

The background image shows the Willard Park Clubhouse, a large, light-colored building with a glass facade, situated in a park-like setting with many trees. The image is faded to allow text to be overlaid.

# Willard Park Clubhouse Replacement Project

2720 Hillegass Avenue

City Council  
Special Meeting

July 24, 2023

# Park Plan

1. Potter's Wall
2. Tennis Courts
3. Children's Playground
4. Willard Park Lawn
5. Existing Clubhouse
6. Public Restroom
7. Proposed Restroom
8. Proposed Clubhouse



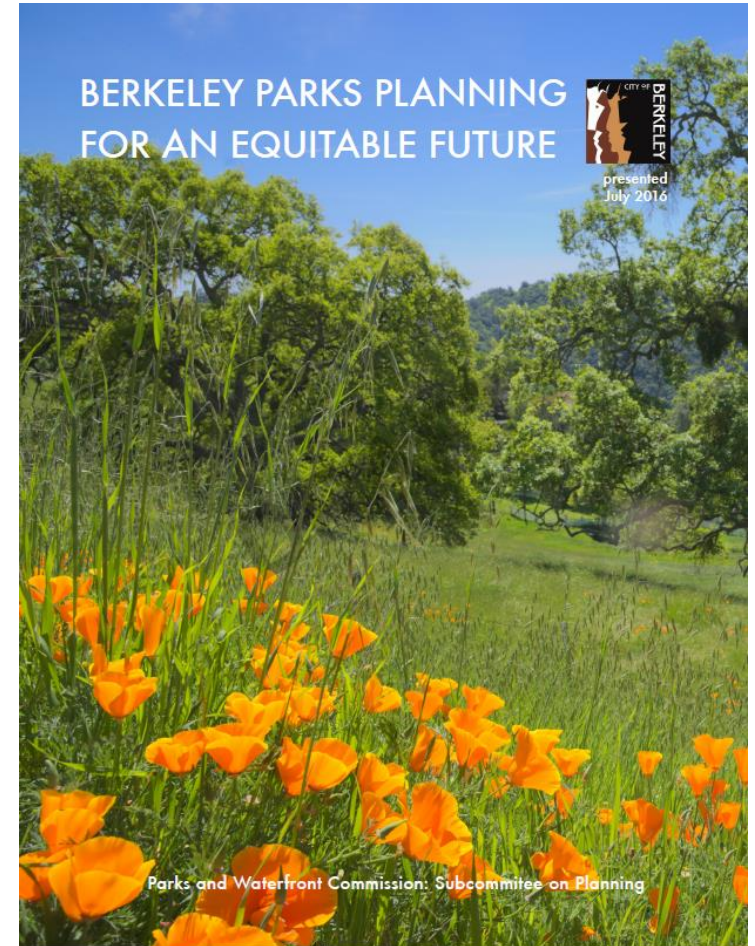
## Willard Park - Existing Conditions

525 SF ACTIVITY AREA



# Equitable Use of Resources

- PRW Department agrees with report
- City Resources = Shared resources
- Need for Programing Space
- Just under \$400,000 in Scholarships in FY23
- PRW Commission assessment in 2016



# Public Process

**CITY OF BERKELEY** Housing Authority

City Services    Community & Recreation    Safety & Health    Construction Development

Your Government    Our Work    Capital Projects    Willard Clubhouse Project

## Willard Clubhouse Project

Type: Facility    Status: Design

**PROJECT LOCATION**  
2720 Hillegass Avenue, Berkeley, CA 94705

**WHAT'S HAPPENING**  
This is a Measure T1 Phase 2 project.



**Willard Clubhouse Community Meeting**  
Saturday, August 14th, 2021 & Thursday, August 19th, 2021

Please join us for the next community meeting to gather feedback and discuss the conceptual design of the future new Willard Clubhouse.

**Date: Saturday, August 14, 2021**  
Time: 10:00 AM to 11:30 AM  
Location: Willard Park, 2720 Hillegass Ave.

**Date: Thursday, August 19, 2021**  
Time: 6:30 PM to 8:00 PM  
Location: Via Zoom  
Zoom Link: <https://zoom.us/j/92888454641>  
Meeting ID: 928 8845 4641  
Passcode: 120995  
Phone: +16499006833, 92888454641#

For questions, email Wendy Wolfrock at [wwolfrock@cityofberkeley.info](mailto:wwolfrock@cityofberkeley.info)



**CITY OF BERKELEY**

Willard Clubhouse Community Meeting  
Saturday, 10:00  
2720 Hillegass Ave.

No.	Name	Telephone
1.	Esther Volkert	
2.	Bella Hanson	
3.	Juanita Kim	
4.	Carla Woodworth	
5.	Mark Lowe	
6.	Ana Lowe	
7.	Jackson Lowe	
8.	Cynthia Brasim	
9.	Kinga CHOMICZ	
10.	Molly Shaw	



**Park Make Life Better!**

We want your feedback on the Willard Clubhouse Planning and Conceptual Design Project!

**YOUR T1 BOND DOLLARS AT WORK**

Please join us for a community meeting to discuss the planning and conceptual design for a new Willard Clubhouse. Come meet the design team and provide feedback to help shape the future of the new clubhouse. For more information on this project, visit [www.cityofberkeley.info/clubhouse](http://www.cityofberkeley.info/clubhouse)

