, but if the mine was so darn fabulous, it would still be here.
92.	Stuff for families.
93.	I believe it is important to take blighted areas of town and turn them into usable, desirable areas for housing and business use. It is important to see the Mining Museum in their new facility so their old location can be repurposed for a new library/business/living use.
94.	Lead needs to retain its small-town environment. I dislike Rapid City and would be disappointed if Lead headed that way.
95.	Keep Lead small!
96.	Using the space Lead has available is extremely important. DO NOT change the contour of our mountain town. In many small communities, the cities and schools share facilities, and this does not happen here. It would be beautiful for all entities involved if an agreement could be reached.

Total Respondents: 96

Section 7: Economic Development

22. Which of the following are most important relating to future economic development in Lead? Check up to three (3) of the following:

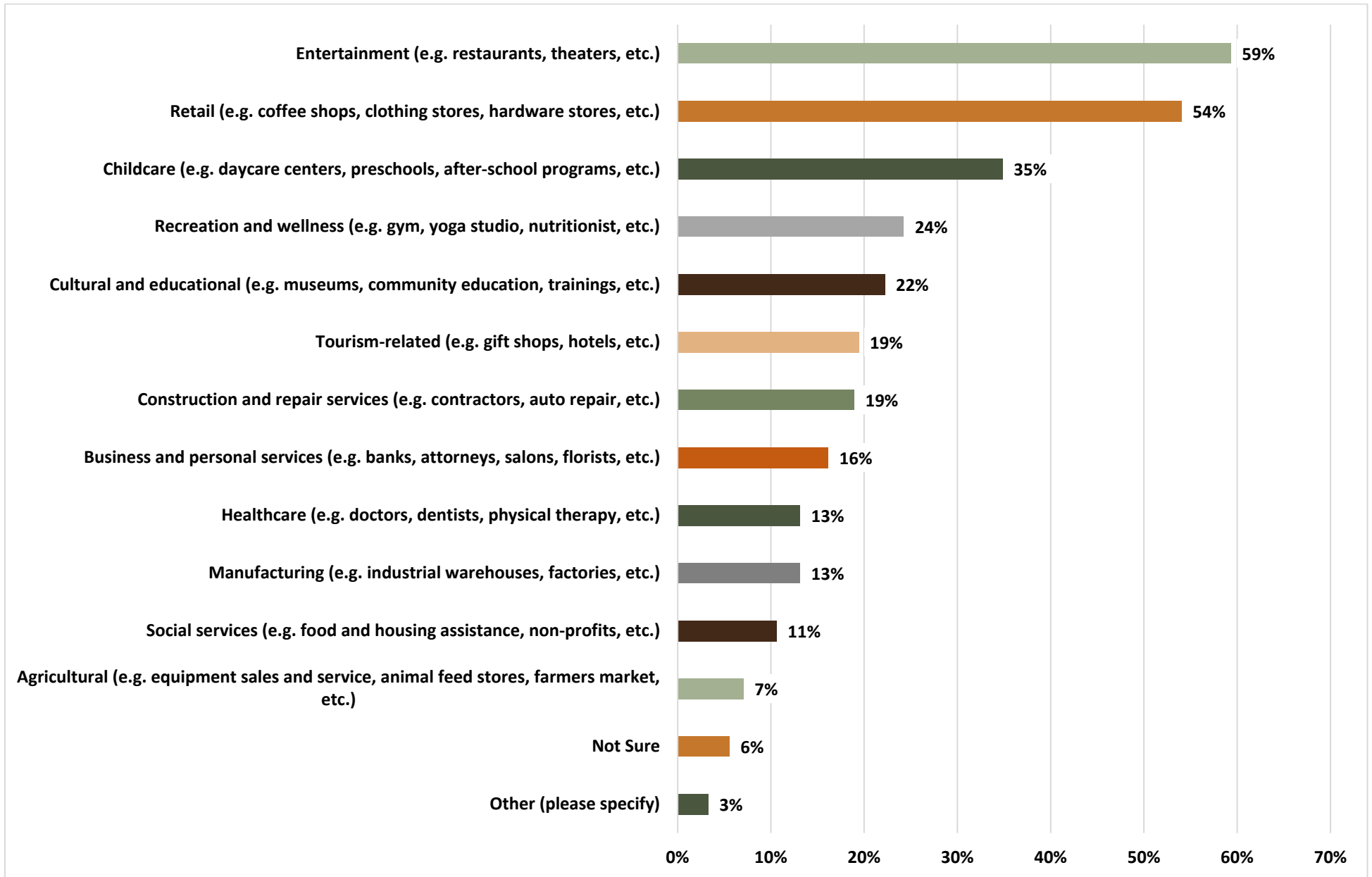


Total Respondents: 396

Other Responses:

1.	All are important
2.	Getting existing tourists to Main Street.
3.	I think a lot of effort has been made. I see local traffic not supporting business in Lead. That is a huge problem.
4.	Need to have a place for campers to park short term and also dump and fill with water.
5.	We are lucky to have Rapid City and Spearfish close to take care of residents. To grow Lead, the main street area needs to be developed to provide more shopping and casual dining for those visiting Deadwood and the Northern Hills.
6.	Single-family housing
7.	Improve broadband availability to capitalize on remote employment and attract the remote workforce that expanded during the Covid pandemic. Enhance local amenities that will satisfy a more cosmopolitan workforce who may choose to relocate to Lead.
8.	Attracting child-bearing aged families to area.
9.	I'm not interested in more people in Lead. There seems to be plenty.
10.	Expand places to eat.
11.	AFFORDABLE HOUSING FOR RESIDENTS.
12.	Get rid of the crack house!
13.	Taking what we have and doing it BETTER. Double down. Lead is winning, for now...
14.	Affordable housing for families.
15.	Highlighting outdoor activities.
16.	Offering quality maintenance services in the community.
17.	Focus on the 4th of July Celebration and Winterfest. Not the Renaissance Fair!

23. What types of businesses or services are most needed in Lead? Check up to four (4) of the following:



Total Respondents: 396

Other Responses:

1.	We have all of these; they need support and ways to thrive.
2.	Maybe have more things to do with the environment like trails and outdoor activities.
3.	Restaurants that are not steak houses! Bring back Chinatown!
4.	Burger King or McDonald's is needed, or a Walmart.
5.	Grocery
6.	IT/tech repair! I would love to offer a service like this if the City is considering offering resources and guidance for young entrepreneurs.
7.	Encourage mining and exploration companies to use Lead as their home base in SD.
8.	Anything year-round.
9.	Food
10.	Car wash
11.	Restaurants & eateries
12.	I felt that retail and tourism-related cross over so I would lump those two together as my 4th choice.
13.	Retail: but not more coffee shops, we need to sell outdoor gear and clothing, not the hippy stores or antique shops.

24. Please provide any comments you have about how to improve the economy in Lead.

1.	We need more animal care stores, more food variety, and more daycares.
2.	Financial support for the existing economy.
3.	More business friendly.
4.	We need to do more promoting and advertising what we have. We need to support our local vendors during events. Food vendors need to be limited at events. Hungry people need to be directed to local entries. Set up an assistance fund (grants) businesses can use to advertise or make emergency improvements. Advertisements for workers. Encourage workers in Lead to live in Lead.
5.	I want more businesses (especially more food options) but we seem to have repeat businesses that come and go so fast. I think new entrepreneurs need to have experience or knowledge of their business before opening one. More training and preparation so they do not fold. If a business can only survive during the tourist season, then allow them to only exist during that time. Our new diner is a great example of business owners knowing what is needed to make a business successful. Perhaps more spaces for community events and workshops and money towards advertising these spaces and events should be prioritized.
6.	I don't want my property taxes to raise, so I am against expansion of city limits.
7.	Childcare is desperately needed in town! Deadwood has one center that is always full and waitlisted to go on, and only one in-home daycare. A childcare center should be a top priority
8.	Alternative grocery opportunities.
9.	Better pay
10.	Massive effort to get Lead residents to shop locally would be helpful. We are generations deep in people leaving this community to shop in Spearfish, Sturgis, and Rapid City. Internet purchases have killed business as well.
11.	An affordable shuttle service between Deadwood and Lead. Better signs that invite guests to stay and visit. Maybe a digital billboard to let people know about what's happening in Lead, that can be updated each day. Visitors driving to Deadwood would have a chance to know Lead is hosting an event not too far away from them!
12.	I'm glad we have Lynn's, but it wouldn't hurt for them to have a little competition. Prices are very high for the full-time residents.
13.	I believe we as a town need to be less frightened of change and yet not lose who we are. We are the best small town in South Dakota, bar-none.
14.	This is a multi-faceted question. Lead can keep drawing upon more tourism with increased development of its natural offerings - trail development, walking paths, hiking areas, etc. These improved areas could lead to events and sporting challenges that utilize these trails. These trails/paths could become destinations for tourism (think the Manitou Incline.) Things that could be a regional tourism draw.
15.	Encourage development and renewal of existing housing and commercial. Get behind projects on table: Mining Museum, library, parking, and retail housing proposal.
16.	Cap the vacation rentals. Provide affordable housing. Utilize the bowling alley. Provide a trolley to Deadwood.
17.	Keep up the good work.
18.	Clean yards. Yards should not be a place for cars that make it look like a used car lot. Sweep sidewalks from winter's gravel left behind. Wash windows. JUST CLEAN LEAD AND TAKE PRIDE IN YOUR PROPERTY, RETAIL OR RESIDENTIAL.
19.	More collaboration between the City of Lead and SURF. Lead can leverage the global impact of the work happening at SURF to encourage SURF employees and the hundreds of contractors that visit SURF to shop, eat, and stay in Lead. As SURF grows, perhaps there are complementary businesses that could

