

The background image shows a park setting with several large, mature trees in the foreground and middle ground. In the background, there is a building with a glass facade, likely the clubhouse mentioned in the text. The ground is paved with large, light-colored tiles. The overall scene is bright and sunny, with shadows cast by the trees.

Willard Park Clubhouse Replacement Project

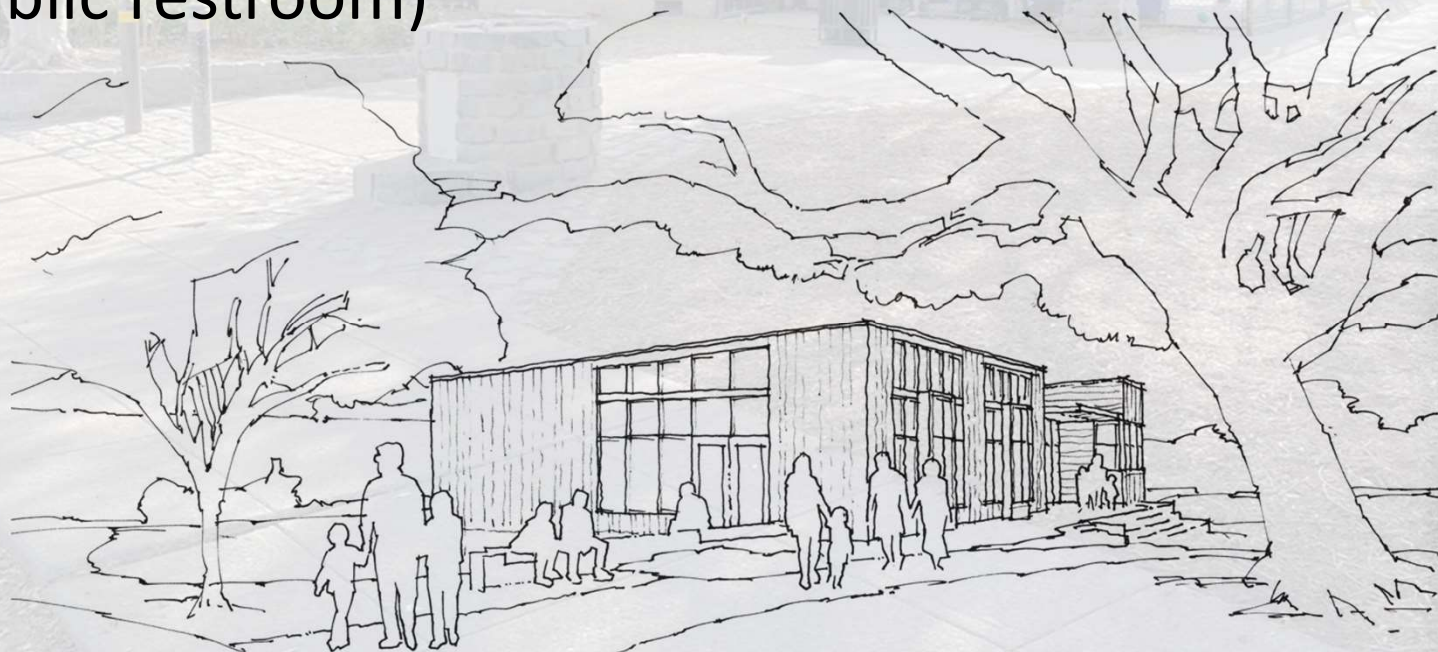
2720 Hillegass Avenue

Zoning Adjustments Board

April 27, 2023

Why we are here:

- 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)