**Location:** Willard Clubhouse  
2720 Hillegass Avenue, Berkeley, CA

**Date:** Wednesday, October 2, 2021

**Time:** 5:00pm - 7:30pm

**Session 1: 5:00pm - 6:00pm** Community meeting with a focus on the Willard Clubhouse Architectural Program

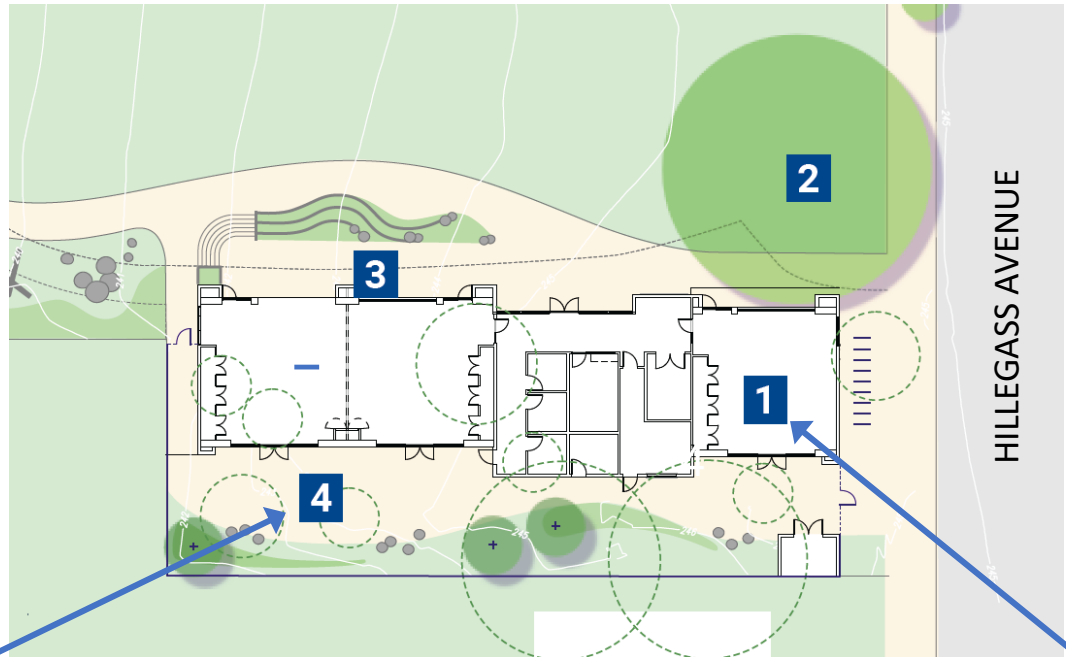
**Session 2: 6:15pm - 7:30pm** Community Meeting and Open House Workshops

# Clubhouse Revisions to Preferred Plan

1. Removed one Classroom, added outdoor terrace on east side of building
2. Reorganized building spaces to have office central to the park, and community room able to open to the terrace.
3. Variance to reduce rear setback from 20' to 16'

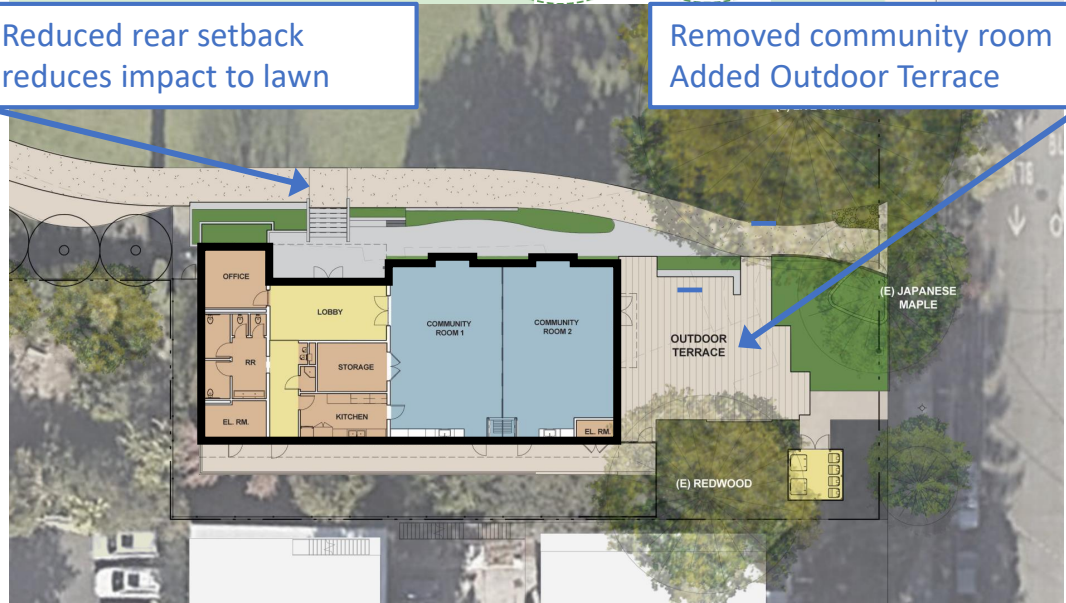
Project size reduced from:  
 4,340 sf to 3,499 sf  
 (3,301 sf building, 198 sf restroom)

**Reduction in program space:  
 40% from  
 2,700 sf to 1,610 sf**



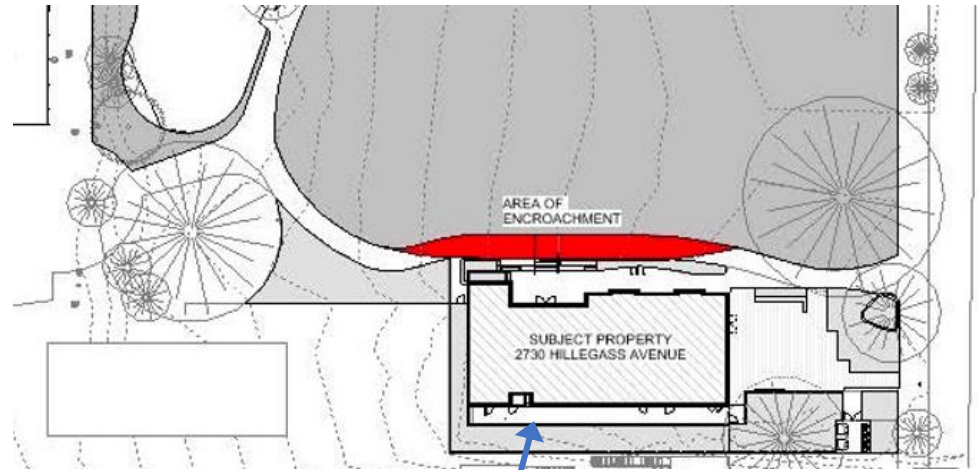
Reduced rear setback reduces impact to lawn

