


The background image shows a park setting with a colorful, modern clubhouse structure. The clubhouse has a flat roof supported by several thick, brightly colored columns in shades of blue, green, red, and yellow. There are tables and chairs under the structure. In the foreground, a woman with long hair, wearing a black t-shirt and colorful patterned leggings, stands near a black trash can. To the right, another woman in a blue t-shirt and khaki pants is walking. In the background, a group of people is sitting on the grass under the shade of trees. The overall scene is bright and sunny, with many green trees.

Willard Park Clubhouse Replacement Project

Community Workshop

August 19, 2021

The background image is a faded photograph of a park setting. On the left, a person with long hair, wearing a dark t-shirt and colorful patterned leggings, stands near a black trash can. In the center, there is a building with a colorful facade featuring blue, green, and yellow sections. To the right, a group of people is gathered on a paved area, possibly a playground or community space, with trees and a clear sky in the background.

Based on feedback from the community as part of the Measure T1 Public Process, the City of Berkeley allocated funds from Measure T1 to undertake a planning and conceptual design process to replace the existing Willard Park Clubhouse.

Measure T1 - Phase 2 has been approved to provide funding for design completion, construction documents, and construction.

Community Engagement Process to Date

Aug-Sept 2019

6 Focus Group Meetings

Aug-Sept 2019

Community Outreach Events:

Willard Park Movie Night, Family Game Night, National Night Out

October 2019

Community Workshop #1 at Willard Park

May-June 2020

Online Survey – 59 Responses

July 1, 2021

Community Workshop #2 on Zoom

August 14, 2021

Community Workshop #3 at Willard Park

August 19, 2021

Community Workshop #4 on Zoom

Willard Park



The primary use of the existing Clubhouse is for afterschool and summer childcare programs.



Existing Clubhouse - Exterior



Existing Clubhouse - Interior

Community Meeting, Focus Group, and Survey Input

Things people liked:

- Large, unprogrammed open lawn area
- Lots of activities can share the same space
- There's a real sense of community in the park
- Wonderful and engaging afterschool program
- Great outdoors oriented summer camps
- Beautiful old trees
- Young kids' play area



Community Meeting, Focus Group, and Survey Input

Concerns:

- Safety and Sanitation
- Clubhouse is too small
- No separate kitchen
- Existing kitchenette is too small
- No separate office for private conversations
- Public restrooms connected to clubhouse
- Waiting lists for after school and summer programs
- Lack of activities for older kids
- No opportunities for classes or programs for adults
- No space for community meetings or indoor events
- Preserve as many of the existing trees as possible

What additional activities might you or a member of your family want to participate in at the new Clubhouse?

Cultural Events – **79%**

Neighborhood Meetings – **75%**

Arts and Crafts – **60%**

Fitness Classes – **53%**

Special Events – **47%**

Game Nights – **47%**

Party Rentals – **49%**

Additional Summer Programs – **37%**

Expanded Afterschool Programs – **28%**

Parent/toddler Programs – **21%**

Other activities listed by respondents included:

Drop-in childcare, musical performances, gentle yoga, study groups, public art, movie night in the park, fitness bootcamp, art festivals

STAFF

More activities for adults and families could include:

- Arts and Crafts
- Fitness Classes
- Educational and Cultural Programs
- Neighborhood Group Meetings

Larger activity rooms can provide space for:

- Social Gatherings
- Party Rentals
- Neighborhood Events



The new, larger clubhouse will provide flexible spaces for a wider range of activities:

- More programs for children of all ages.
- Increased capacity for after-school care and summer camp
- Party rentals
- Martial arts and movement classes
- Clubs for middle schoolers and older teens
- Parent-toddler activities



Proposed New
Clubhouse Building
Program:

Large Activity Room
1,800 sf
Divisible into 2 rooms

Small Activity Room
900 sf

Office

Kitchen

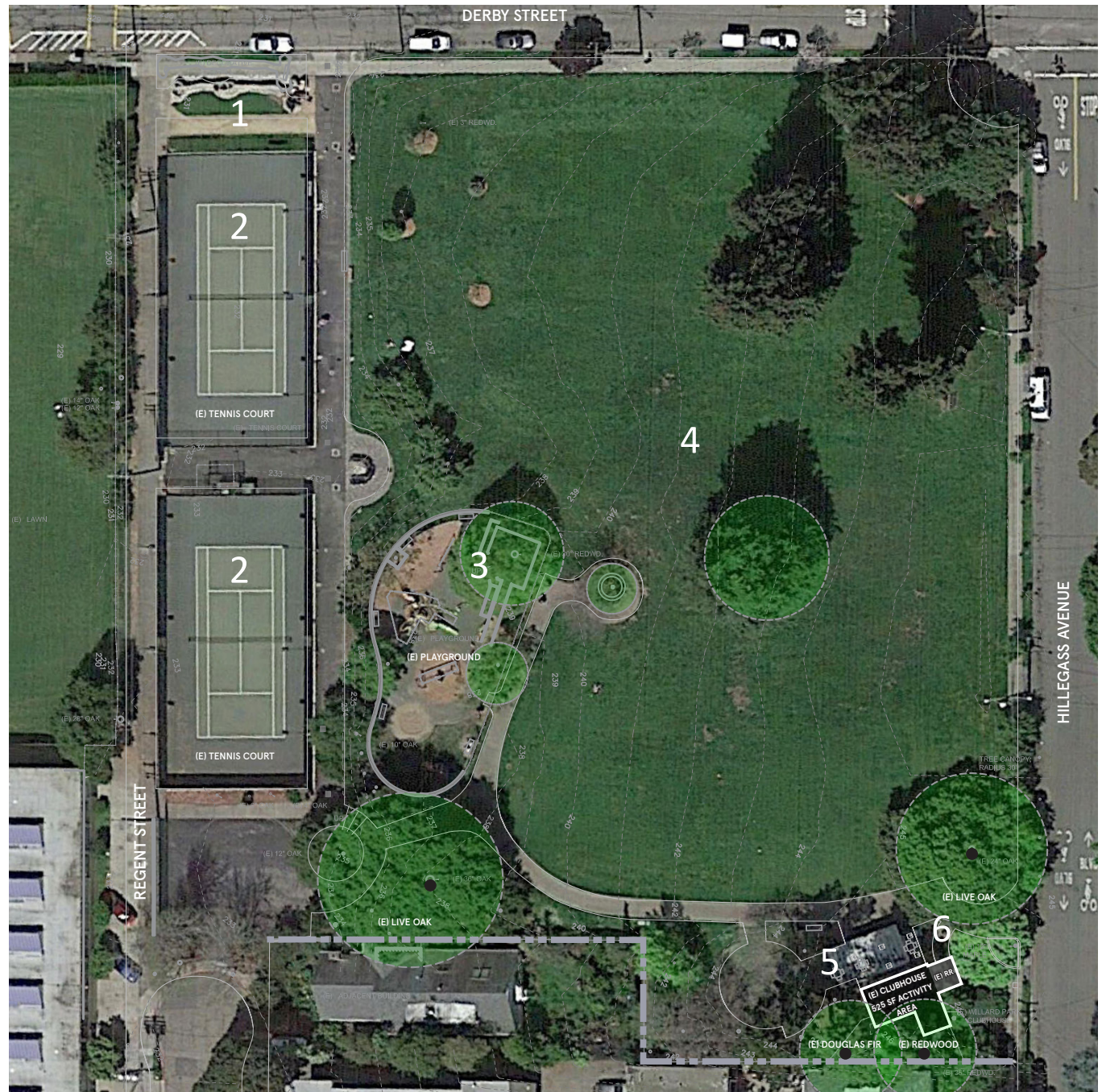
Storage

Restrooms



Existing Park Plan

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



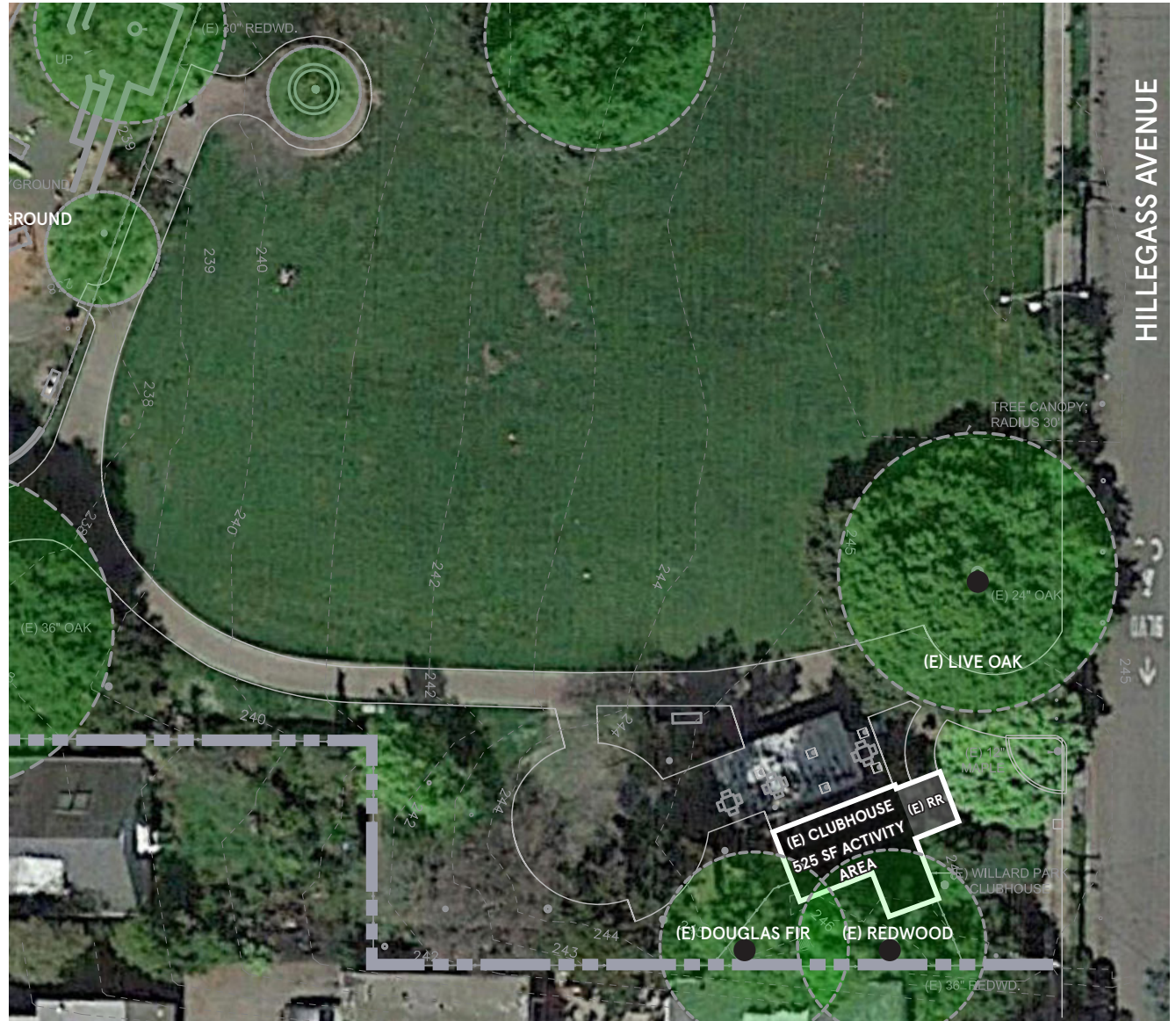
Willard Park - Existing Conditions

525 SF ACTIVITY AREA



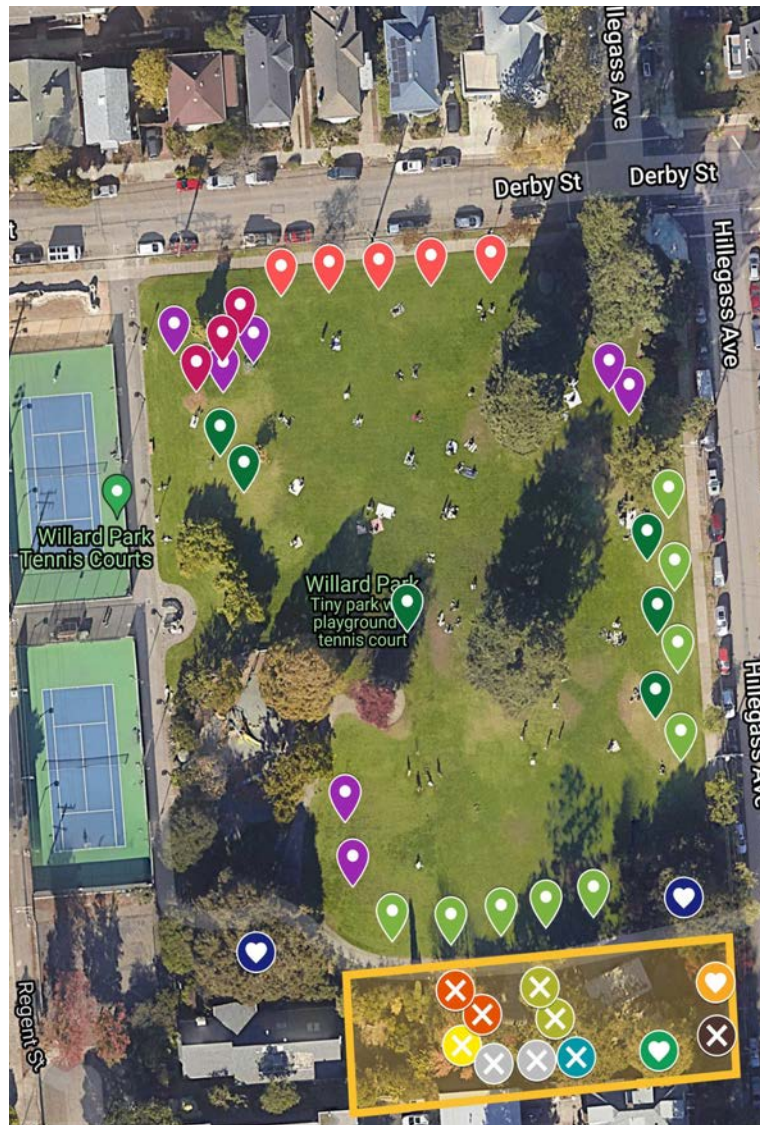
Existing Clubhouse

- One story building
- 525 sf of indoor activity room area
- Total area of 1,050 sf including covered front patio
- Currently undersized for 45 children
- One indoor restroom
- Kitchenette, storage and staff desk in the main space
- No room for expanding program capacity
- Public restroom attached to main building



Draft Tree Plan

- Preserves all heritage oaks and redwoods at the park
- 7-10 trees to be removed at the site of the new clubhouse
- Proposed replacement with 30 new trees
- Addresses age and conditions of existing trees from arborist study
- Wide diversity of species selected for drought tolerance and site suitability



Trees to be planted:

- Chitalpa (*Chitalpa Tashkentensis*)
- Jacaranda (*Jacaranda Mimosifolia*)
- Cork Oak (*Quercus Suber*)
- Sour Gum (*Nyssa Sylvatica*)
- Coast Redwood (*Sequoia Sempervirens*)

Trees to be Removed:

- Sweet Gum (*Liquidambar Styraciflua*)
- Douglas-Fir (*Pseudotsuga Menziesii*)
- River Birch (*Betula nigra*)
- Flowering Ornamental Pear (*Pyrus Calleryana*)
- Japanese Pagoda (*Styphnolobium Japonicum*)
- Mayten (*Maytenus Boaria*)