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	relocate or start up in Lead that serve the science community. Also, I like coming to Lead to work but there have been several times when I've tried to have a business lunch during the week with no restaurants open later in the afternoon. Totally understand the off season and workforce issues, but we keep going to Deadwood to have meetings and eat, but I do try because I want to support Lead! I think it's a great idea to do this survey and excited to see Lead continue to grow and thrive.
20.	Getting significant growth is not going to be easy. We need to decide what we want to be known for. In order to attract new industry or manufacturing, we need a workforce, and we need housing that these workers can afford. The horse and the cart have to come at the same time.
21.	Make parking spots available on Lead's Main Street.
22.	Jobs and tourism. Encourage businesses to move to town.
23.	There is a need for an addiction treatment center for drugs, alcohol, and gambling. People suffering from these ailments make bad tenants and homeowners would prefer renting to short-term tourists rather than dealing with these problems. These problems also contribute to a poor workforce and unhealthy families.
24.	IMAX theater.
25.	Cannabis tourism is a booming industry and states like Colorado are success stories for how the tax revenue has been used to improve local infrastructure and community resources.
26.	I think Lead has a number of the right services; however, many are overlooked because of the business appearance and lack of signage and/or location. For instance, there are three great coffee shops but only 1 that stands out. Lead has some of the best burgers in the BH, however most "tourists" only know about Lewies. Their Stampmill has been falling into disrepair & food is marginal. The Ace & Lynn's are great.
27.	See above re: my restaurant suggestion. More hotels might also help but seems impractical.
28.	Tourism is important to the future of Lead. Travelers tend to be in search of unusual experiences to expand their horizons, whether it's an amazing dining experience or an affordable stay for their whole family at a VRBO or an Airbnb. As a struggling community, please start supporting the unusual, the creative, the inspiring, and the one-of-a-kind adventure possibilities within Lead. We need young, energetic, contagious enthusiasm at the level of city government in Lead. Seek it!
29.	Let's do what is necessary to improve shopping on Main Street to grow our tax base. Which will in turn lead to more jobs and more full-time residents settling in Lead.
30.	Leverage tech companies to attract other tech companies to get more of these high paying positions into Lead. Many companies build satellite locations, and a lot of jobs are virtual offices. Provide tax or other incentives. If these exist, then make them more aggressive and attractive. It will make for a stronger economy.
31.	We need to be vibrant and diversified, not reliant on any one industry.
32.	Gaming and tourism.
33.	Lead is a very nice place to live. Finding the 3rd place is a challenge. The 3rd place is the location like a place of entertainment, after home and workplaces.
34.	We should focus on creating a year-round economy. It should see the tourist season as an extra bonus, and not the main source of income due to its volatility. We also don't want to end up as a Disneyesque and unaffordable tourist town like Aspen.
35.	Proper business zoning. Repair, enforce, and maintain an efficient transportation system. Look at the tax base and tax structure and make it more efficient and equitable. Focus on law enforcement, code enforcement, emergency services, and public safety. Look at all utilities and ensure there are catastrophic contingency backups. Forget the parks and playgrounds. Leave those up to the schools. Ensure you have a continuous, fully funded rainy day fund and

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	maintain cash flow and cash on hand to meet it. Find some professional small city planners; I told you to put out for bid, but you went with the buddy system. Enough said.
36.	Need to encourage small (up to 15 employees) support businesses for the Lab.
37.	Restaurants with consistent hours.
38.	Establish vendor stability in town. The shops on Main Street seem economically fragile and weak.
39.	Post city council and volunteer opportunities on flyers and make it more known and visible. We need to attract volunteers that are not self-interested or promoting, but community orientated.
40.	More retail.
41.	If people could actually find a parking space within a reasonable walking distance to the downtown area, more would actually go into those businesses, increasing their ability to survive and thrive.
42.	The process of increasing downtown commercial real estate values, commercial rental values and tax revenues can be accelerated through the development and evolution of positive awareness in the downtown core area. This could include the development of cultural family activities and opportunities for consumer-focused businesses to relocate near the downtown area (which would also drive tourism).
43.	Get rid of the cannabis stores and meth heads in this town!!!!
44.	Again: look at what you leave town to purchase/do. There is room for improvement. There are people who work here and have to live elsewhere because there is no housing. There are people who live here and work elsewhere because of the pay rate. People leave for most medical services. People have to leave for equipment rental, chairs and tables, backhoes. People leave for quality dance studios, youth hockey, fencing, guitar lessons, pet training and grooming, youth groups, and gymnastics. People leave town to buy clothes, makeup, animal feed, plants, and sporting gear.
45.	Advertise events and Deadwood trolley stops.
46.	Start embracing the Lab. You can and should pay respect to the town's mining history, but we need to move forward and take pride in the Sanford Lab and the opportunities they provide. Tell them to remove the Homestake logo from the headframes, it's just time.
47.	Clean up, fix up, promote.
48.	I think things need to be affordable such as childcare and housing. Keep more money here in Lead to help growth.
49.	I wouldn't lump restaurants into entertainment. We do have a shocking amount of entertainment opportunities for a town of our size, but we struggle to have anywhere to consistently eat or that serves dinner.
50.	Double down on successes.
51.	I mentioned this above, but I think that a robust strategy to develop, educate, and support small-business entrepreneurs is vital to the economic health of our community. A diverse, growing, and vibrant small-business community ensures that we have jobs and a quality of life that supports all residents. Within this should be a strategic effort to develop systems and educate entrepreneurs on capital access and use. (Bank Loans, Seed/Friends and Family Investing, Grants, Equity Investing, etc.)
52.	Be more receptive to incoming business ventures.
53.	It is impossible to find craftspeople such as plumbers, electricians, etc. They are either booked solid or if available, it's because of poor work. Most of the people who visit Lead are tourists or those working here short term, so long-term visitors. We have one little museum and the Visitors Center. That's it!
54.	NA
55.	Need more restaurants.
56.	Eliminate ALL VRBO"s.

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57.	Reestablish the ideas that Lead was built upon and produce a product that Lead is known for - gold.
58.	Consistent restaurant options are a must and wellness options factor into people's decisions when transplanting.
59.	There are few things more annoying than blocking off the Main Street to cow-tow to visitors/tourists just to show off their cars. Take that nonsense to an area that does not block access in and out of town! This is a big red flag that shows residents aren't as important as tourists and visitors.
60.	More higher paying jobs.
61.	We need to have a more complete Main Street shopping experience for locals and visitors alike. There is strength in numbers. More shopping options will bring more of our short-term rental visitors into town to spend their money. We need to entice the snowmobilers/skiers/ATVers and the like to spend time in Lead. We need restaurants (like Cheyenne Crossing) with a great reputation to draw people from all over just to come for a meal. Great shops where people will be drawn to come to shop.
62.	Businesses to serve local community.
63.	Draw businesses which are not related to tourism.
64.	I am not an economist. Tourism seems to be going strong. Drawing and keeping families with children seem to make sense. There are plenty of realtors with both short and long-term rentals who are thriving. Are they undermining Lead's community goal?? Normal household shopping for locals would be beneficial.

Total Respondents: 64

Section 8: Final Comments

25. What do you like most about Lead?



1.	The beauty and the people
2.	The hills and trees
3.	Idk
4.	The feeling and the environment
5.	The people who neighbor like neighbors do. They are always willing to help you if you need it.
6.	The closeness of the community.
7.	I have lived here my whole life and growing up here has been amazing. I love the small-town feel, and everything is local.
8.	People support one another. They are welcoming and kind.
9.	People. Small-town mind set. Recreation.
10.	Friendly people
11.	Climate. South Dakota people. Setting - near Black Hills. History
12.	The parks and nature
13.	The natural aspect of it. I love that the town is inside of the hills, not disturbing anything.
14.	I love our community. It is small enough to feel close-knit, but ambitious enough to seek new opportunities.

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15.	I really like the small-town vibe we have. Even though I think we need to expand a bit. We need to do it while still maintaining that vibe.
16.	Lead is beautiful, so many outdoor activities and small-town lifestyle.
17.	Its historical aspects
18.	The people we have here now. The aging old timers in town. The safety.
19.	It is a nice community. I was afraid when I moved here that it would be too small, but I enjoy knowing people at my grocery store. I enjoy waving to others as they pass by.
20.	Its history
21.	I love the access to recreation, the grittiness, and the people in my neighborhood in the Washington area.
22.	The views
23.	Weather
24.	It's Home!
25.	The uniqueness of Lead, the history, and the science future.
26.	The mountain town vibe, the people, and the scenery.
27.	The beautiful environment
28.	It's historical charm, unique shops, only grocery store in the area, and people.
29.	Location
30.	The people. The place. The opportunity to make Lead VASTLY better.
31.	Summers. My amigos.
32.	Small-town-mountain feel and friendliness.
33.	Common Cents
34.	It's uniqueness
35.	Small-town feel
36.	History and Midwestern values.
37.	It's beautiful
38.	The history and the park (skatepark and city park).
39.	The rural feel. Being able to readily access recreation. The generosity of residents in Lead. There is a lot to take in here.
40.	Hometown feel
41.	Small friendly community
42.	Safe
43.	Summer
44.	The Locals
45.	The air. The people. No mosquitoes.
46.	Living

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47.	The diversity and job opportunities.
48.	It's home
49.	Small community atmosphere.
50.	Nothing
51.	It is quiet and people are friendly.
52.	The hometown feel, mostly friendly attitude towards people, the scenic views, recreation on the doorstep. The availability of services and healthcare nearby. The city's services...world class snow removal.
53.	Keep the small-town charm.
54.	The people and the one and only signal light.
55.	Not a lot to like about this place.
56.	The character of the community. All the unique homes. I would just like to see them refurbished.
57.	It is beautiful
58.	Friendly
59.	The Shivers Brewery. Terry Peak. The natural beauty. The rustic charm.
60.	Close community, small-town feel.
61.	It's quiet most of the year. People are friendly.
62.	I love the history and the small-town bond of Lead. I moved my family here so that my kids could grow up somewhere safe and historical.
63.	The quaintness of the community, small classroom sizes, the city's story and history.
64.	Summer
65.	Small community
66.	Manuel Brothers Park, but I stopped taking my kids there due to the "dust" from the conveyor belt.
67.	What it used to be.
68.	Scenic views
69.	The beautiful view and friendly people.
70.	The hills
71.	The quaintness and the history of the city.
72.	The historic buildings, homes, hills, and trees.
73.	Comfortable community with good people.
74.	Small-town feel
75.	Small-town eclectic feel
76.	Friendly people and public safety
77.	Location
78.	The natural beauty.