Removed community room Added Outdoor Terrace



# Site Plan Options

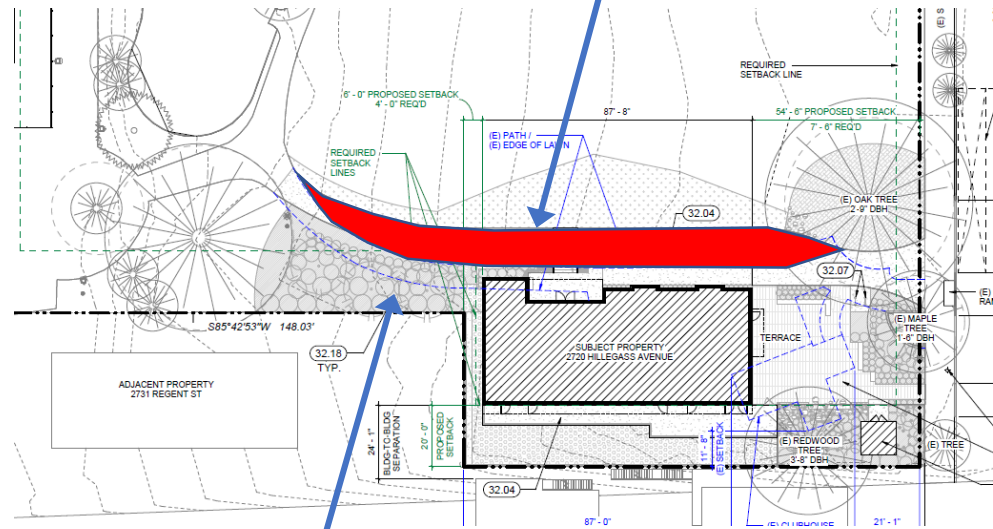
- 16-foot setback
  - Less impact to lawn
  - Smaller area behind building



Reduced space behind building by approx. 400 sf

Increase impact to lawn by approx. 650 sf

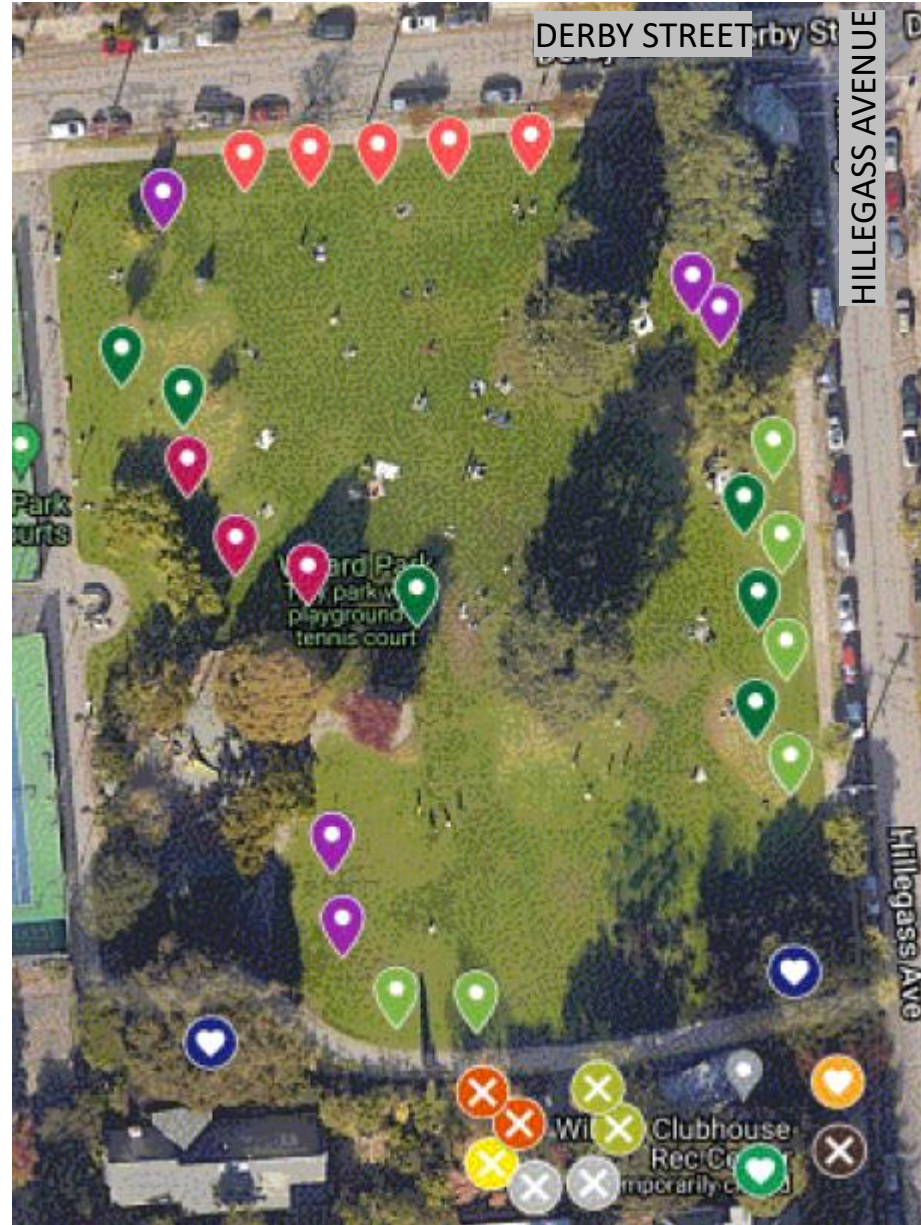
- 20-foot setback (standard)
  - Greater impact to lawn
  - Larger area behind building
  - Add landscaping to the west
  - Building closer to Coast Live Oak



Additional landscaping or program opportunity

# Tree Planting Approach

- Preserve all heritage oaks and redwoods at the park
- 7 trees to be removed at the site of the new clubhouse
- Proposed replacement with ~25 new trees
- Plan addresses age and conditions of existing trees from arborist study
- Wide diversity of species selected for drought tolerance and site suitability