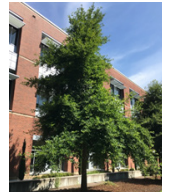
Mature Tree Preservation (in construction area):

- Coast Live Oak (*Quercus agrifolia*)
- Japanese Maple (*Acer palmatum*)
- Coast Redwood (*Sequoia sempervirens*)

Species List

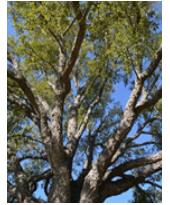
Wildfire Sour Gum (*Nyssa Sylvatica* 'Wildfire'). Grows well in turf. Chosen to grow in a row in locations in front of new building and along Hillegass and to optimize summer shade potential.

- Upward dominant structure
- 30-40' tall and 20' wide
- Vibrant fall color
- Planned in rows along Hillegass and in front of new building



Cork Oak (*Quercus Suber*). Similar to native coast live oak, the cork oak will survive turf conditions, while letting in more filtered shade to allow turf to grow under the canopy.

- Rounded canopy with filtered shade
- 40-70' height and width
- Evergreen canopy



Pink Dawn Chitalpa (*Chitalpa Tashkentensis* 'Pink Dawn'). Smaller, ornamental hybrid between California desert willow and catalpa tree. Very hardy urban tree that has done well in Berkeley.

- Spread canopy
- 20' tall and 20' wide
- Pink summer flowers
- Planned in a row along Derby on North end of park



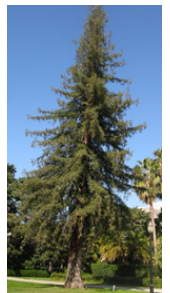
Jacaranda (*Jacaranda Mimosifolia*). Mid-size semi-deciduous tree that can offer filtered shade and summer color in three corners of the park. Some general cold hardness concerns, but this park has a sheltered microclimate and should provide a fine growing space.

- 20-40' height and width
- Semi-evergreen canopy
- Vibrant purple flowers in summer



Coast Redwood (*Sequoia Sempervirens*). Large growing native conifer. Planned to matched the grove in the NE corner of the park. To be planted in NW corner of the park.

- Large growing native conifer
- Existing redwood in park growing to -100' tall.
- Do well in small groups
- Planned for a group of three in the NW corner



4 New Options

- All located at existing site – Southeast corner of the park along Hillegass Ave.
- Option 1 is the preferred option from the initial study
- Options 2-4 respond to feedback to move the building in order to save the existing Redwood tree
- Options 3-4 respond to feedback to reduce the size of the new building and impact on the main lawn area



Willard Park - Existing Conditions

525 SF ACTIVITY AREA



Option 1

One Story Clubhouse located at the site of the existing building
2,700 sf of indoor activity area plus kitchen, office, storage and restrooms



