



HAGUE 2024 COMPREHENSIVE PLAN UPDATE & WELCOME CENTER DESIGN

Advisory Committee Meeting Summary for September 18, 2024

In Attendance: Chris Richards; Pat Hintze; Bill Fritzky; Sally DeLarm-Rypkema; Ginger Kuenzel; Josh Patchett; Desiree LaPointe; Emily Gasperetti (JMZ); Tene Casaccio (JMZ) and Tracey Clothier.

1. Introductions

Design Team: JMZ Architects and Planners, PC – Tenée Casaccio and Emily Gasperetti; LA Group – Tim Larson (not present); Trophy Point (cost estimators; not present)

2. Design Process

JMZ Presented an Overview of the Design Process:

- Verify site and facilities needs
- Prepare site analysis and space program
- Generate site and building diagrams
- Present options and receive feedback from Committee
- Refine concepts
- Obtain estimate of probable cost

3. Project Goals Discussion

JMZ Discussed Project Goals with the Committee. Below are the findings:

- Due to the grant process, the earliest construction would start is fall 2026. Anticipated budget is \$2.65M
- General Building Considerations:
 - Lake views are paramount
 - Facility should be able to function year-round
 - Basement is probably not practical due to high ground water in the area (lawn floods when it rains). Town can investigate
 - Elevator/stairs take up space and are costly (~\$250-300k), will investigate if this makes sense
- Space Program:
 - Visitor Center: Space for 10-12 visitors, reception desk, space for info/maps/brochures and museum/history displays
 - Multi-Function Community Space: Open, flexible, adaptable space for the public to gather with lake views. Sized for 50 people at tables and chairs. Anticipated uses: musical performances, adult exercise classes (yoga), clubs (book, garden), small fairs/bazaars, support space/ warming hut for cold-weather events (ice fishing tournament, snowmobilers, etc.). No current need for child-focused programming
 - Public Restrooms: 3 toilets fixtures per gender, ADA accessible, doors from interior and exterior, 1 changing room
 - Kitchenette/ Breakroom: for VC staff, boat launch personnel and lifeguards; mini-fridge and sink



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- Catering Kitchen: for caterers to bring their own equipment, sink but no cooking equipment
- Storage: for visitor center materials, space for janitorial needs (cleaning, supplies), lifeguard equipment, tables and chairs?
- Pavilion: Weekly music in the park in the summer, sun/rain shelter for day-users, picnic tables, could be used by a caterer
- Site Considerations:
 - Parking is limited, town has other nearby sites they can use
 - Boat launch is tight and confusing for users
 - Drive to the north is half-owned by the town
 - Playground function needs to remain but can be relocated if necessary

4. Next Steps

- JMZ to prepare project directory and draft project schedule for town review
- Perform site visit
- Obtain site survey
- Develop draft Space Program
- Tracey to complete and distribute the first draft of Chapter 4 of the Hague Comprehensive Plan Update.
- Schedule next meeting: **Wednesday, October 23rd at 10:30**