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79.	Small community
80.	It's a nice small town where you can just be who you are. It's a good place to live and the Black Hills are a beautiful place to live.
81.	It's a small town.
82.	The pure down-home greeting and gratefulness for our fellow citizens to feel wanted to be here.
83.	Safe and quiet.
84.	The people are very friendly, and I like the small-town feel.
85.	Arts Center although the hours of operation are not currently conducive with tourism.
86.	It is growing and very diversified.
87.	I'm a local. I was born and raised here. I moved away once and then I moved back. I just love this area. I love how there's not a whole lot of crime. It's a quiet little town. You do get some of the little hooligans that you know like to go speeding around town. Other than that, it's just home to me. I think it will always be my home.
88.	My church Lead Assembly of God.
89.	Location
90.	It's peaceful.
91.	The friendliness of most everyone. The sense of community, especially among people who grew up here.
92.	I like the people. I love the character of the town. The park is great, and that the Michelson Trail is connected.
93.	Small town, where the mail carrier still walks the neighborhoods delivering mail.
94.	It's home.
95.	Small-town atmosphere
96.	The beauty and history
97.	It is safe and quiet. It is beautiful. Close enough to everything but feels a world away.
98.	The Mickelson Trail
99.	Friendly people
100.	It's quiet and comfortable.
101.	Outdoor recreation and community feel
102.	It's quiet and relatively crime free.
103.	The people
104.	I don't know.
105.	Small-town energy
106.	Homestake Theater
107.	Access to the hills/forest. Use to enjoy the city park but it has become disgusting from the Labs dumping.
108.	Location
109.	I enjoy the feeling of comradery and community in Lead that we all share. I think we're all very lucky to call one of the most beautiful, natural, and pristine areas in the country our home. We all share a mutual goal of protecting this area for generations to come.

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110.	I love many things about Lead: It is safe, the views are amazing, great access to biking, skiing, hiking, the historical perspective, and fascinating work happening at SURF is amazing.
111.	Small-town feel
112.	The people
113.	It's down to earth character
114.	Our rich history
115.	Small town, friendly people, and the beauty of this area.
116.	Its beauty and rich history
117.	I have lived here my whole life and I like the small-town atmosphere.
118.	Everything. It's beauty and people.
119.	The small-town feel and knowing your neighbors.
120.	Our historic value and infrastructure.
121.	The small-town feel and community.
122.	The history, the welcoming attitude, and our natural beauty.
123.	I used to like that it was family-friendly and affordable.
124.	The deer
125.	Clean Air, Clean (good tasting) water, no/low crime, and peace and quiet.
126.	Small-town atmosphere. Safe. Friendly.
127.	The library, free parking, and easy of setting up my business.
128.	The park
129.	It still retains a small-town atmosphere, without making everything historically mandated.
130.	Its people
131.	It's history and small-town feel.
132.	I like the community as a whole. It's quiet and nice to raise kids in.
133.	Small town, nice people, I love how more art is coming in. And knew it would.
134.	Friendly people
135.	Small town. School system. City maintenance department, snow removal is excellent.
136.	The view.
137.	Quiet community
138.	Quality of life.
139.	I love the people and their kindness. I feel safe.
140.	Small-town life, not far from a city.
141.	Small-town feel, beautiful trails, scenery, historical businesses and buildings.

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142.	The street department does a great job of snow removal in winter.
143.	Living here and building a community.
144.	The camaraderie and friendliness of its people.
145.	The people are kind and friendly. Our topography gives a unique charm/character to the town and how its laid out.
146.	I love how friendly the people are and how close nit this town is. It has a ton of character.
147.	The people and the freedom.
148.	That we used to be a Village!
149.	Mountains around, friendly people, outdoor recreation.
150.	The people, the setting, the character of the community and history.
151.	The people
152.	Nice people
153.	People in our community.
154.	The small-town feel of the community.
155.	The entire Black Hills area.
156.	The small-town home feel of it. The slower pace of life. The small businesses on Main Street. Most of all the people!
157.	The people and surroundings
158.	The people and the small-town atmosphere!
159.	Feel safe
160.	The people
161.	Small town
162.	The neighborhood I live in and the friendliness of the community.
163.	Lead is a special town with an incredible history. It has an interesting topography and uniqueness that should be highlighted.
164.	Quiet neighborhoods which are going away.
165.	Nice, quiet town, minimum disruption by residents, visitors, sufficient stores, close proximity to other stores that need to serve larger populations, and good main highways to/from town.
166.	The quirkiness of the town and the history.
167.	Small town, relatively quiet.
168.	Mining history
169.	It's home, nice dog park, access to trails, good trash removal in parks etc., great snow plowing, beautiful scenery, and small-town place.
170.	The environment and small-town living.
171.	It's safe and friendly
172.	The natural beauty
173.	Location is great of all seasons.

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174.	The history: Opera House and the other stories of how this town grew.
175.	Small-town atmosphere
176.	NA
177.	The people and the landscape
178.	Small-town feel
179.	The people and the interesting history. The cool summer nights.
180.	The scenery
181.	The history!!!!
182.	History and culture. Mining towns are typically friendly hard-working people. It is a beautiful town and I feel safe here.
183.	The diversity of residents, as well as the welcoming nature of the community.
184.	It's home!
185.	I love my neighbors (the ones who aren't short-term rental people). I love that we are mostly left alone to live without completely excessive regulation (though less would always be better).
186.	I love the history and the weather in the summer. The people are great too.
187.	The visitor center, the interesting people, Deep Talks, the fireworks, and easy access to the forest.
188.	Uniqueness
189.	Nice people and just a neat place.
190.	Small community with very friendly residents. Feels like a family.
191.	Small-town feel. Community.
192.	Winter activities
193.	Small conservative town.
194.	What I like the most about Lead is its people! Need to attract younger people to want to come and live here, but they need to be able to afford housing and have a good paying job to stay here.
195.	History and new opportunities related to Science (SURF).
196.	The small-town atmosphere
197.	Outdoor recreation
198.	Friendly little town with beauty of mountains all around.
199.	The snow and mountainous feel of the area.
200.	The involved community and truly small-town feel.
201.	Our history, the adorable old miner's houses.
202.	Location. It's home.
203.	Small-town feel and historical importance.
204.	I moved here four years ago for our business and the people have made it a positive experience, as well as the amazing things happening at the HOH and Sanford Lab.

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205.	I used to like the sense of community. Not anymore. I don't know most of neighbors, as they do not even live here.
206.	Was a great place to raise a family. Not so much anymore.
207.	How unique it is. It's not everywhere you can go and see a giant hole in the earth and learn about mining turning to cutting edge science, all within the confines of the same space.
208.	The close proximity to outdoor activities.
209.	I like the small-town atmosphere and love the beauty of the surrounding hills and trails.
210.	Hometown feel
211.	Homestake Opera House, it is magnificent and a jewel of West River!
212.	Geography, beauty, and community feel.
213.	Very friendly community. Like all the outdoor activities available in the area.
214.	Small-town feel
215.	Safe and beautiful area to raise our kids with a great connection to the community it encompasses.
216.	The proximity to outdoor activities.
217.	The culture, location, and activities.
218.	Living in the mountains with a small community.
219.	The natural setting, pace of life, and kind community.
220.	Small-community feel. No traffic.
221.	Hometown feel
222.	It is a community of caring and friendly people that have lived here all their lives or only have lived here for a few years.
223.	Community is very connected.
224.	The history (so many old cottages and homes) and the science. How cool to have Homestake here! And the national underground lab...no one but Lead has that!
225.	The people. The history. The natural beauty and its possibilities. That alone cannot be built with any amount of money. You either have it or you don't.
226.	The people, the landscape, and Main Street.
227.	It's a welcoming little community. We meant to move to Spearfish but came here first and kind of fell in love. I love that everyone has a place, from the mountain men to the world-class scientists.
228.	Unique history and character
229.	Small-town atmosphere. Friendly people.
230.	This is a friendly hospitable town. I like the overall small-town atmosphere. Some growth is needed to be a vibrant place, but thoughtful development, utilizing and capitalizing on existing features, first. Slow, gradual expansion of new development, second.
231.	The unique physical features and the history.
232.	Downtown
233.	The community. We have the best people!
234.	Community support, neighbors helping neighbors, and the beauty of surrounding area.

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235.	I have lived in Lead for 60 some years. I like being able to live in a town where you know a lot of the people.
236.	Unique landscape, all the trees, small town.
237.	I like the science and mining industry in Lead.
238.	Small enough to be safe and be involved; large enough to have some shopping opportunities.
239.	The small-town feel.
240.	I love the small-town feel of Lead. I love how friendly everyone is. Lead has such character and history that make it a wonderful place to live.
241.	Lead's unique terrain. That such a small town has such an amazing history with Homestake and its future with such businesses as Sanford Lab and Dakota Gold!
242.	I like the hometown community feeling and the fact that they do have a lot to offer with different community-based groups.
243.	No gambling
244.	The people and the fact it is a smaller community.
245.	Sense of community. Unique terrain and aesthetic appeal.
246.	Location
247.	That Lead is on the right path. The business and growth are improving.
248.	I like the people that I meet when I'm in Lead. Close second is the geography of the area.
249.	It's home.
250.	The inclusive community and the outdoor recreation options.
251.	Relaxed atmosphere. Lived there for a few years, VERY impressed with the city snow removal crews.
252.	The trees.
253.	The natural beauty that surrounds it.
254.	The area is beautiful. The people are nice. The Mickelson Trail is nice. Terry peak is nice, but a little expensive.
255.	I like the small-town feel. I like it that if you care, you can easily become involved in our community. I like living in a place with so much natural beauty.
256.	I was raised there along with my parents, kids, and grandkids.
257.	I love the small-town feel. Ability to walk.
258.	That it is not a big town! It's beautiful, smells nice, and is safe and friendly.
259.	Small town and outdoor activities.
260.	I LOVE the small-town-mountain environment. Original Lead people are hardworking, resourceful, and hearty. There is a pride we have when we say we are from Lead. People from other towns respect that and us.