Existing Park Plan

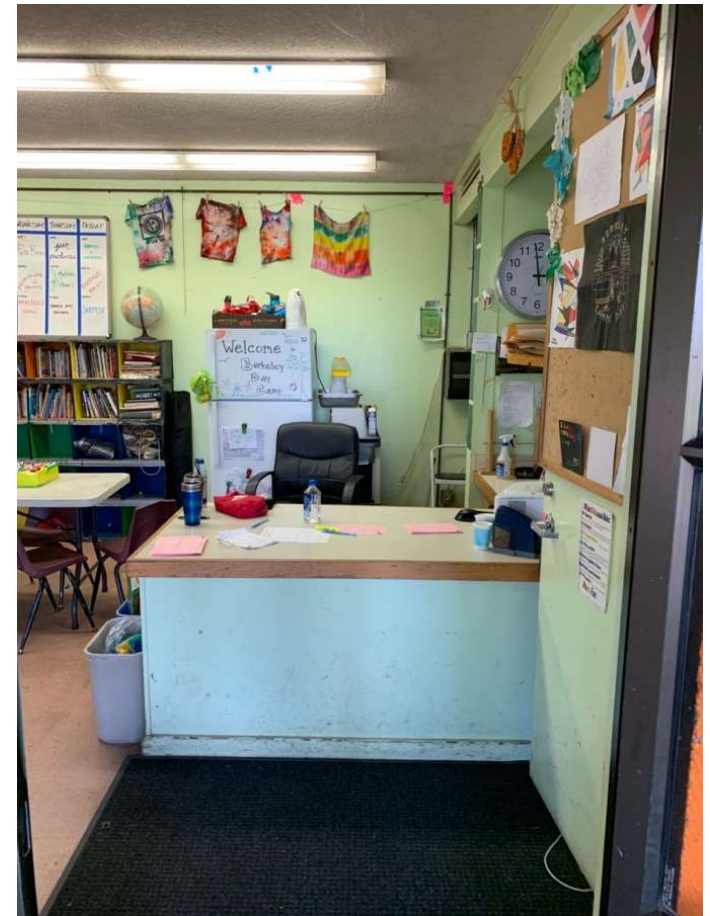
1. Potter's Wall
2. Tennis Courts
3. Children's Playground
4. Willard Park Lawn
5. Existing Clubhouse
6. Public Restroom



Willard Park - Existing Conditions

525 SF ACTIVITY AREA





Existing Clubhouse - Interior



Existing Public Restroom

Willard Clubhouse Project Timeline

- 2017 – 2018:
 - Council approves T1 phase 1 funding for planning and conceptual design
- 2019 – 2020:
 - Community engagement to determine a preferred concept
 - 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 for design development
- 2022:
 - Reduced size of building due to construction cost increases
 - Landmarks Preservation Commission review
 - Planning and Zoning submittals for Zoning Adjustments Board Hearing
- **2023: Zoning Adjustments Board Hearing**