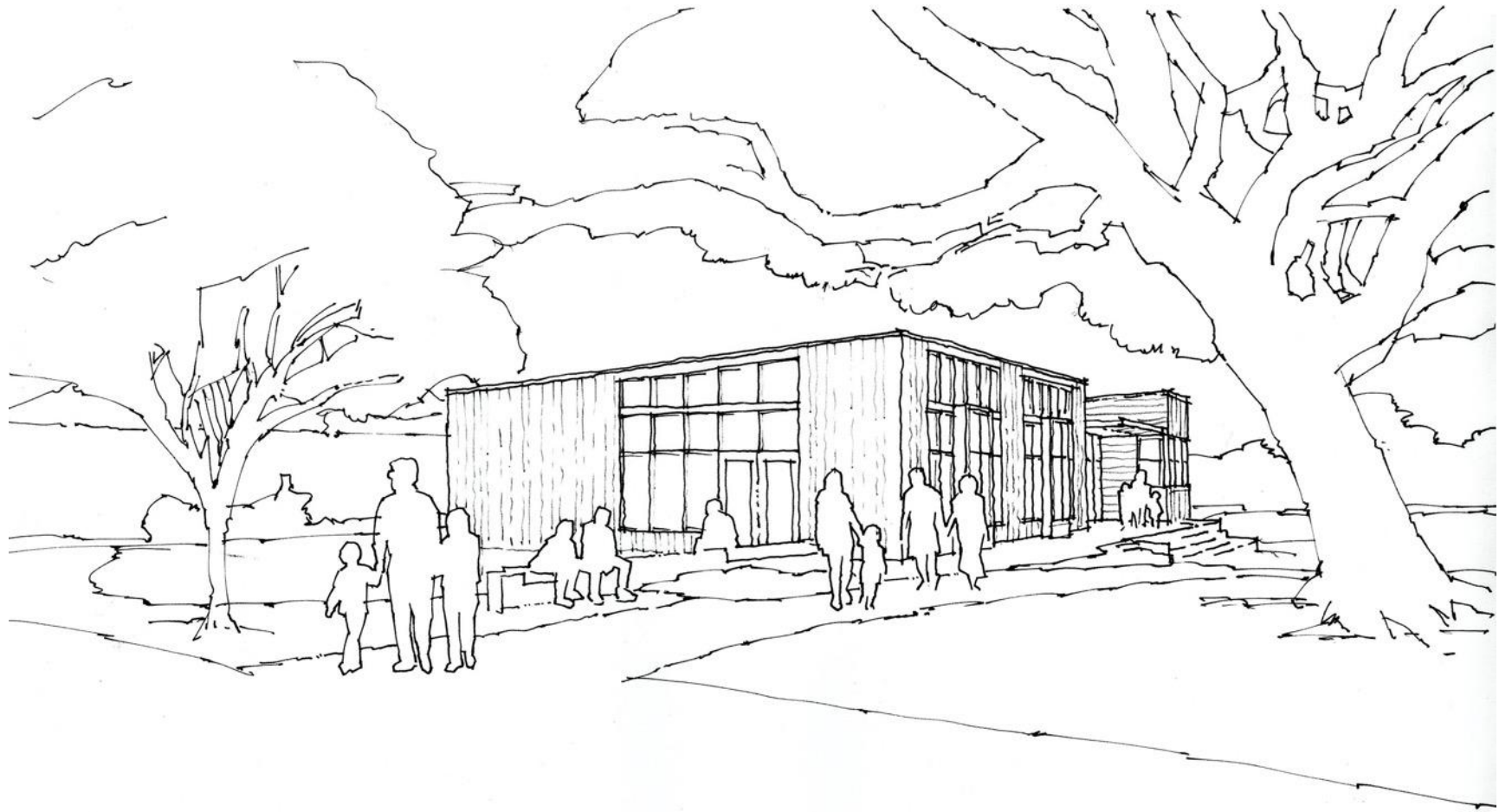
- Trees to Plant:**
- 📍 Desert willow (*Chilopsis linearis*)
  - 📍 Western redbud (*Cercis occidentalis*)
  - 📍 Island oak (*Quercus tomentella*)
  - 📍 Sour gum (*Nyssa sylvatica*)
  - 📍 Coast redwood (*Sequoia sempervirens*)
- Trees to be Removed:**
- ✘ Sweet gum (*Liquidambar styraciflua*)
  - ✘ River birch (*Betula nigra*)
  - ✘ Flowering pear (*Pyrus calleryana*)
  - ✘ Japanese pagoda (*Stypholobium japonicum*)
  - ✘ Mayten (*Maytenus boaria*)
- Mature Tree Preservation:**
- 📍 Coast live oak (*Quercus agrifolia*)
  - 📍 Japanese maple (*Acer palmatum*)
  - 📍 Coast redwood (*Sequoia sempervirens*)

# Next Steps

- 2023 – 2024:
  - Complete Construction Documents, obtain Building Permits,
  - Bid and start construction
- 2025:
  - Open new clubhouse and public restroom to the community







