Lead Revitalization

CIVIC PROJECT UPDATE

Presented to
Lead City Commission
January 22, 2013
Lead Downtown Revitalization

- Reconstruct Main Street, as it is, improving sidewalks, curb & gutter and lighting
- Improve pedestrian walkways with way-finding and improved signage
- Improve stairway between Julius Street & Main Street, next to BH Mining Museum
- Move library to Opera House
Lead Downtown Revitalization

- Demolish library
- Expand Opera House courtyard into old library area, add new stairway down to Julius Street
- Extend/improve parking area behind Post Office down to Opera House
- Add mid-block pedestrian crosswalk across Main St in front of Opera House
- Bus loading zone, west of Silver Star
Lead Downtown Revitalization

- Expand/improve parking area west of Silver Star and include parking garage into landscape
- Develop north section of this parking area into event location with possible raised area as stage
- Move leased parking from lower level to upper rear area
- New parking garage façade
Lead Revitalization

CIVIC PROJECT UPDATE

LIBRARY STUDY
Remember this?
Julius Street Parking Lot Redesign
LIBRARY LOWER FLOOR—CONCEPT A

LOWER FLOOR PLAN CONCEPT
PHOEBE APPERSON HEARST LIBRARY
LEAD, SOUTH DAKOTA
LIBRARY—CONCEPT A

Square Footage  10,200 ft²
Shared with BH Mining Museum
  Main Entry/Lobby
  Restrooms
  Elevator

Estimated Cost  $2,595,000-$2,739,000
LIBRARY MAIN FLOOR—CONCEPT B
LIBRARY LOWER FLOOR—CONCEPT B

LOWER FLOOR PLAN CONCEPT
PHOEBE APPERSON HEARST LIBRARY
LEAD, SOUTH DAKOTA
LIBRARY—CONCEPT B

Square Footage  13,800 ft²
Unfinished tenant space
Shared with BH Mining Museum

- Main Entry/Lobby
- Restrooms
- Elevator

Estimated Cost  $3,425,000-$3,559,000
<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>Square Footage</td>
<td>9,750 ft²</td>
</tr>
<tr>
<td>Parking Needs</td>
<td>24 spaces minimum</td>
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<tr>
<td>Area Required</td>
<td>1 acre recommended</td>
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<tr>
<td>Estimated Cost</td>
<td>$2,200,000-$2,344,000</td>
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LIBRARY OPTIONS SUMMARY

Concept A (minimum courtyard)
10,200 ft²
$2,595,000-$2,739,000

Concept B (larger courtyard)
13,800 ft²
$3,425,000-$3,559,000

Slab-on-Grade
9,750 ft²
$2,200,000-$2,344,000
Lead Revitalization

CIVIC PROJECT UPDATE

WAYFINDING PROJECT
WAYFINDING

The benefits of knowing where you are and where you are going

This is for the entire community, not just downtown
WAYFINDING

- A preliminary cost estimate to develop a wayfinding program was $10,000.
- Group of interested citizens organized a wayfinding committee.
- They have been meeting every two weeks since October.
- A lot of progress has been made.
- There is more to do.
WAYFINDING

- Who is our target audience
  - Tourists
  - Hikers/bikers/hunters/fishermen
  - Skiers/snowmobilers
  - History interest
  - Work related (city, school, lab, mall)
  - Lots of others
WAYFINDING

- What do they need and want
  - Lodging
  - Gas/food
  - Trails
  - Churches/cemeteries
  - Arts/performing arts
  - Parks/restrooms/picnic tables
WAYFINDING

DESIGN RESULTS
Wayfinding Sign Requirements

- Types of Signs
  - Entry Signs
  - Primary Signs
  - Secondary Signs
  - Proximity Signs
  - Special Purpose

- Location of Signs

- Design of Signs

- State Wayfinding Application Process
ENTRY SIGNS—THREE EACH

COMMUNITY PROJECT

- Local design
- Local construction
- Local installation
Wayfinding Sign Requirements
3 Signs

PRIMARY 2.1
Commercial Dist .1 mi ➡️
Historic Downtown .6 mi
Park/Visitors Center .7 mi
HWY 14A WESTBOUND
Wayfinding Sign Requirements
3 Signs

SECONDARY 3.3

Park/Visitors Center
Historic Downtown
Commercial District
Schools
Winter Sports
Mickelson Trail
HIGHWAY 85 SOUTHBOUND
Wayfinding Sign Requirements
7 Signs

PROXIMITY 4.1

Historic Downtown
Park/Visitors Center
Mickelson Trail
Schools
Winter Sports

HWY 14A SOUTHBOUND
Wayfinding Sign Requirements
6+ Signs

SPECIAL PURPOSE
Gold Run Park

SPECIAL PURPOSE
Lead Fire Department

SPECIAL PURPOSE
Lead Dog Park
Directional Sign Concept

Welcome to Lead’s Commercial District

- Historic Downtown
- Park/Visitors Center
WAYFINDING

- What remains?
  - Finalize the entrance signs
  - Finish the design for all of the smaller signs
  - Start state wayfinding program process
  - Develop RFP for all signs except entry signs
  - Develop budget/timeline for install
WAYFINDING