Willard Clubhouse Community Engagement

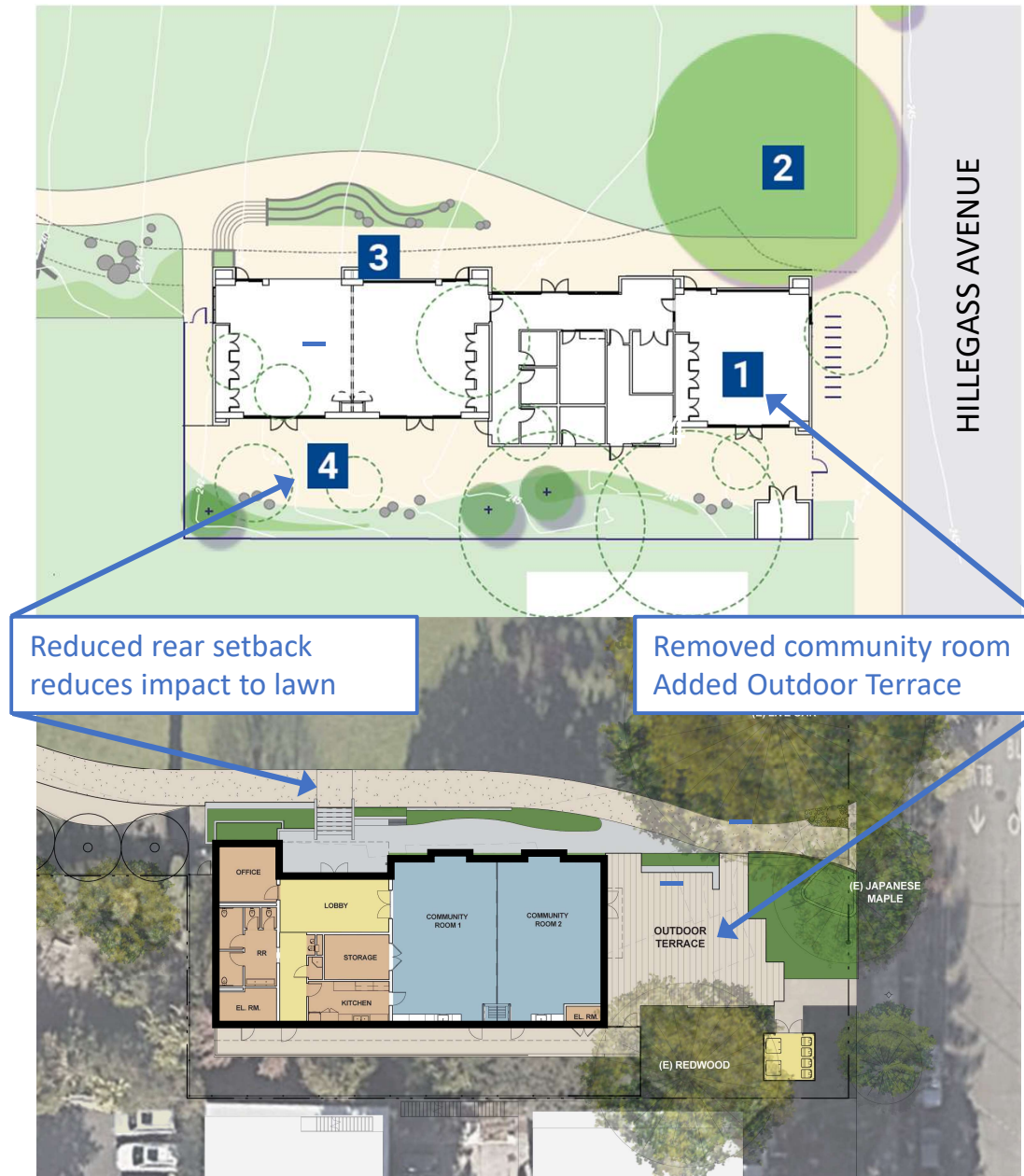
- Community Outreach to publicize meetings and events:
 - 2,685 notices mailed to neighborhood residents
 - Project team canvassed door to door
 - Project team canvassed park visitors during recreational events
 - Notices posted at the site and other city facilities
 - Meeting information and status updates on the [City's project website](#)
- 5 Community Meetings (in person and virtual)
- 8 Focus Group Meetings
- On-line Survey
- Landmarks Preservation Commission Meeting

DERBY STREET

Clubhouse Revisions

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

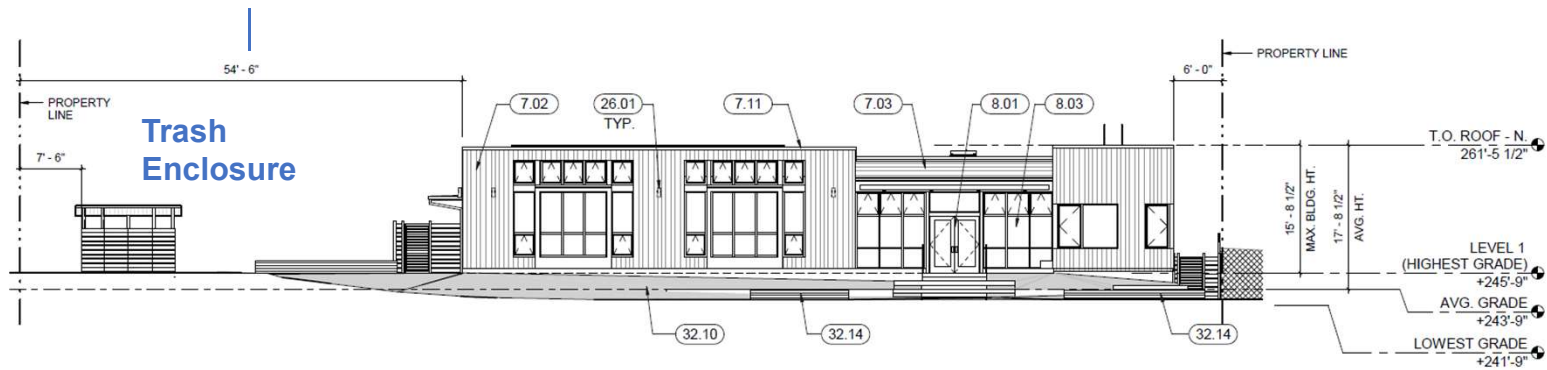
Project size reduced from 4,340 sf to 3,499 sf