Questions and Comments

# PARKS & COUNCIL DISTRICTS

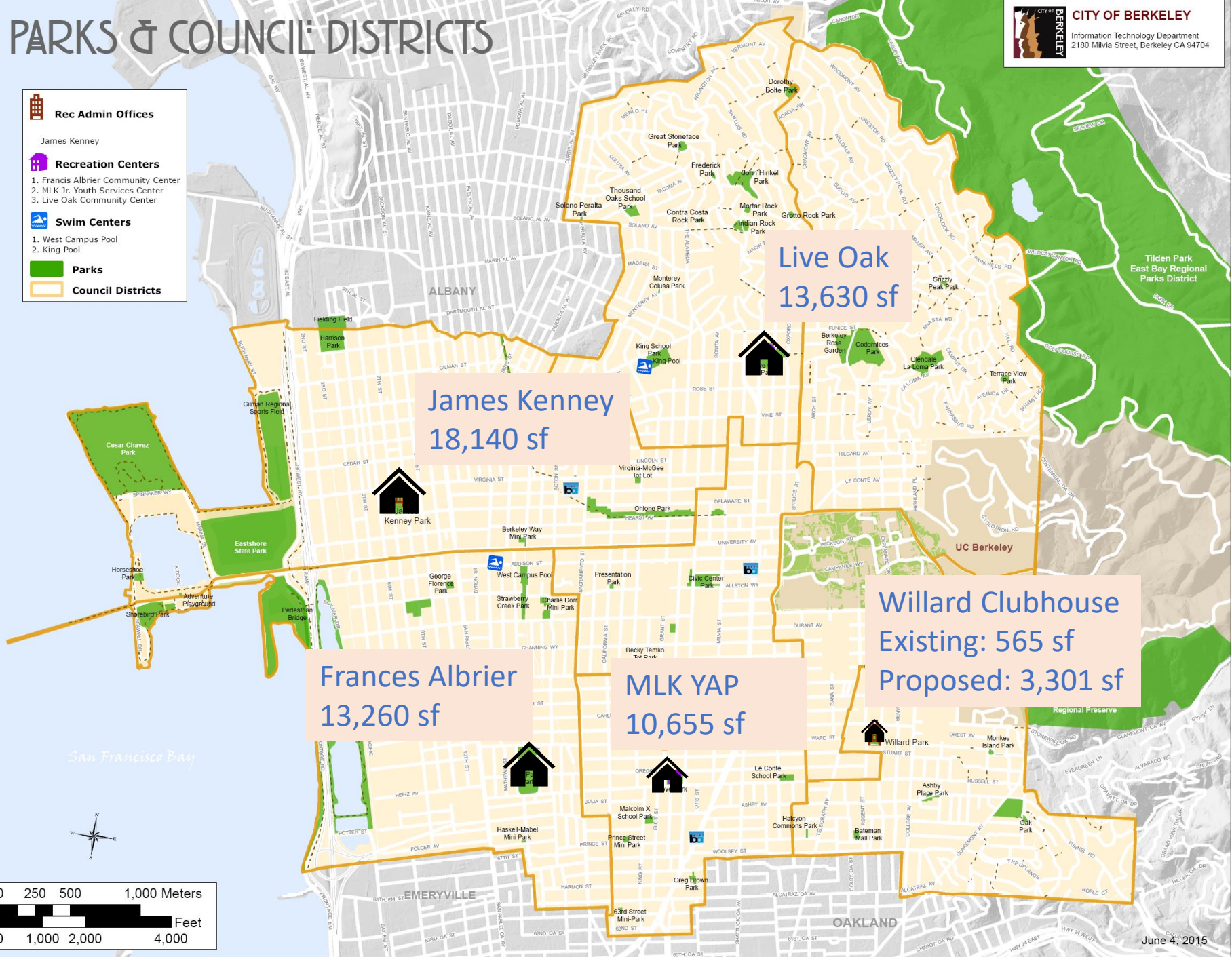
**Rec Admin Offices**  
 James Kenney

**Recreation Centers**  
 1. Francis Albrier Community Center  
 2. MLK Jr. Youth Services Center  
 3. Live Oak Community Center

**Swim Centers**  
 1. West Campus Pool  
 2. King Pool

**Parks**

**Council Districts**



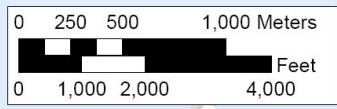
**Live Oak**  
 13,630 sf

**James Kenney**  
 18,140 sf

**Frances Albrier**  
 13,260 sf

**MLK YAP**  
 10,655 sf

**Willard Clubhouse**  
 Existing: 565 sf  
 Proposed: 3,301 sf



# Willard Clubhouse Project Timeline and Public Participation

## 2016

- Berkeley voters overwhelmingly **approved Measure T1 at 86.5%** to fund, fix, and upgrade City facilities and infrastructure.

## 2017

- Council approved T1 phase 1 funding for planning and conceptual design.
- Chosen projects underwent review at **over 20 community meetings**.

## 2018 – 2019

- Community engagement to determine **a preferred concept**

## 2020

- Council approves Public Works and Parks & Waterfront Commissions recommendations for T1 phase 2 funding (including Willard Clubhouse replacement) **after 48 community meetings**.

## 2021–2022

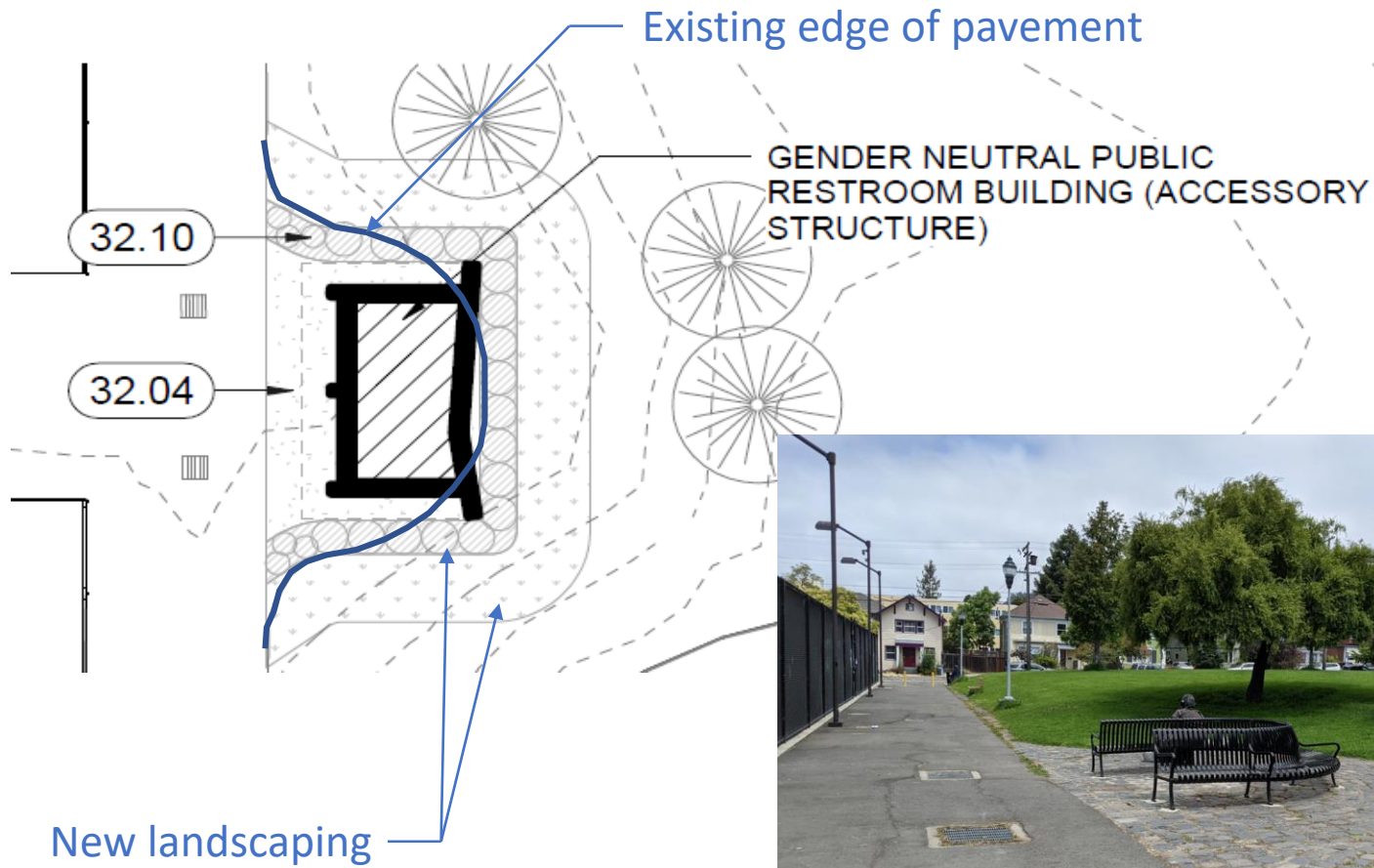
- Continued community engagement to **refine the preferred concept**
- Community engagement for design development