Total Respondents: 260

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	see a real farmers' market happen during the summer season. It would help keep money in the community and keep them from having to go to the Spearfish farmers' market every week.
14.	Places to eat.
15.	We need to encourage a stronger sense of community. More community events: paint the town, community cleanup projects (rehab), community potlucks, advertising sports events
16.	Retaining walls. So many local residents cannot afford even the great deal the City has made, where they cover the labor while the residents cover the materials. If you are working locally and are a part of the community, it would be nice to feel that support. Improved snow and trash removal on hard-to-reach streets. More activities for children.
17.	Affordable housing
18.	Cleaning up abandoned buildings and houses.
19.	More places for teens so they don't mess with people.
20.	More entertainment. Everyone has already done all there is to do in Lead.
21.	Improve on what is unique for Lead.
22.	Clean up the dumpy places around town. It looks awful and gives a bad impression to anyone looking to move here. Take some pride in the city residences.
23.	Transportation in between Lead and Deadwood for local residents and tourists.
24.	Affordable housing. Restrictions on short-term rentals.
25.	Develop empty lots on Main Street.
26.	Update downtown! More shopping opportunities!
27.	All that you've been hinting at: improved opportunities for single & multi-family housing, focusing in on childcare providing, assisted-living, improved rec opportunities, and improved mobility infrastructure (trails, bike lanes, public transit trolley, crosswalks, walkability of town).
28.	Business, tourism, and residential growth.
29.	Again, better parking for businesses on Main Street. If we had another parking garage too, where we would be able to browse the shops on Main Street that would be great especially during tourist season. Most of the time I get so stressed out about trying to find a place that I just avoid Main Street most days.
30.	Tear down some of the condemned houses.
31.	Street work and increased parking options.
32.	Fix the roads and do it correctly the first time, so it doesn't need to be redone a few years later (aka Mill Street). Then other streets in need of repair can be fixed sooner rather than never.
33.	Cleaning up of properties, both commercial and residential.
34.	Affordable housing
35.	More parking
36.	Aesthetics are a big issue. We have a mixed bag. The flowers in the summer are awesome. There is some effort to improve houses in the area, but supply chain issues interfere with fast progress. I think the community relies too much on the Opera House as a big draw to the area and should focus more on

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	access to recreation. With that, supervision of how the forest and full-time residents are treated by occasional visitors before it is an issue would be nice. There is a lack of respect coming from that sector that is unacceptable and locals suffer the consequence of bad behavior by visitors.
37.	More businesses.
38.	Just help keep the businesses alive. Some of the houses really need work. If there was a program to help people update their house so it doesn't look like a junky town would be great.
39.	Clean up neighborhoods. Clean up junk cars. Old falling down buildings remove.
40.	Improved streets and infrastructure.
41.	Taking care of the locals and not outsiders first.
42.	Make the store owners clear the snow off their walks when possible.
43.	McDonald's
44.	McDonald's or other fast-food restaurants at easy access for students.
45.	Making our town a destination place. While loosening the strangle hold the aforementioned person has on our business district.
46.	Clean up all of the dead storage vehicles.
47.	Better paying jobs and affordable long-term housing.
48.	Public transportation. Enforcement on run down properties.
49.	City plaza where the current library is. If/when the city plaza that is planned for the current library/mining museum is relocated, it will be a boon for downtown. Pushing the library back overlooking the plaza, developing the Julius section. This will drive a downtown movement for improvement and commercial interest. More walking paths/stairwells/trails that lead to downtown and to the trails that skirt outside of town. This is all connected through paths, parking, and other modes of transportation.
50.	Faster snow removal
51.	The downtown proposal attached to Mining Museum.
52.	More rentals.
53.	Quality public transportation. Make it safe to bike and walk.
54.	Better communication from city officials. Enforce city codes.
55.	I've lived here for 20 years. Not sure it needs improvement.
56.	Less short-term rentals, fixing structures/roads up, helping long-term residents.
57.	We are becoming a rundown community. No community pride, run down homes, sidewalks and streets
58.	Improved roads
59.	Quit bending over for the Lab.
60.	Retail stores
61.	Less rentals.
62.	Housing, roads, school.
63.	Streets and affordable housing.
64.	A fast-food joint like McDonald's, Arby's, or Burger King. A Walmart would be nice.

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65.	Better colors for the Lead signs.
66.	A mayor that actually cares about the community and not just the Lab and the mine.
67.	Attracting new businesses and industries.
68.	Repair of roads and added sidewalks.
69.	Affordable housing, more long-term rental properties, bring back skating rink, and encourage businesses to come to Lead.
70.	Help residents with home maintenance. It's extremely difficult to get contractors out here AND when I do, they are expensive!
71.	Something to get the tourists to come up to and stop in Lead. How about a zip line across the open cut.
72.	Restaurants open in the afternoons during the week.
73.	Get rid of the present city council and police department. Hire a new police chief that believes in training and positive interaction with the public.
74.	Find companies that have the financial ability to build and grow. We are a mom-and-pop town that needs to attract larger corporations. We don't need more grocery, clothing, or hardware stores until we have more job opportunities with livable wages. What incentives do we have to encourage new opportunities. Thank goodness for the Lab and these new small businesses that have opened on Main Street. Now it is time to encourage larger businesses to come to Lead and housing to accommodate the growth. Once we have that we will have the need for more local retail to support the growth.
75.	Steady improvement is important.
76.	Clean it up!
77.	Citywide clean-ups, greener grass, much less filth, nicely painted homes. Opportunities for graduates to stay, live, and work in their own cities.
78.	Parking on Main St.
79.	The roads could be maintained better (potholes) and fresh paint for markings.
80.	Investing in making the Main Street area attractive. Lead needs restaurants, a movie theatre, cleaners. Another grocery store, antique stores, fabric store, quilt store. What was here during its heyday? Reproduce it!
81.	Clean up older neighborhoods.
82.	I personally would like to see more parks and recreation. Not necessarily a park but something like Rushmore Cave. They've got that outdoor adventure park thing that you can climb. You can zipline and do stuff like that. Lead has such big opportunity to have little places like that or even to integrate something like that in town.
83.	Encouraging more social experiences besides bars and religion.
84.	Improved parking. Restore or tear down dilapidated houses.
85.	Filling up empty buildings downtown and having better signage to help identify the type of businesses as one is driving through. It also needs some beautifying.
86.	Get rid of all the ugly murals downtown and replace them with new themes.
87.	More homes for locals with better pricing.
88.	In my opinion, 20%-40% of Lead's streets need some or total repair. That money being allocated for Manuel Park's upgrade would fix a lot of streets.
89.	More restaurants and year-round attractions downtown.
90.	It would be nice to be able to buy affordable groceries in town. The prices are outrageous. Competition would solve this.
91.	Prohibit UTV's on Main Street.

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92.	Better paying jobs.
93.	Cut off more vacation rentals.
94.	More one bedroom housing and studios for year-round jobs.
95.	Vacation homes that allow their clients to park in a long-term resident's spot.
96.	More restaurant options.
97.	Better snow removal. It's been awful the past couple of years! Used to be the best in the state!!
98.	Better parking. More businesses.
99.	Improve the businesses and buildings along Main Street.
100.	City officials being held accountable and actually listen to concerned citizens. Starting from the mayor down. City police should hire qualified candidates, police should be proactive against the drug issues that are in our town.
101.	Getting sewers and all pipes replaced.
102.	More restaurants would be nice to have!
103.	Put some effort into cleaning up the Main Street and neighborhoods.
104.	Clean up the town, make use of existing buildings, street repair, no more Airbnbs.
105.	Taking the dirt out of the air at the park.
106.	Better street maintenance. Friendlier city hall and police staff. Moratorium on short-term rentals.
107.	Better parking and improved housing.
108.	We need young adults serving on the city commission, as well as in the mayor's office.
109.	Improving the streets.
110.	A more inviting Main Street. It looks cramped and dirty. Cleaner store fronts.
111.	Fixing streets
112.	Greenhouses to help the community with fresh foods.
113.	Clean up town and fix streets.
114.	Restoration of existing homes, not half <i>*profanity redacted</i> repairs actual restoration.
115.	More restaurants, better roads, more grocery options.
116.	Better parking.
117.	Limiting vacation rentals to commercial districts only. Attracting families to move here to maintain our schools. Improve infrastructure. Improve the downtown corridor.
118.	Fix the side street roads. Getting rid of all those ugly garages. Looks like a ghetto.
119.	Street quality, affordable housing, community events.
120.	Additional events and attractions to bring money into the town. Outdoor activities for adults in the summer and winter. Activities for kids are good too.
121.	Housing
122.	Clean it up and more to do for the locals.
123.	Again, things such as an RV park. RV sales have hit all-time highs the last few years and nothing is being done here to bring these visitors in.

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124.	Leverage its assets to attract tourism.
125.	More variety of retail (small grocers, clothing stores, etc.). I love the new bakery and deli!!
126.	I think that updating parking in town would be huge. Just getting around in some areas with cars being congested is tough. Winter is tough as well as you have to be worried about running into vehicles parked weird. They make it hard to make certain turns as well at intersections since they crowd them.
127.	Enforce no feeding of the deer and eliminate MANY! They are aggressive and charge our pets.
128.	Fix the streets.
129.	Limiting neighborhood vacation rentals. Build the new museum with the library addition.
130.	Streets, summer activities, and affordable housing.
131.	Vibrant downtown and more attractions.
132.	Progressive thinking or outside-of-the-box thinkers for long-range planning.
133.	Fix the darn potholes on surface streets.
134.	More kids
135.	A more artistic downtown. See other communities for guidance, like Stillwater MN.
136.	Street repair and assistance for houses in need of repair (overall beautification of neighborhoods).
137.	More community services with children and improving public transportation.
138.	Affordable workforce housing. Finish the restoration of the Opera House so it can grow. Offer more entertainment and educational opportunities for locals and visitors alike. When restored and fully operational it would draw visitors to the community during the tourist season, bringing additional benefits to existing businesses.
139.	Fill in the "missing teeth" of Main Street. Focus on making the city as walkable year-round as possible.
140.	Assisting people more with building new homes (single & multi-family), improving our infrastructure, and creating more events year-round to keep the town spirit alive and attract more people!
141.	Work together!
142.	Administration
143.	Improve town appeal and repair roads.
144.	Allowing more business growth and tourist opportunities.
145.	New business, restaurants!
146.	See my earlier comments
147.	Affordable/available housing
148.	A public trolley to Deadwood for workers and locals. Parking is a huge issue in Lead and Deadwood.
149.	Street repair. Encouraging business.
150.	Year-round housing options, more shopping on Main Street, and snow removal earlier in the day.
151.	More parking and affordable housing.
152.	More parking areas
153.	Improving the looks of some of the neighborhood houses and streets.