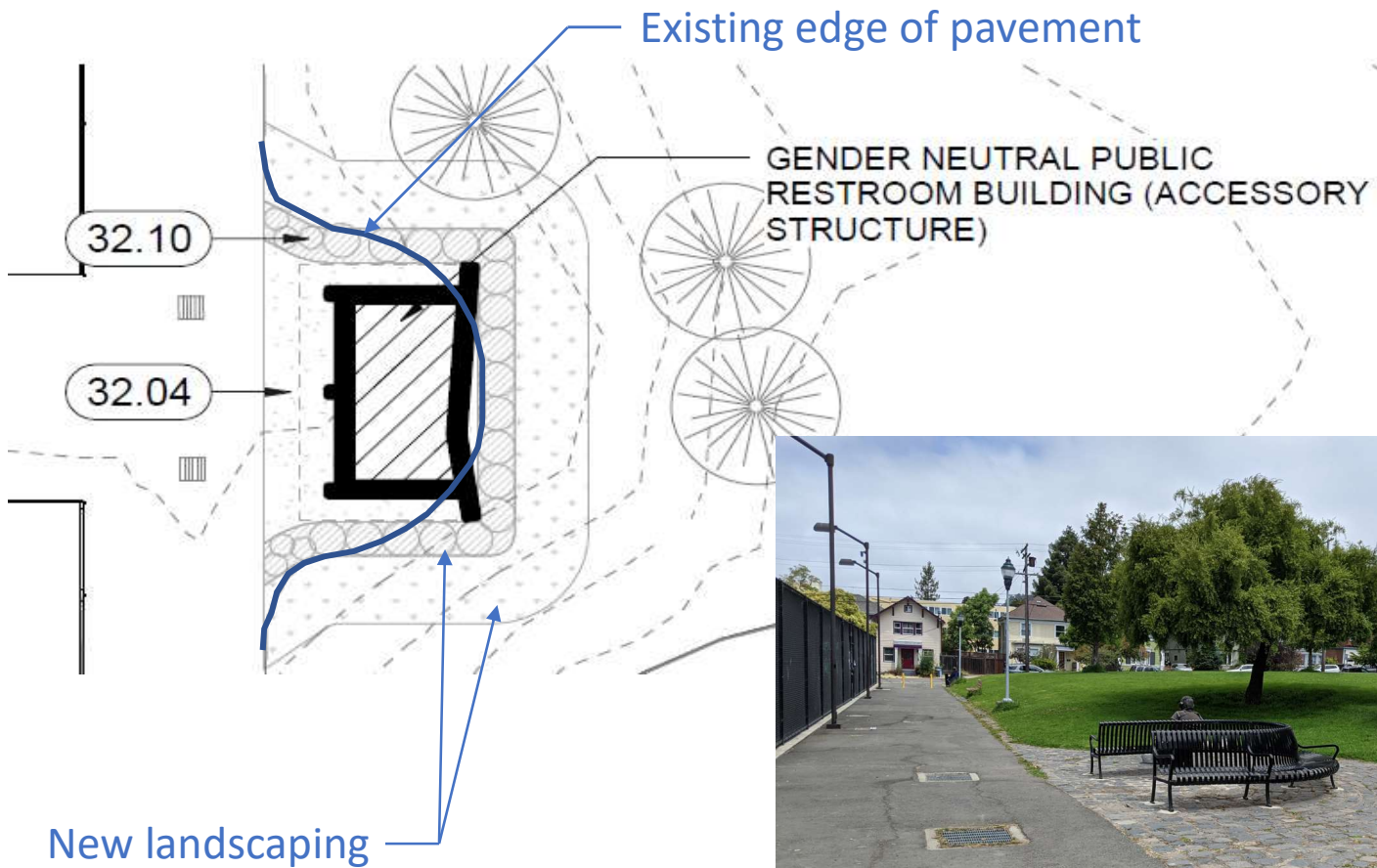


Street Strip Elevation – East (from Hillegass Avenue)