## 2022

- Reduced size of building due to construction cost increases (2<sup>nd</sup> choice)
- Landmarks Preservation Commission
- Planning and Zoning submittals for Zoning Adjustments Board Hearing

## 2023

- Zoning Adjustments Board Hearing
- **City Council Hearing**



New Restroom (198 sf)

# Other Restroom Examples

- Portland Loo (Prefabricated)
- Restrooms at Strawberry Creek Park (Prefabricated), Grove Park (Built)



# Restroom Considerations (example restroom locations)

- Central locations
- Sightlines →
- Oversight
- Adjacent active uses
- Defensible space

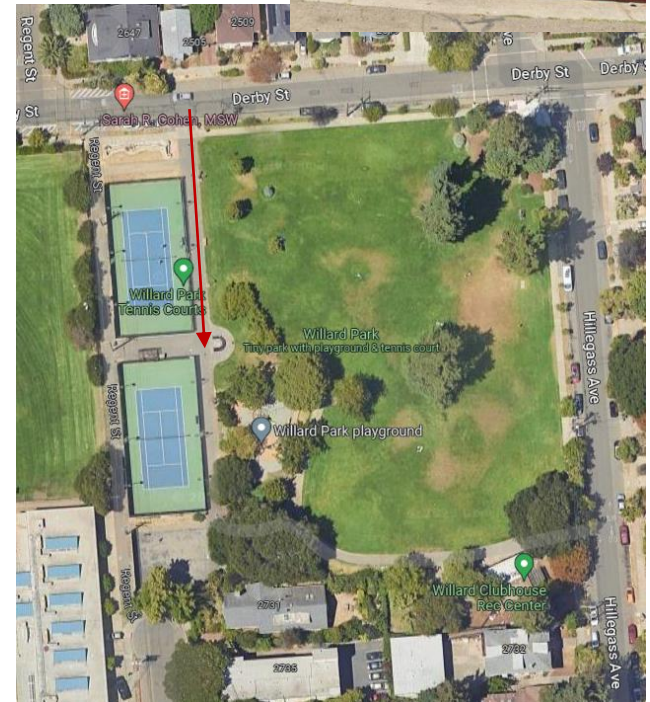
Grove Park



Strawberry Creek Park

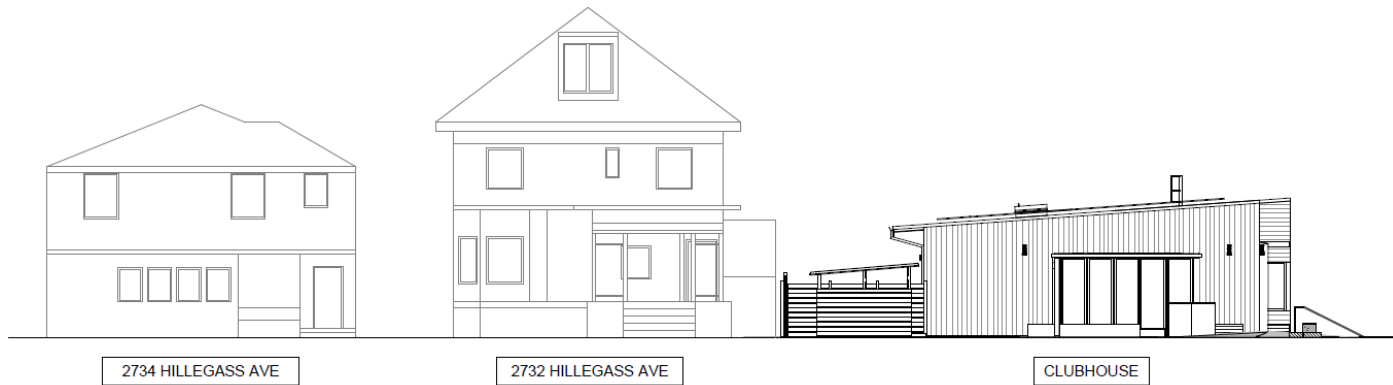


Willard Park



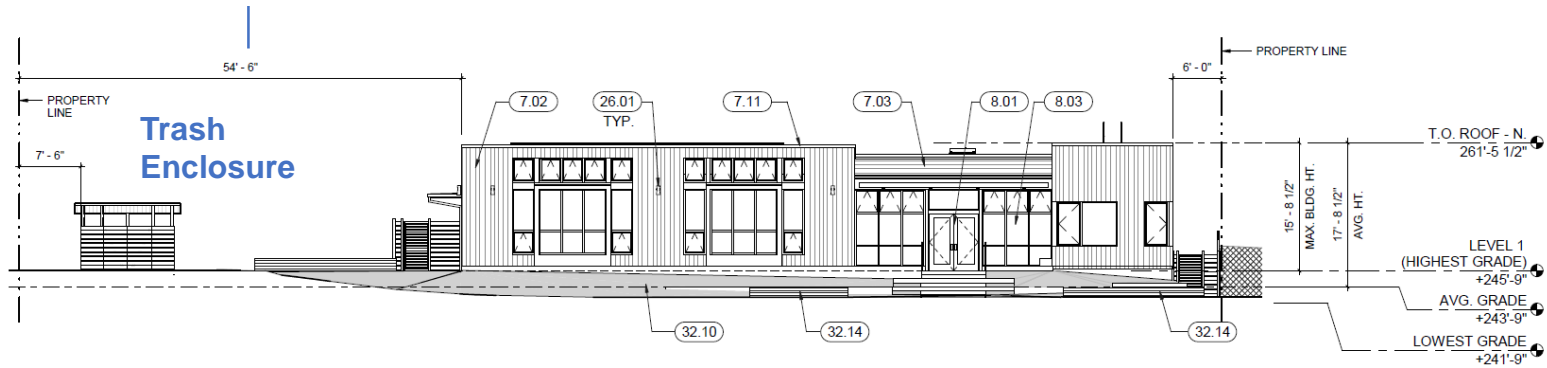
# Restroom Considerations

- Stakeholder input
  - Public restroom separate from community center restrooms
  - Central location with distance from neighbors
  - Preserving open space
  - Could be used by more constituents (2 stalls)
  - A more modern, safe, and sanitary building