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154.	Work with homeowners to upgrade current housing stock. Neighborhood housing was a strong force at one time, but they seem to have put their emphasis elsewhere.
155.	Aesthetics
156.	Upgrade Mountain Top Field to accommodate baseball/softball, bringing in tournaments to Lead & Deadwood with attendant visitors.
157.	Parking, reducing the number of temp rentals so locals can afford to live in lead.
158.	Cleaning up the downtown business district around the bank, the old union hall, dilapidated buildings, vacant lots.
159.	Younger people be involved for community impact, instead of self-promoting.
160.	More parking
161.	More accessible parking and safer walking (e.g., clearing ice!)
162.	Better snow removal on side streets. More local jobs.
163.	Enhance non-motorized winter recreation, not just motorized.
164.	Supporting the local folks and the history of Lead from those that are new to the area.
165.	Clean up town. Programs for homeowners to improve property appearance.
166.	Places to eat
167.	Investment in cultural assets and consumer-focused businesses to grow the downtown core area. This can attract businesses, locals, and tourists.
168.	Bringing larger businesses to the town for more tax revenue and employment opportunities, along with affordable housing.
169.	Younger people becoming involved.
170.	Activities and attractions. Restaurants.
171.	We need a police department that operates and patrols on 24/7 schedule.
172.	Affordable housing options. I really miss the Alco. Ace Hardware has some of the items, but Alco had everything. A nice restaurant would also be nice.
173.	There is a huge economic gap that creates a lot of tension and strain on young families and those who live in the area year-round.
174.	An overall clean-up, especially for the first impression look. More shops or job opportunities. In a survey.
175.	Snow removal and street clean-up. Care for actual residents.
176.	Slow down the short-term rentals. It would help with some of the housing and neighborhood issues.
177.	A lot of the old homes need people fixing them up.
178.	Better streets that go both ways, cleaning up things; it looks like 3rd world country.
179.	More places to eat
180.	More choices of housing for full-time residents. Continued cleanup and maintenance of some of the areas with houses in disrepair.
181.	Parking. Tough one!
182.	More attention to the meth problem.
183.	Need to create jobs/businesses that pay well and create interest for young people to want to stay.
184.	Fix up and support residence to get the junk cleaned up.
185.	Somehow make it affordable for more people to reside in Lead.

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186.	Job opportunities
187.	More places to go for a quick meal out and better streets.
188.	More focus on local children and children's events.
189.	A Main Street with fewer unoccupied/run down properties.
190.	Restore and cherish our amazing history instead of having our heads in shame over our amazing little town!
191.	Business corridor needs improvement.
192.	Perhaps incentives to repair existing houses/buildings so it is not as run-down looking.
193.	We need more options for dining, shopping, community education classes and events, and more community events.
194.	Focus on the downtown corridor.
195.	Better streets, utilizing existing buildings, enforcing codes that are being broken daily.
196.	New buildings on Main Street. Business on the main floors and housing up top (or bottom). Improve the visuals coming into Lead from the East (from Pluma) and up to the turnoff to the Washington District. That area feels "forgotten". Something for the locals such as restaurants, shopping (not a Dollar General etc., actual retail) etc. Not all of it needs to be geared for visitors either. Visitors can enjoy our town and those things too. We just need to have them first.
197.	More family-oriented places. (e.g.: bowling alley, arcade, indoor pool, movie theater)
198.	A lot of the streets need repaired.
199.	Streets and infrastructure
200.	Upgrade City Hall's meeting space. Something bright.
201.	The city administration being more open to new people and ideas.
202.	Interconnecting bike paths, Main Street parking, an indoor rec center.
203.	Less Airbnbs
204.	Gym with organized workout classes, an adventure shop (renting equipment/doing tours), nice eateries, community events, better website of events things to do.
205.	Upkeep of roads and infrastructure. Summer and winter programs for all areas.
206.	Burying a few power lines when possible.
207.	I think that we need a targeted effort to reframe people joining our community. I have heard consistently since moving here variations of "We kind of don't really want you (outsiders) here." This has come in the form of "you can move here, but don't bring your (fill-in-the-blank-state/region) politics!" or "we don't want any more people moving here" or "they'll see when winter comes...then all the people who moved here from out of state will go back where they came from." I think this is a legitimate fear of locals that too much change through more congestion, traffic, tourists etc. moving to the area. This is a fair perspective, but even if these things are just cultural and said in jest, they make people feel unwelcome and perpetuate a view of ourselves as a friendly but insular community that really doesn't want anyone else to come here. Especially, if they don't fit our (politics/religion/way of life/opinions, etc.). A systematic and intentional effort to simply support people moving to the area by introducing them to our community, culture, and events would go a long way. Letting people know that we value their diversity and the fact that they trusted *us* with their future and livelihood by moving to our community would be impactful. Plus, it would turn "them" (outsiders moving in) into "us" and would help them see ways they can contribute to and be a part of our community.

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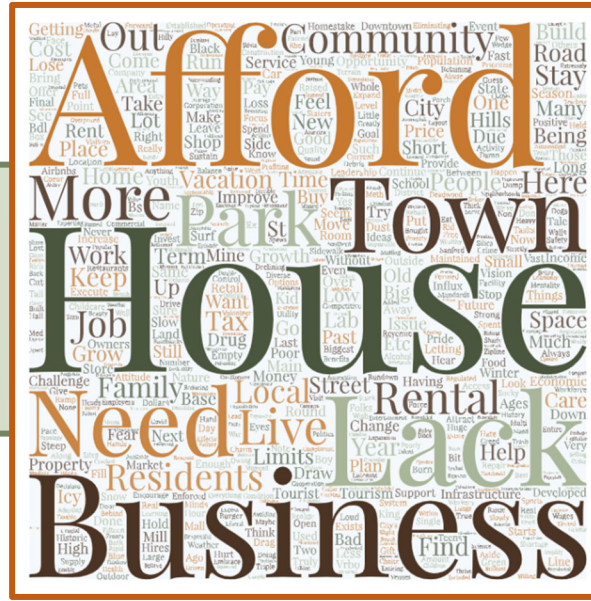
208.	We need more restaurants and retail. It would be great to also have a farmers' market.
209.	Get rid of the short-term rentals.
210.	Affordable housing and childcare.
211.	A fully functional opera house, a mining museum, and local business that can stay open year-round.
212.	Uniformity of sidewalks on Main Street. General repair and upkeep of downtown shops, full or vacant.
213.	Capitalizing on its recreational opportunities. The City has the money and ability to actually follow through on some decent-sized multi-family housing projects if they would so choose to either do it themselves or incentivize someone to come in and put up the capital to do the project. Make a plan and follow-through. Work with your large employers to see how to improve the community. What is their willingness to step up and help to achieve that shared vision? Dakota Gold, SDS&TA, Coeur Wharf. Time to start lobbying the State. There's no gameplan whatsoever in that effort. How do we formulate one? What is both short-term and long-term education? Ask the State to better position Lead?
214.	More fun shops, coffee places and restaurants on Main street.
215.	Using our creativity and power in numbers to be innovative. We are quirky. A town of awesome people. If we had a means to bring us together, I feel like we could do some pretty incredible things.
216.	Unique businesses
217.	Cleanup and improvement of existing properties. Regulation of rental properties including vacation rentals. Removal of dead storage around town.
218.	Develop the area across from the old Kings Grocery. Move the Mining Museum over there. Create more parking.
219.	Getting rid of the business in the purple church. It's an eyesore of a business. Does not fit. Could use a simple restaurant to get a burger.
220.	Clean up rundown buildings, create more opportunities for children, add restaurants, require landlords to provide safe quality properties without price gouging.
221.	There are areas of Lead that look like a slum. Enforce ordinances. Clean up the town.
222.	We once had a senior center. It would be nice to have a place where we could meet.
223.	Repair sidewalks and retaining walks.
224.	Revitalizing downtown with commercial businesses.
225.	The City taking pride in its own properties, causing others to follow suit. Downtown redevelopment can be a big help.
226.	Affordable housing for the workforce would be great.
227.	As a community we need to improve the aesthetic of Lead. The sidewalks should be cleared of litter, the houses should be repaired, businesses should have proper fronts to attract people inside.
228.	More people need to take pride in their homes. The City has a street plan to continue to improve streets, just wish we could fix them all. The new proposed Mining Museum could be huge for Lead.
229.	Better leadership, stop the nepotism and good ol' boys club. Everyone that runs the chamber and city are all in one clique. We need to listen to everyone.
230.	Local government in Lead needs to be changed.
231.	Encourage care and improvement of existing structures. A robust downtown business district.
232.	Streets and housing.
233.	Utilization of the unique characteristics of the town. Events that used to be big need to be big again. The 4th of July is a great example.
234.	Southern exposure homes.

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235.	Options for food and services in town.
236.	A higher level of professionalism. I can't believe how many times I am disappointed by the level of service in Lead. The response I get from others in the community is, "Well, that's just Lead."
237.	Housing, childcare, family activity.
238.	Clean up our town so it matches the natural beauty around us.
239.	Miss the bowling alley, swimming pool, billiard hall, movie theatre, the taste freeze, outdoor movies, and baseball park. Family things like I mentioned.
240.	Better streets. Clean up houses. Make kids feel safe in certain areas of town. Kid's activities.
241.	Businesses where locals can shop so we don't have to go to Spearfish or Rapid City.
242.	Better shopping for locals.
243.	Focus on keeping Lead whole as a community. Use unused spaces. Do not level natural spaces to build structures. Shops for affordable necessities would be great. Focus on Lead's mining and ethnic history.... it is so rich!

Total Respondents: 243

27. What is the biggest challenge facing Lead?



1.	Housing and streets.
2.	Reducing vacation rentals. So many people had to leave the area when owners started raising the rent on low-income housing.
3.	The new growth of population with how small our town is.
4.	Idk
5.	The roads, parking, and where to live.
6.	No shopping. People should not have to drive to buy things. Maybe fast-food restaurants such as McDonald's or Burger King.
7.	Finding houses to rent. Mill Street construction.
8.	The Mill Street construction.
9.	Housing.
10.	Winter.
11.	Lack of housing, poorly maintained streets, and the 🌪️ Dust. 🌪️
12.	Parking, Parking, Parking. I know it's next to impossible to find the space, but we can if we put our minds to it, this would also greatly improve tourism.
13.	Economy, increasing tourism, businesses, and providing housing.
14.	Keeping jobs and businesses.
15.	An aging population. Lack of places to stay for people to work in this community. Housing has outpaced wages. Extend lead services and annexation.