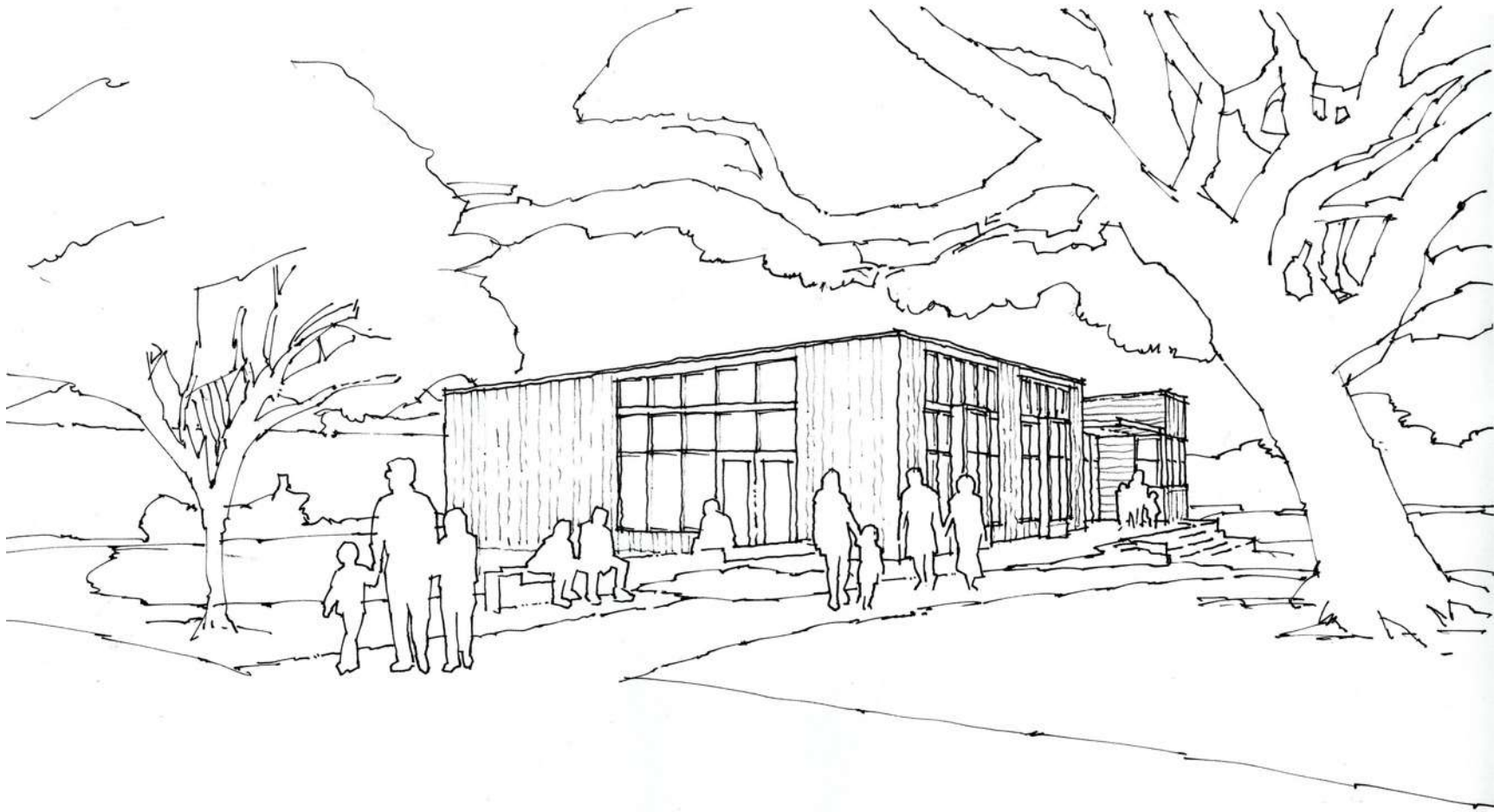
15'-8.5" Max Proposed Building Height