  - Incorporating elements of green infrastructure, including energy, climate, and other zero waste goals
- Design
  - Prefabricated versus Built
    - Size and location constraints
    - Appearance
    - Security
- Location and security similarities to public restrooms at:
  - Strawberry Creek Park (Prefabricated)
  - Grove Park (Built)
  - Other Public Restrooms at Aquatic Park (Built), San Pablo Park (Built), Rose Garden and Codornices Park (Built), Berkeley Marina (Prefabricated), Live Oak Park (Built), Cedar Rose Park (Built), City Streets (Prefabricated)



## Street Strip Elevation – East (from Hillegass Avenue)

**15'-8.5" Max Proposed Building Height**



## North Elevation



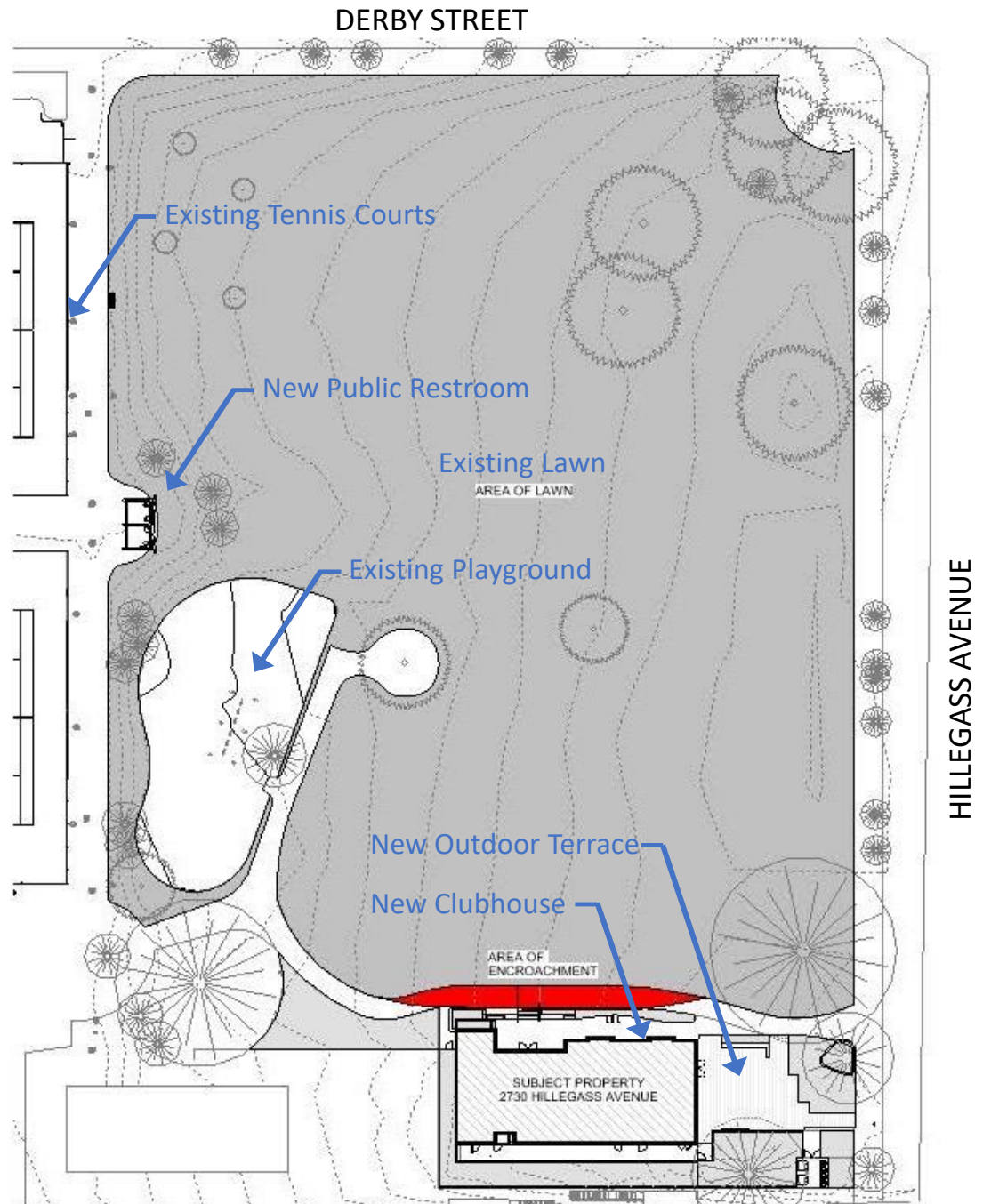


Willard Clubhouse Proposed Building Area 3,301 SF

# Floor Plan

## Proposed Site Plan

1. New Clubhouse in SE corner of the park
2. New Restroom Building adjacent to the tennis courts and near the playground
3. New accessible paths at entries
4. Total encroachment on open space is less than 1%, and is needed to meet accessibility standards.