QUESTIONS/COMMENTS
Lead Revitalization

CIVIC PROJECT UPDATE

HANDLEY RECREATION CENTER
Brief History

- Financed by City of Lead through bonds in 1988 for $1,950,000, initially a YMCA
- Refinanced in 1995 for $1,595,000
- Paid approx $180,000 annually
- Paid off in 2007
HANDLEY RECREATION CENTER

History of Recent City Support

- 2007  $107,000
- 2008  $123,000
- 2009  $121,000
- 2010  $152,000 (38% of income)
- 2011  $186,000 (52% of income)
- 2012  $122,000 (56% of income)
- 2013  $115,000 (Budgeted)
## Summary of Recent Cash Flow

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<tr>
<th></th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
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<tbody>
<tr>
<td>Gross Profit</td>
<td>$347,000</td>
<td>$325,000</td>
<td>$188,000</td>
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<tr>
<td>Expenses</td>
<td>$373,000</td>
<td>$294,000</td>
<td>$201,000</td>
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<tr>
<td>Net</td>
<td>($26,000)</td>
<td>$31,000</td>
<td>($13,000)</td>
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**Other Facts**

- **Additional City Support**
  - No water charges, approx $2,100/yr
  - Main Bldg Insurance, approx $4,300/yr

- **Current Membership**  135 individuals

- **Usage**
  - Usage is counted as individuals using different areas of Handley Center
  - Usage does not include Armory

- **City financed a HC building study in Jan, 2010**
  - Estimated cost of remaining improvements- $60,000
Handley Center Usage/Programs
- Weight Room (fixed and free weights)
- Walking Track
- Sauna
- Lockers/Showers
- Dance/Exercise Area
- Racquetball Courts
Armory Usage/Programs

- Pre-School
- Alternative School
- Roller Skating
- Boxing
- Indoor Soccer
- Noon Hoops
HANDLEY RECREATION CENTER

PROBLEM

The Handley Center continues to struggle with staffing, programming and building repair/maintenance. While there is good usage of several programs (weights, walking, pre-school, alternative school, gym), other areas have a definite lack of interest (outdoor programs, racquetball) or are too expensive to pursue (pool area usage, needed upgrades to both facilities)
SOME SOLUTION OPTIONS

- Shut down both facilities and research/study the recreational needs of the community
- Shut down the Armory and operate the Handley Center & review needs
- Shut down the Handley Center and operate the Armory & review needs
- Operate as is & review needs
PROS/CONS OF COMPLETE SHUTDOWN

PROS
- Minimum expenditures
- City support on hold

CONS
- Loss of important programs
- $2M investment walked away from 5 yrs later
- Momentum/interest will be lost
- Public perception of quitting/not moving forward
PROS
- Cost savings not operating HC
- Save money as HC reviewed
- Consolidation of staff

CONS
- Facility needs improvements
- Restroom/locker area/staff area
- Heating/utilities needs evaluation
- Insufficient room to move all programs from HC
PROS/CONS OF OPERATING
HANDLEY CENTER ONLY

PROS
- Cost savings not operating Armory
- Less maintenance/management

CONS
- Loss of more important pgms (schools, gym use)
- Not sufficient room to move all pgms to HC
- Building needs improvements ($60,000)
- Floor over pool installation is cost prohibitive ($300K-$500K)
PROS/CONS OF OPERATING AS-IS

**PROS**
- All programs have adequate areas
- City can afford current support

**CONS**
- No improvements or moving forward
- Poor membership/usage
- Programming poor
HANDLEY RECREATION CENTER

ECONOMICS TO OPERATE AS CITY DEPARTMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Expenses</td>
<td>$410,000</td>
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<tr>
<td>Income</td>
<td>$159,000</td>
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<tr>
<td>Cost to City</td>
<td>$251,000</td>
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<tr>
<td>Estimated Capital Improvements</td>
<td>$120,000</td>
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<tr>
<td>($60,000 from TSP study, add’l $60,000 identified by staff)</td>
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Survey Recommendation

- Develop a comprehensive community-wide survey of all recreational needs—Handley Center, parks system, trail information.
- Focus one area of the survey specifically on indoor recreation
- Utilize availability of Survey Monkey membership through BHCLG
Pursue relationship with Deadwood Recreation Center

- Minimize duplicate programs
- “Handshake” events—(for instance, BMX bike race in Dwd, road race in Lead; triathlon in both communities, etc)
- One membership fee?
Ideas for Improvements in Handley Center

- Climbing wall in pool area
- Stationary lap swimmers
- Repair/improve weight room
- Programming—basketball, volleyball, football, biking, bowling
- Fitness events—Biking, running, triathlons, mudders
- Billiards, snooker, ping-pong
Ideas for Improvements to Armory

- Upgrade restrooms/locker rooms (this may be expensive/difficult)
- Utilize as part of the programming area (basketball, volleyball, soccer)
- Improve side entrance for ADA
HANDLEY RECREATION CENTER

QUESTIONS/COMMENTS