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16.	Prioritizing local residents year-round while also supporting tourism (which benefits the whole community economically). Not letting everything be bought by outside corporations or residents of other states. Not pricing out families.
17.	Affordable housing.
18.	Living in the past and adapting to a future without Homestake. We need street repairs, and the town feels "rundown" with all of the cracked retaining walls and debris downtown.
19.	Small area slowly getting more people.
20.	Loss of teachers.
21.	The hills naturally make everything a challenge for development. The weather doesn't help.
22.	Be competitive with other growing Black Hills Communities.
23.	Parking, drugs, crime, lack of entertainment for teens, transportation in and between Lead and Deadwood.
24.	No retail.
25.	Keeping money spent in Lead.
26.	The people. "Can't do" attitude. Lack of a plan and leadership to execute it. If a plan is formed, more than just one or two people working to execute it. I would say the money to execute but that's less of an issue with Lead at the moment. I would still point out the vast amount of dollars it will take to accomplish these tasks.
27.	Location and desirability.
28.	Growing the housing without losing the small-town charm.
29.	Lack of residents. Lack of community pride. Lack of businesses.
30.	Money
31.	Staffing shortages
32.	BDL Corporation not utilizing the Mall facility.
33.	Vacation rentals
34.	People staying. If I was a kid graduating, I would run away from here for fear of working a low-pay job and never owing much of anything.
35.	No room for expansion.
36.	When we do get to have a big event, the parking is terrible. Getting tourists to come and spend money in Lead.
37.	Need affordable housing but restricting vacation and short-term rentals would hurt the tourism future of our town.
38.	Parking
39.	Affordable housing
40.	High taxes, limited number of residents. Sucky roads in the winter.
41.	Hills
42.	Road work, tourists, and outdoor opportunities.
43.	Fear of change and the seeming unwillingness to hold everyone to the same standards. Some people find roadblocks when they try to improve our business district. Others find the good old boy system, at times still exists in Lead.

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44.	At this point, the affordable housing issue. Limitations on where Airbnbs can be. Who wants people who are on vacation drinking and being loud next to them when they have to work the next day.
45.	No affordable housing and health care.
46.	Lack of space for continued growth.
47.	Housing affordability. Lack of affordable housing. Declining school population. Lack of commercial draw aside from mining and the Lab.
48.	Overpriced housing for vacationers and the wealthy.
49.	VRBO's and them not being regulated.
50.	Slow moving. Get behind things. Encourage. Zipline huge attraction.
51.	If you don't have the right last name in this town then you do not have the same access to sports, jobs, and the like. It's like an episode of the handmaid tale most of the time. I was born and raised here. Me and my family do not matter in the eyes of most administration because I don't have a popular last name.
52.	Drugs
53.	Housing
54.	Avoiding rampant growth. Sustainable growth should be the goal. Dump competition and greed, for community and cooperation.
55.	Short-term rentals and criminal activity.
56.	Enticing long-term residents to stay and care for their homes.
57.	Selling out our children and not having anything for them to do.
58.	Affordable housing for locals.
59.	Jobs and housing
60.	The icy snow roads.
61.	More like the Southern Hills towns.
62.	The city government.
63.	Run-down houses and buildings that need to be remodeled/refurbished and used.
64.	Not much room to expand and limited tax base.
65.	Influx of new property owners.
66.	Eliminating the final remnants of the Homestake dependence mentality.
67.	Empty downtown business district buildings.
68.	Perception of Lead from other surrounding communities. I work here and live outside of Lead, but I hear it a lot. Continuing to focus on natural beauty, outdoor activities, SURF, Coeur, and the small business owners working together will help to build a more positive reputation. SURF is the deepest underground research facility in America and it's in Lead! This is the biggest opportunity to amplify the brilliant science being done in Lead and a missed opportunity if not highlighted.
69.	City politics
70.	Outside the Lab and mining there are no jobs that pay a living wage. Fifteen dollars an hour is about the same as \$9-\$10 was 3 years ago. Housing for the average working family is way out of reach. We have no expectations for acceptable living conditions and safety standards. Seasonal help is being placed

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	15 in 1 house and charged \$600 a month. These were homes for local Lead families. Who is profiting off that? Not the seasonal hires. If the city wants to capitalize on the historic past of Lead, there needs to be grants to help restore these buildings and it needs to be only the truly historic.
71.	Vacation rentals need to be strictly regulated in our town. If it continues to go on without any limits this town will be ruined, and we will continue to lose population.
72.	We need to improve lots of infrastructure.
73.	Clean up the entire town. Lack of pride needs to be rebuilt. We need more businesses, and retail stores. Community cooperation.
74.	Lack of parking on Main St.
75.	Retail stores (clothes, food, etc.) with adequate parking.
76.	Old ideas. Not wanting to spend money. Thinking the mine should supply everything. Lead could be so much more, but it will cost money.
77.	Having the housing that people want when they have a choice to move to town.
78.	I keep hearing people say housing that they can't afford housing. I guess houses are just too expensive and people can't pay the prices to live here. Other than that, just how there's really nothing much to offer for Lead.
79.	Housing, drug and alcohol abuse, parking, poverty!!!
80.	Keeping residents from leaving.
81.	Limited room for expansion.
82.	Squeezed space downtown. Empty buildings. Many homes are in poor repair.
83.	Trying to stay current and financially sound.
84.	Housing
85.	Curbing short-term rentals
86.	Finding the balance between the past and future.
87.	Natural limits to growth, environmental degradation, heavy metal poisoning, alcohol, and drug addictions among the population.
88.	Housing
89.	No affordable housing.
90.	Not enough housing for single people.
91.	Terrain. Could also be an opportunity.
92.	Getting and retaining new business.
93.	That damn ramp that spews that silica or whatever it is all the way to West Main. It is thick on my porch and most likely in my lungs.
94.	Its topology for building.
95.	Lack of housing, childcare, and good jobs.
96.	Housing
97.	Transparency and accountability can't be an afterthought. Making sure that we hold companies doing business in this area accountable for their actions is hands down the biggest challenge to this town's continued growth. Making sure that our elected officials are not being influenced by these companies and maintaining the upmost integrity in policymaking decisions is crucial to any functioning community.
98.	Extremely unpleasant to new residents.

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99.	Remaining relevant as the areas outside of Lead continue to grow.
100.	Airbnbs taking over the town. No homes available or affordable for families. Meth heads everywhere.
101.	Housing and included with that is controlling B&Bs.
102.	Not listening to the residents' concerns.
103.	The hilly nature and layout of the town. I live on the shady side in the winter and the steep streets are sometimes extremely icy.
104.	These mindsets: Well, we've always done it this way. Lead has always been a run-down little mining town. It's never going to change. People from California and Colorado are taking over the community and bringing their liberal ideas with them. (Note: Unfortunately, I truly believe the city's leadership has been responsible for much of this nonsense.)
105.	Limited on space to grow/housing. Limited business opportunity and employment.
106.	Outrageous rent
107.	Dogs running free, people not picking up after their pets! Letting the delicate on sidewalks.
108.	Property taxes
109.	Employment, Sanford should have hired more locally instead of outsourcing so many positions.
110.	Out of towners
111.	Lack of events held to bring people to Lead.
112.	Infrastructure. Lack of long-term goals from leadership. Short-term tax revenue is good, but long-term vacation rentals in neighborhoods are a BAD plan.
113.	Airbnbs
114.	No quality/affordable housing within city limits. Lack of tax revenue other than property taxes.
115.	Affordable Housing. Way too many people have "flipped" houses then double or triple the price marketing them as vacation rentals/homes.
116.	Youth activities and involvement.
117.	There is still a lot of local sentiment that has the "company" town mentality. We seriously need diversity in business.
118.	Fear of change. Too many people don't want to see Lead grow or wish the mines would come back. Too many people are complacent and few volunteer for things in Lead. The volunteers tend to be the same people. It needs to get more people willing to invest their time and talent to make Lead grow.
119.	Right now, it is very seasonally focused on tourism, which makes it difficult for business to stay profitable year-round. Encouraging year-round industries to base out of Lead can bring more of a year-round base to retailers and help decrease the seasonal effects on them.
120.	I think parking is one of the biggest challenges. Even if more housing was added to Lead where would more people park? It's already congested on a lot of the roads and there are not enough places for people to park. Some residents have more cars parked on the streets than licensed drivers in the home.
121.	Growth and where to do it. Housing for the workforce.
122.	Housing and job opportunities.
123.	Parking and affordable housing.
124.	Multi-family housing and parking.
125.	Progressive thinking or outside-of-the-box thinkers for long-range planning.
126.	VRBO's. Regulations need to be enforced!
127.	Limited workforce. Too many vacation homes.

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128.	Too many vacation rentals. Not enough locals to fill service jobs. Little to draw visitors.
129.	Too much nonresident housing.
130.	Lack of vision and cost.
131.	Rapidly rising property valuations. Vacation rental properties are eliminating affordable housing options for those who live in Lead. Winter. Any future must consider the weather and providing services, entertainment, and support to remediate our longest season.
132.	Following the typical car-oriented suburban development model. Letting any development, even bad/poor development, happen just to get any amount of housing or economic improvement. This town deserves better and is in a position to demand it.
133.	People who hate change.
134.	Arguments to stay in the past and not change. Need to focus on what is working and stop funding and supporting what does not. Prioritize.
135.	Town hall positions that should be reevaluated. When performance starts just buying time before retirement.
136.	Empty store fronts. Dilapidated houses and roads.
137.	Expanding our tourism base, gift shops, restaurants, venues. Give the tourists a reason to shop and stay. Zip line over the open cut!
138.	Focus on priorities
139.	No work force here to serve the tourists we're attracting.
140.	Keeping the small-town feel of the community, as the same time the town is growing.
141.	Overpriced housing and lack of houses for entry level job workers.
142.	The state of infrastructure and ordinance enforcement is not happening. Lots of overlooked buildings and home issues, property trash, and condition.
143.	Rapid growth without adequate housing/childcare options.
144.	Taxes
145.	More parking and affordable housing.
146.	Parking areas
147.	Vacation rentals seem to be taking over the town. We are losing our small-town feel and our neighborhoods are losing their residents.
148.	High cost of housing, getting displaced by out of staters.
149.	Staying away from all the "noise" that is disrupting schools, libraries, meetings throughout the rest of the country.
150.	Improving infrastructure
151.	Quality and affordable housing.
152.	Limitations due to terrain and property lines.
153.	Loss of any of the businesses currently operating here due to non-support. NO after-school programs or educational opportunities that service all ages demographics. Youth don't have homes that are good always, community needs to help the youth, but not enable the youth, in bad behavior etc.
154.	More parking
155.	Allowing nonresidents to buy up property at exorbitant prices and offering them as vacation homes, thereby increasing exponentially the taxable value to homes and pricing out year-round residents.
156.	Lead needs to draw in the Deadwood tourists with more shopping options, especially on Main Street. A scheduled trolley would help!
157.	Utility services