Option 2

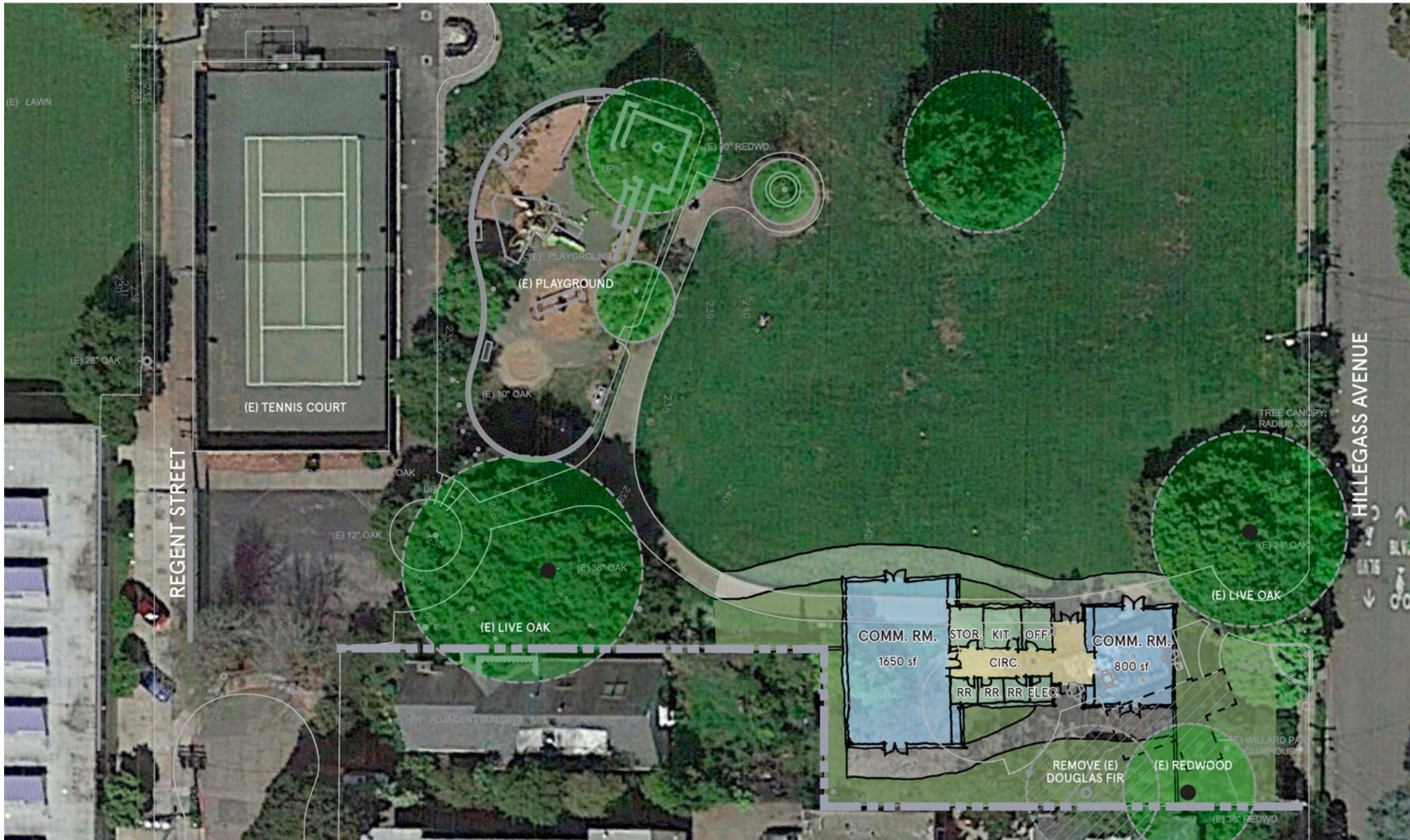
Building shifted to preserve Redwood tree

2,700 sf of indoor activity area plus kitchen, office, storage and restrooms



Option 3

Activity room sizes reduced slightly, building shifted east towards Hillegass
2,450 sf of indoor activity area plus kitchen, office, storage and restrooms