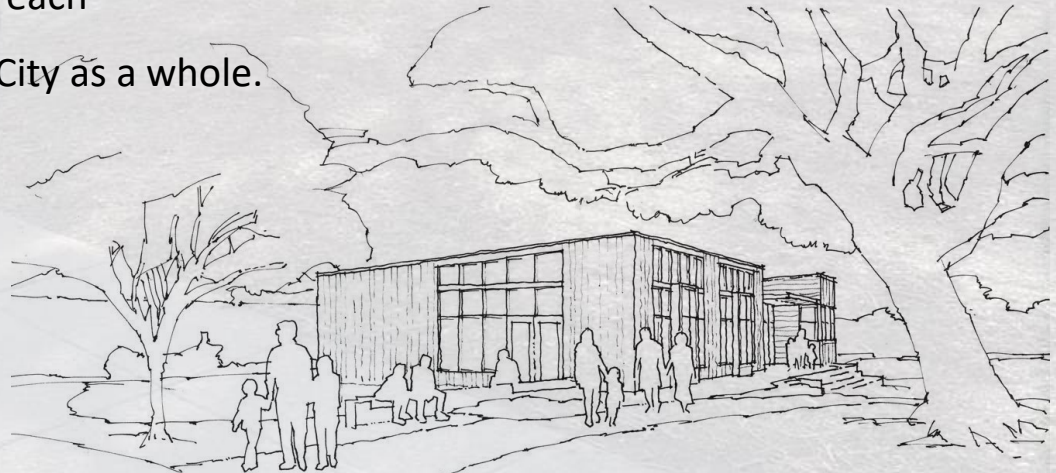
## **On April 27, 2023, the Zoning Adjustments Board approved the following:**

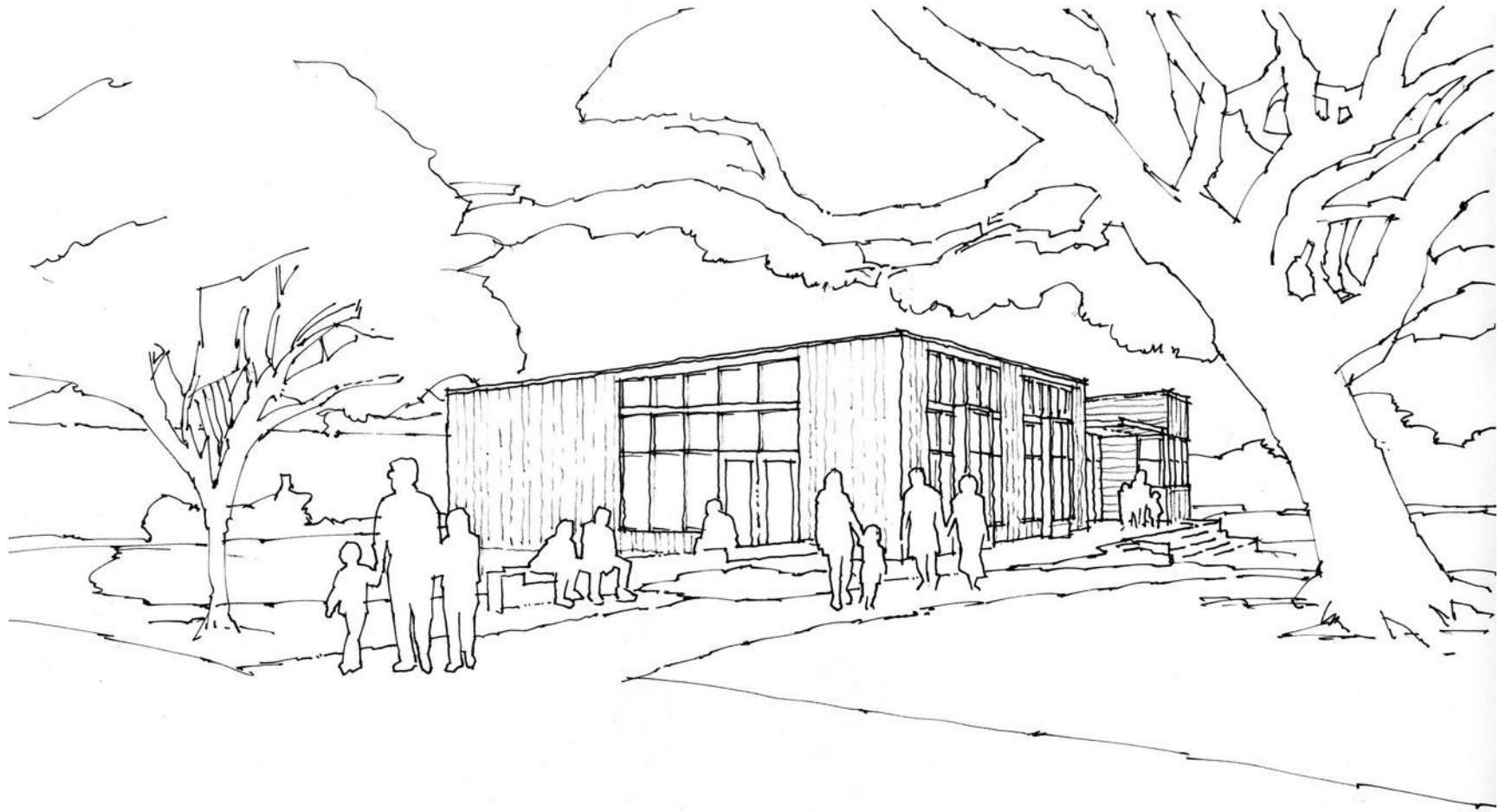
- Variance to allow a rear setback of 16 feet where 20 feet is required
- Use Permit to demolish a non-residential main building
- Use Permit to construct a new community center
- Administrative Use Permit to add an accessory building (public restroom)

## **On May 23, 2023, an appeal of the decision was filed by “Willard Neighbors”, the Appellants.**

The Appellants’ letter raised several assertions. Regarding appeal points 3, 8, and 9, we offer additional information specifically about:

- public participation and community outreach
- impact to the neighborhood and to the City as a whole.
- building size and iterations
- restroom design choices





Exhibits to address frequently asked questions about Willard Park Clubhouse and Restroom Replacement if needed