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158.	Affordable housing for locals. The influx of people into the town and Black Hills as a whole is creating issues for those from here being able to stay. Those that have been here for years are being driven out.
159.	Housing for the full-time residents.
160.	Places to grow.
161.	Lack of commercial real-estate. Lack of business opportunities. The very slow pace that all of this progresses. Yes, I'm talking about you!
162.	Keeping businesses open and operating. Housing.
163.	Lack of community pride. Lack of community vision.
164.	Space
165.	Housing, Housing, Housing....
166.	Ability to sustain good paying jobs. Jobs where hard working people can afford to live here.
167.	Growth without room to support it.
168.	Overpopulation
169.	Having the community embrace growth.
170.	Our bedroom community mentality. The local flavor and history being lost to the Lab and the refugees from other states flooding in and not learning the history. Our kids having to leave to make a living and find housing.
171.	Competition from surrounding communities. People don't want to live here in the winter with all of the snow and steep roads.
172.	People stuck in the past, can't move forward. Folks don't seem to realize Homestake isn't here anymore.
173.	Infrastructure issues
174.	Business
175.	Having a workforce to supply needs for local businesses/employers and places for those folks to live.
176.	Maintaining forward momentum.
177.	Out of staters pricing locals out.
178.	Influx of rich people moving in causing the cost of living to increase for the local blue-collar workers.
179.	Space for housing and more roads.
180.	1. The look of deterioration. 2. Parking on Main Street. It should be on both sides and get rid of the tall sidewalk on the north side. 3. Mining Museum relocation and promotion.
181.	Vacation rentals
182.	Jobs & housing
183.	Aging population
184.	Streets and decaying buildings.
185.	Not much excess space.
186.	Affordable housing. Getting people to invest in improving the large number of run-down properties. The general disrepair/blight that keeps Lead looking like the low-rent district of the Black Hills.
187.	Fear of failure. Poor and uninformed leadership.

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188.	Admin
189.	No jobs except for tourism, gaming, SDSTA Lab. Need a bigger draw for people to come here rather than spillover from Deadwood.
190.	We need affordable housing for working families so local businesses can find/keep employees, in order to thrive as a community that is a tourist location.
191.	Vacation rentals/renters
192.	Not enforcing codes, disrepair of buildings and sites that are an eyesore.
193.	Space. Yes, we are unique but with that comes challenges. Challenges complicated by the way Lead is built into the hillsides and gullies. There are limitations when it comes to building/renovating etc., that need to be eased. We aren't sure how really. You only have the space you have, what you do with it is the challenge.
194.	The declining population due to lack of some services that Lead used to provide.
195.	Affordable housing. Single-family homes that are not rented out as Airbnbs or for tourists.
196.	Affordable housing
197.	The resistance to change and growth.
198.	Streets are too narrow. Tall buildings block the sunlight along Main St., and none have any green space. Need a med-large open green area that is inviting.
199.	Growing up, the coming changes that face us all the time, embracing those changes. Finalizing our adjustment from company town to one that can stand on its own two feet, without expecting any one organization or entity to provide and care for us and our businesses and organizations.
200.	Quality affordable housing
201.	Affordable housing
202.	Bringing businesses and jobs to town to keep residents employed and bringing income into the community.
203.	Space in city limits and lay of the land.
204.	Staying diverse. Building a strong school system.
205.	Immediately, I would say economic development and infrastructure. Specifically parking downtown and affordable residential and commercial space.
206.	Not having enough places to eat and the housing market being nonexistent.
207.	Limited opportunities for young people along with the increased rental and housing costs (due to short-term rentals taking over). Lead is losing its future every time a young couple moves away due to a shortage of jobs and the high cost of housing.
208.	Land locked
209.	Economic development for business, tourism, low-income housing becoming "slums".
210.	Housing for all income levels. Drugs. More families living in town. Less short-term rentals (i.e., RBO, weekly rentals, etc.)
211.	Its topography. Cost of improvement(s). True vision and leadership to execute vision. Getting out of their own way to realize their potential. Housing.
212.	I see some unhappy business owners (ex: Lewie's, Roundhouse Liquors) having issues with tourists who are disrespectful of their establishments, which can drag attitudes down. Who are we encouraging to visit Lead? What message are we sending out? Is it, "Come here because we want your money!" Or is it, "We have a great place to offer! Come share it with us! And be respectful." I feel like we need to be perhaps a bit more intentional about how we market. We are getting so many people looking to "get away" after COVID. How do we let people know they are moving into a wonderful place, and to help be a part of that rather than a drag?
213.	People's resistance to improve and their unwillingness to think big.

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214.	Improving and maintaining infrastructure. Encouraging development of cohesive neighborhoods.
215.	Housing
216.	Affordable housing. Something to draw in families that stay. Not letting Sanford control the city.
217.	Old rundown properties. The challenge of getting new businesses established and learning how to market these to get people in the door.
218.	Leadership
219.	To many people renting out their property and not living in the area.
220.	Families finding a place to live and work in our community.
221.	The lack of businesses that attract and keep local customers.
222.	Too many complacent residents. Don't care. Don't do. Discourage others in their efforts. City and businesses not always wanting to do their best but just get by.
223.	Finding a balance between appeasing visitors and year-round residents.
224.	Lead is facing a housing challenge right now. We need more houses for families. Lead needs to be prepared for the big things that are happening in town such as Caterpillar Minestar, Sandford Lab, and Fermi Lab.
225.	Keeping young families in Lead. Keeping existing businesses strong and recruiting new business.
226.	I feel one of the biggest challenges will be to have enough housing for the jobs that are coming into the community.
227.	Infrastructure, sidewalks, houses falling apart.
228.	Affordable housing and the influx of people.
229.	Eliminating VRBO's.
230.	Economic growth and housing.
231.	Low income of our residents. The war on drugs.
232.	Vacation rentals, affordable living for families.
233.	Affordable housing and employment opportunities.
234.	Northern exposure homes
235.	Lack of buildable land
236.	I've stopped shopping local in Lead because of the mediocre service yet unrealistically high prices for those services.
237.	Increasing parking access. Housing for families. Childcare. Economic stability.
238.	The attitude of "I don't care" or "It can't be done."
239.	Everything.
240.	Old housing. Housing in general. Cleanliness.
241.	Affordable housing for local families and young people.
242.	Keeping young people. We cannot afford to buy a home and live here long term.
243.	Housing. Unless rules are implemented, any housing that is developed will turn to short-term rentals. Establishing a tax base that relies less on tourism. Taking care of (e.g., respecting and listening to) the local, full-time residents and taxpayers. Families want a strong school system. Probably not here.

Total Respondents: 243

28. Please provide any final comments, concerns, or suggestions related to the future growth and development of Lead.

1.	Idk
2.	Yes, fix the walls in Lead.
3.	They should be starting mining on some of the mining equipment that is around town. Lead's heritage is mining. That is how this town started and it should be preserved. Lead is always going to be a retirement, vacation destination. Don't try to make it into something it isn't.
4.	Transparency, better codes or code enforcement, thoughtful spending by the City.
5.	I would love to see it become a destination for people and see the year rounders increase. Also increase job availability and housing.
6.	Many needs to be invested wisely. New building needs to be done properly. I have seen and heard great plans that don't ever materialize.
7.	We can boost our tourism efforts and use that money to boost our community effort. Teenagers need more to keep them occupied and more opportunities for learning. They need spaces to be and enjoy (Java Joint is a local business working towards this and these efforts need support).
8.	We should do more celebration of ethnicities. Let's one month learn how to make pasties, then next month lefse, then next kuchen.
9.	Thanks for providing this survey and working towards improving Lead.
10.	I am concerned that Lead will die out. No one will want to move or live here if improvements are not made.
11.	Train and require City office employees to be more courteous and helpful to concerned citizens.
12.	I want the town to grow but in the right way. I left my home where I grew up because people moved in and changed it so much that it ruined everything. The growth literally killed it and its charm, in the eyes of the locals. I don't want to see the same thing happen to Lead.
13.	The Love for this community runs DEEP.
14.	Please don't use this survey to push agendas. Consider those of us who live here and why we live here and keep our uniqueness in mind.
15.	NA
16.	I love Lead. It needs to work harder for its full-time residents. Limit the number of short-term rentals which will help with the rental shortage.
17.	We need a McDonald's. There would be so much profit from a McDonalds because of working parents and the kids getting off of school.
18.	Try to look at things how someone entering our town would see them. Open your minds, open your hearts. We live in a wonderful town.
19.	Town appears resistant to change while still speaking of growth and opportunity. You can't have one without the other.
20.	If we can improve our infrastructure, trails, keep beautifying, and making our areas more accessible; commercial draws and tourism follows. Special events become more possible with this. Any increase in tourism, excitement, and activity spurs entrepreneurs to have interest in development, whether small business or large-scale. We can do this. It is in the realm of the capability with your leadership.
21.	We are going to lose the Lead/Deadwood workforce if nobody can afford to live here.
22.	Thank you for this survey. I hope people can stop blaming housing problems on short-term rentals. Everyone has heard of Deadwood, but Lead is just as interesting. We should put ourselves on the map as a tourist destination.
23.	Sidewalks would be great!
24.	Deadwood sold its soul to gambling. Now the town can't even support a grocery store. Sturgis has sold out to the Rally. Downtown is mostly deserted through the off season. Hill City is an artsy community. As near as I can tell that hasn't interfered with their sense of community. I would think our best course is to work towards community: making Lead a pleasant, affordable place for families; and a safe place for children.