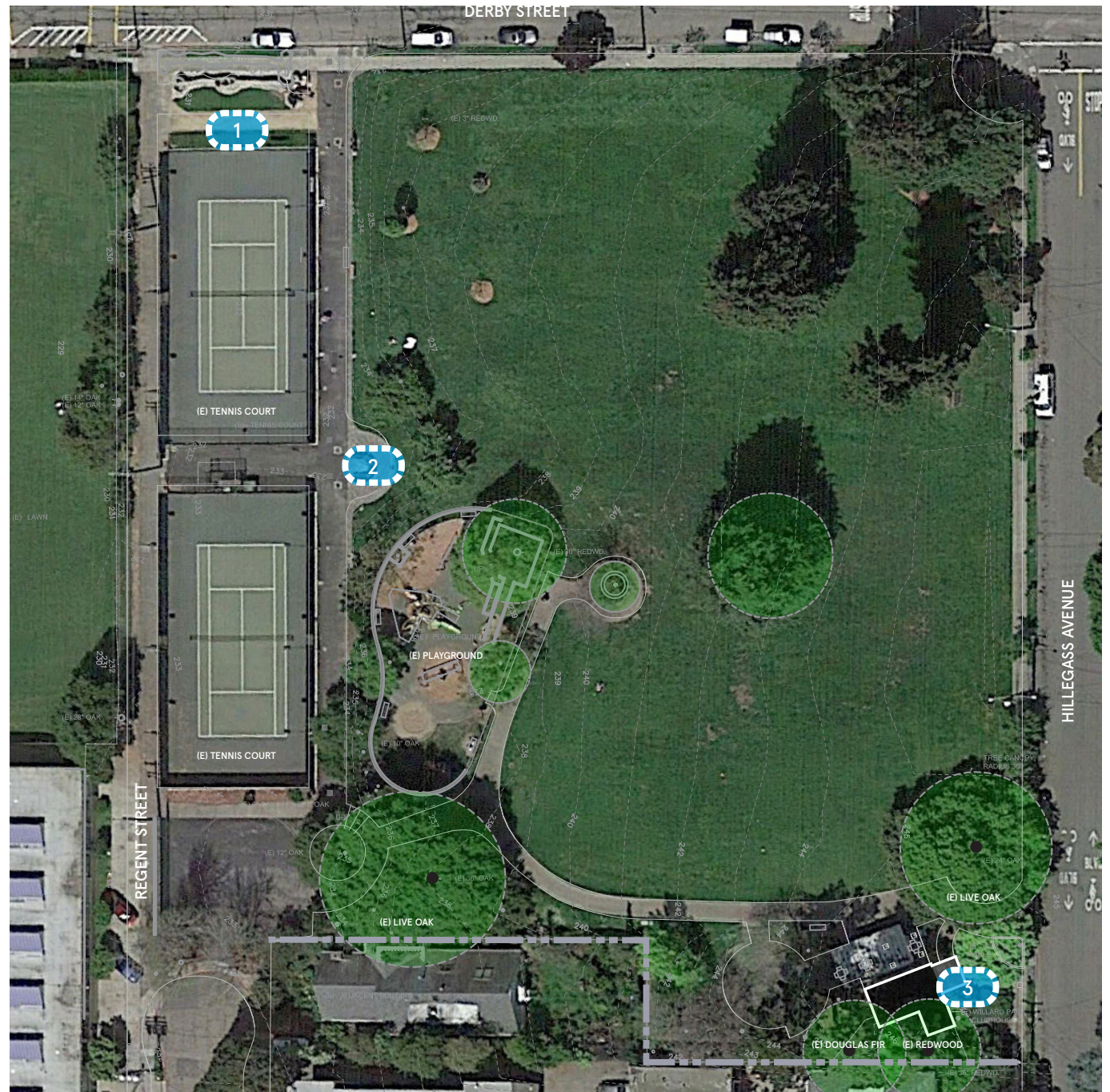
Option 4

Building area further reduced by eliminating the small classroom
2,000 sf of indoor activity area plus kitchen, office, storage and restrooms