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25.	We need to enforce the existing ordinances to keep our neighborhoods safe and accessible for the residents that LIVE here!
26.	Some decisions made by city officials should be brought to a vote for the public and people that pay taxes.
27.	Is it possible to use salt on our roads again?
28.	Lead is a great little town that will need to adjust to the extensive building in the outlying areas.
29.	If you are not moving forward, you sure aren't going anywhere. However, that forward moving progress should be to benefit all of the citizens (e.g., seniors, up and comers, children, rich or poor). Not just the "good ole boy" network that still exist in our city administration.
30.	Excited to see what you do with this information!
31.	Park City Utah used to be just like Lead 30 years ago. Maybe you should use their city plan as a blueprint and grow as they have, into a clean vibrant city with amenities and positive growth for the LOCAL people instead of just focusing on tourism.
32.	Lead has great people and is a wonderful warm welcoming community. Fixing 10 years of no planning will take time and a lot of discernment. Lead has a lot of great leaders, present and past, they need to start listening to each other because there are a lot of great ideas out there. Even though there are different priorities, I think everyone involved wants the same thing, a Lead that all citizens can be proud of and prosper.
33.	We need more affordable housing, more apartments, single-family homes, and even establishing a new and attractive well-regulated mobile home park would be welcome improvements. I cannot stress enough single-family homes in Lead proper need to be reserved for full-time residents. There are too many vacation homes. It's a problem!
34.	Lead is a great town that needs more income so improvements can be made and to keep good people here.
35.	Look at Rapid City as an example of improvements and I think that would help set the future for Lead's improvements.
36.	Urban renewal is an important step. Transportation essential. City management should do a bag lunch and invite business owners, historians, editors etc. to kick around ideas from other states. When was the last time Lead produced a tour brochure, book with coupons from local merchants. People need to be replaced in certain positions. Even fish goes bad after 3 days, some people grow stale holding certain positions for years
37.	As a community, if you want to beautify the area, you have to get better jobs for people. When the mine closed, many homes fell into disrepair because homeowners could no longer manage repairs/upkeep. It's not that people want to live in run-down homes, there is just no means to maintain or repair. As wealthier families move into the Hills in groves, it drives all prices higher. Lead is only going to get worse in some of the areas, with most homes remaining in dire need of repairs.
38.	Growth seems inevitable and it's best to support it by attracting tourists, which will lead to jobs for residents. Support short-term rentals and low occupancy hotels or mixed-use housing/commercial. This allows for tourists while keeping the area's charm. People want options on how to visit Lead. If there's a housing problem for residents, then there should be incentives in place to increase the infill of open lots and rehab of dilapidated structures.
39.	Pro-growth is pro-extinction. Figure out what your sustainable limits are and don't try to go beyond them.
40.	Need a "WOW!" factor. Do something better than anywhere else: Footbridge, zipline, coffee shop, bar, glass shop, or at least one big thing that is better than elsewhere.
41.	Balance tourism needs and community needs.
42.	I hope that out of this survey we are able to foster some positive discussion which leads to meaningful change for all of the residents of Lead.
43.	I am concerned that when you drive through Lead at night, the clientele hanging out in front of the bars is less than desirable and very intimidating.
44.	If you're genuinely interested in hearing concerns and suggestions, start by having commission members make presentations and appearances at our local churches on Sunday morning. Then, move on to making presentations at our largest employment entities. Please refrain from talking and do some authentic listening.

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45.	I would like people to know how Lead was when it was a mining town. Too many people that move here have too much say in how our town should be run. Granted we would be lost without the Sanford Lab, but these transplant people should not have a say in how our town is run.
46.	Let's make LEAD a better place.
47.	Thank you for putting out this survey. Let's put Lead on the map!
48.	Make homeowners clean up their old vehicles in their yards. Tear down all those old garage part of Lead it just looks so trashy.
49.	Tax or financial incentives to bring houses, apartments, and businesses to Lead's core. Grants and/or loans to beautify current housing and/or neighborhoods.
50.	Lead has great potential, but it needs strong leadership to make this community realize its possibilities. More cheer leading and less negativity. Finally invest in Lead's commercial growth. I know that people are reluctant to increase taxes, but change doesn't just happen. If the city wants to grow it needs to invest in its future.
51.	A variety of job opportunities are needed (living wage and service industry; seasonal both); nip the vacation rental problem as soon as possible and incentivize owner-occupied affordable housing.
52.	Lead has great potential and is almost like a fresh canvas with several directions of planning that could take place.
53.	I think I pretty much summed it up with all the 27 questions above. Loving my Lead!
54.	Need more networking for citizens so they can know their neighbors and know the offerings of current businesses.
55.	The purple/green church does not fit the historical vibe of the city.
56.	Good luck
57.	It is a fine line between healthy competition and dividing the pie into so many small pieces no business can survive. Diversified and orderly business development is best.
58.	The ultimate goal of all of this should be to make Lead a pleasant and affordable place to live and work.
59.	See above
60.	I assume you want your plan to be executable. Without testing (measures of effectiveness, measures of performance) second and third order effects such as true budgeting forecasts and projections, as well as economic and demographic modeling, it will be a significant challenge. Good luck!
61.	We don't need to get big. We need to take care of what we have first. Bigger isn't always better.
62.	Awesome town with great people.
63.	Enforce existing zoning laws and encourage more emphasis on local residents needs for their homes.
64.	Why grow? What's wrong with the number of people already here? Small towns are more appealing to me than metropolitan areas. I suggest you stop encouraging people to relocate to the Black Hills.
65.	The younger generation of business owners etc. in Lead can be ostracizing to others, who are willing to help out. Community events making volunteering fun and fellowship might solve this issue.
66.	I love this town.
67.	Growth is good as long as it is done in a way that is sustainable and long term. Let's not get greedy and grow faster than we can sustain and afford.
68.	Local homeowners who don't have high paying jobs will struggle with increased property taxes due to recent huge assessment increases!
69.	NA

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70.	Thank you for offering this survey. I'm very interested in what you're doing here and might have valuable input as I've been part of community growth in other cities I've lived in. Please feel free to contact me at <i>*private information redacted</i> .
71.	We are becoming a community of elderly people. What can we do to bring in younger families? Affordable housing? Childcare?
72.	This town has a lot of potential, but it needs an overhaul and a facelift. First, get rid of the drugs and cannabis shops and meth heads. Second, invest in the infrastructure (streets, sidewalks, etc.). Third, improve housing, teardown abandoned homes. Fine residents for the garbage and junk cars in their yards.
73.	I love Lead!
74.	Just let Lead breathe & grow into the community my child's eye remembers!
75.	I think there are big opportunities for Lead to grow with SURF and Dakota Gold growing.
76.	It is a beautiful spot with lots of opportunities.
77.	Keep up the good work. Thanks.
78.	Possibly weekly rentals for workers/students who come here for short term. Maybe youth hostels in Europe for Summer help. Offer incentives to private homeowners to build additional housing/rooms for rent to help alleviate housing shortage. Encourage public transportation, due to limited parking to get people to and from work.
79.	Lead has the opportunity to improve. Get a board of directors for the new Mining Museum that have the knowledge and networking ability to raise funds and promote better.
80.	Focus recreational development on low environmental impact activities like XC Ski and MTB trails. Don't do any more promotion of side-by-sides and snowmobiles that tear up the forests and disturb residents and wildlife.
81.	Stop the vacation rentals.
82.	Would NOT like to see adjacent land annexed in to increase revenue base and then subsequently draw away from the downtown area and existing structures.
83.	Thank you for doing this survey and for working to improve Lead for those of us who call it our home and run tourism-based businesses year-round!
84.	Focus on full-time residents that pay taxes and follow city codes.
85.	Perhaps we need a niche. Look at Hill City, they have become the art capital of the hills. Before that, they were dying. There's Deadwood of course, but gaming isn't something we need in Lead. Mining was always our thing. The Lab is amazing, but it isn't bringing in families to live in our town or shop in our shops. If it is, it is for short periods of time. Lead has become quite transient, and it is affecting everything. The school is half the size it was 30 years ago. Booming businesses just close their doors on a whim and with no warning, throwing the employees to the wind. What is Lead's niche? Why would you want to come to Lead? Hmmm.
86.	Thank you for the opportunity to voice our concerns and ideas for the future of Lead. Surveys such as this would be nice to determine future projects, let the citizen's vote determine what is important for their tax dollars to be spent on.
87.	Some growth is good, but Lead is somewhat limited. So, we need to be very cognizant of decisions that affect our ability to retain community, as "growth" isn't so simple here.
88.	I'm grateful this task is being taken on. I know that this is a big lift for the committee tasked with honing all of our "gripes" and personal wants into a cohesive plan. It's also a challenge for our local leadership to prioritize and implement these objectives. So, a big "thank you" to each of you in leadership and on the planning committee who will read all of these responses. I know your job will be thankless and many will criticize you no matter what decisions you make, but this is absolutely vital and important work. I'm grateful that you're choosing to serve our community.

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89.	The Opera House's future is Lead's future!
90.	City Hall surely should accept credit cards. Everyone's websites need work. It's not easy to find this little jewel! Almost everyone checks out a destination before they visit. Lead needs a better web presence. I'm also concerned about the many vacant properties that are for vacation rentals in town. It's not really a community. Landlords don't have skin in the game, so to say.
91.	Thanks to all the people who do help make this place awesome. I guess randomly this may be a good place to say I support whatever we can do to support the future success of our kiddos here. I'd love to see a position created to help make the success of our kids more tangible.
92.	You want to bring in new citizens, but you need to bring in the right ones.
93.	I don't want it overrun. Our small community has gotten so busy since 2020. The income is great, but it also lessens our small-town feel. Visitors don't always value what it has to offer. Sad to see Lewie's close.
94.	The City has had no clear goals for years. Comprehensive Plan has been nothing more than a book that sat on the shelf. Need to set course for the future, set a plan to get there, and stick to it.
95.	I am very interested in making Lead what we once had. We had a lot in common.
96.	I'm concerned our community will turn into a vacation destination where locals can't afford to live.
97.	The City of Lead has done a great job with improvements such as the splash pad, skateboard park, and proposed park improvements. All investments in Lead will pay off in the future.
98.	We have been here for three years and people in the area are constantly complaining about how leadership looks out for their personal gain, not that of the community. Yes, there will always be complaints. However, people who have been pushing for change and who have introduced viable ideas in the past are resigning to the fact change in Lead isn't going to happen with our current government. So why bother pushing for it?
99.	VRBO's will destroy our community, not an opinion, there is tremendous amount of data out there supporting this fact.
100.	When people ask me if I like living in Lead: I like the scenery and getting away from crowds but the town itself is just *meh*. We've owned a house in Lead for more than seven years and I cannot say we've ever felt welcome here, but there have been distinct times when the city made us feel unwelcome.
101.	Work together with Deadwood to improve the area as a whole. Collaborate with them for different activities and commerce.
102.	I look forward to seeing Lead continue to grow and become the community it can be if we follow a great vision for our future.
103.	I love Lead. Keep growth small to moderate.
104.	Keep it small and keep it local.
105.	I love Lead. My kids cannot afford to buy homes here, so they have moved elsewhere. They still call to ask, "how much snow is there?" because they miss it! And they are willing to commute.... Again... do NOT cut trees and level mountains!! Love the Opera House and programs but it's too expensive to partake in much.

Total Respondents: 105