Restroom Options

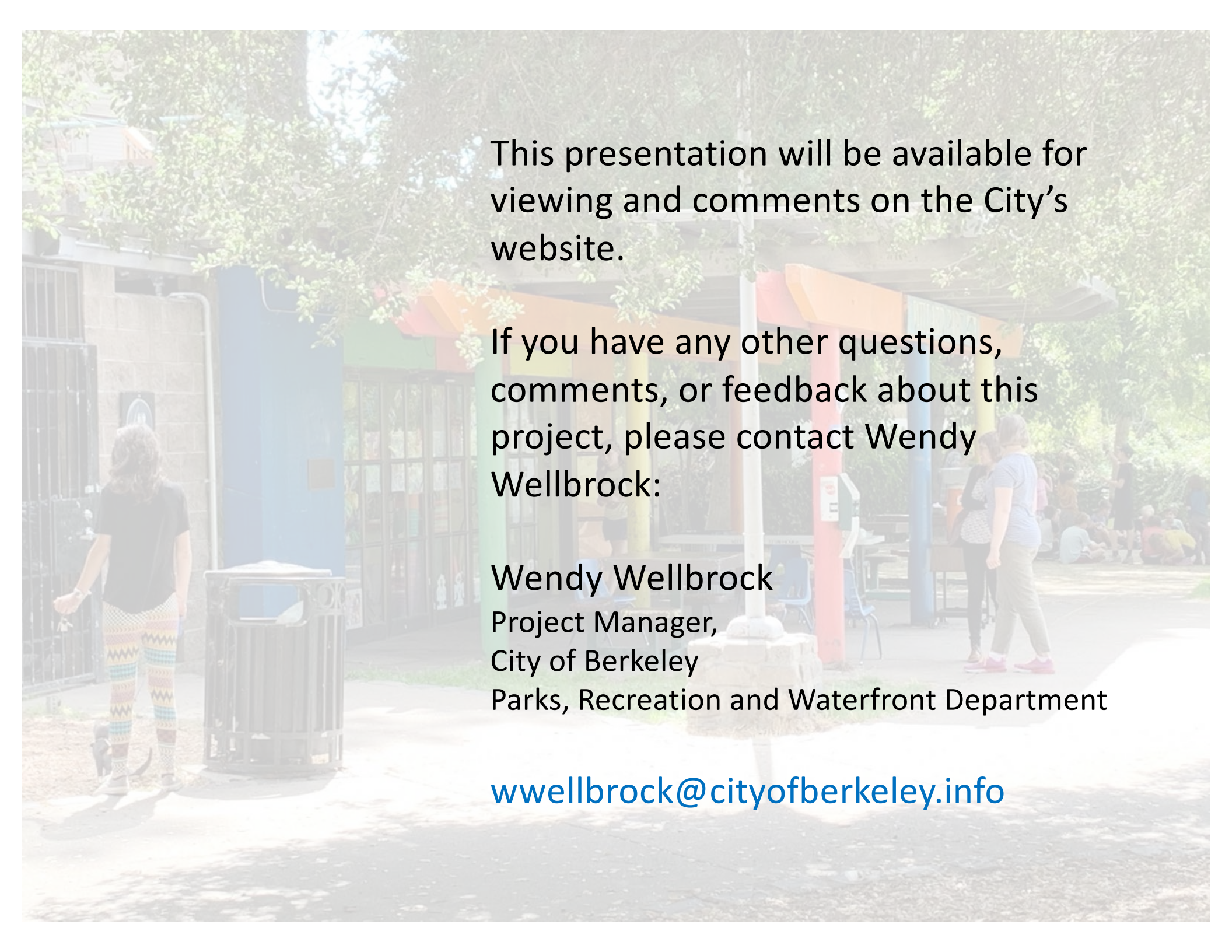
- Option 1 – north of tennis courts along Derby
- Option 2 – opposite the path between the two tennis courts
- Option 3 – near the new clubhouse building along Hillegass Ave.



Timeline and Anticipated Next Steps

The background image shows a park setting with a colorful shelter structure featuring orange, red, and blue beams. Several people are visible, including a woman in a blue shirt and green pants walking in the foreground, and a group of people sitting on the ground in the background. The scene is outdoors with trees and a paved area.

August 19, 2021	Community Workshop #4
October 2021	Community Meeting #5 – Design Development & Bldg. Character
Fall 21 – Winter 22	Design Development
Summer 2022	Finalize Documents & Submit for Building Permit
Fall 2022	Bidding for Construction
Winter 2022	Start Construction
Summer 2024	Celebrate the Grand Opening!



This presentation will be available for viewing and comments on the City's website.

If you have any other questions, comments, or feedback about this project, please contact Wendy Wellbrock:

Wendy Wellbrock

Project Manager,

City of Berkeley

Parks, Recreation and Waterfront Department

wwellbrock@cityofberkeley.info