North Elevation



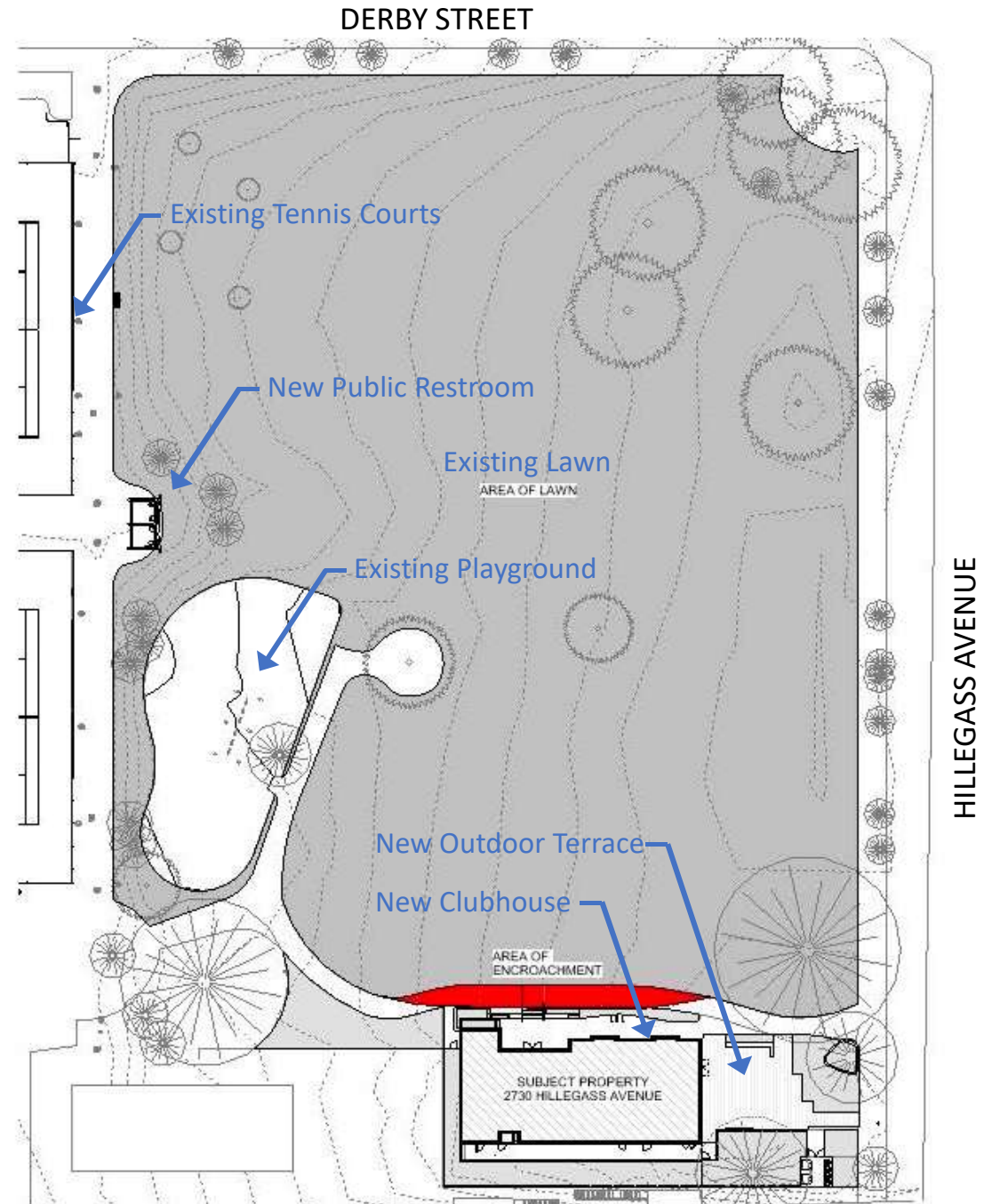
Restroom (198 sf)

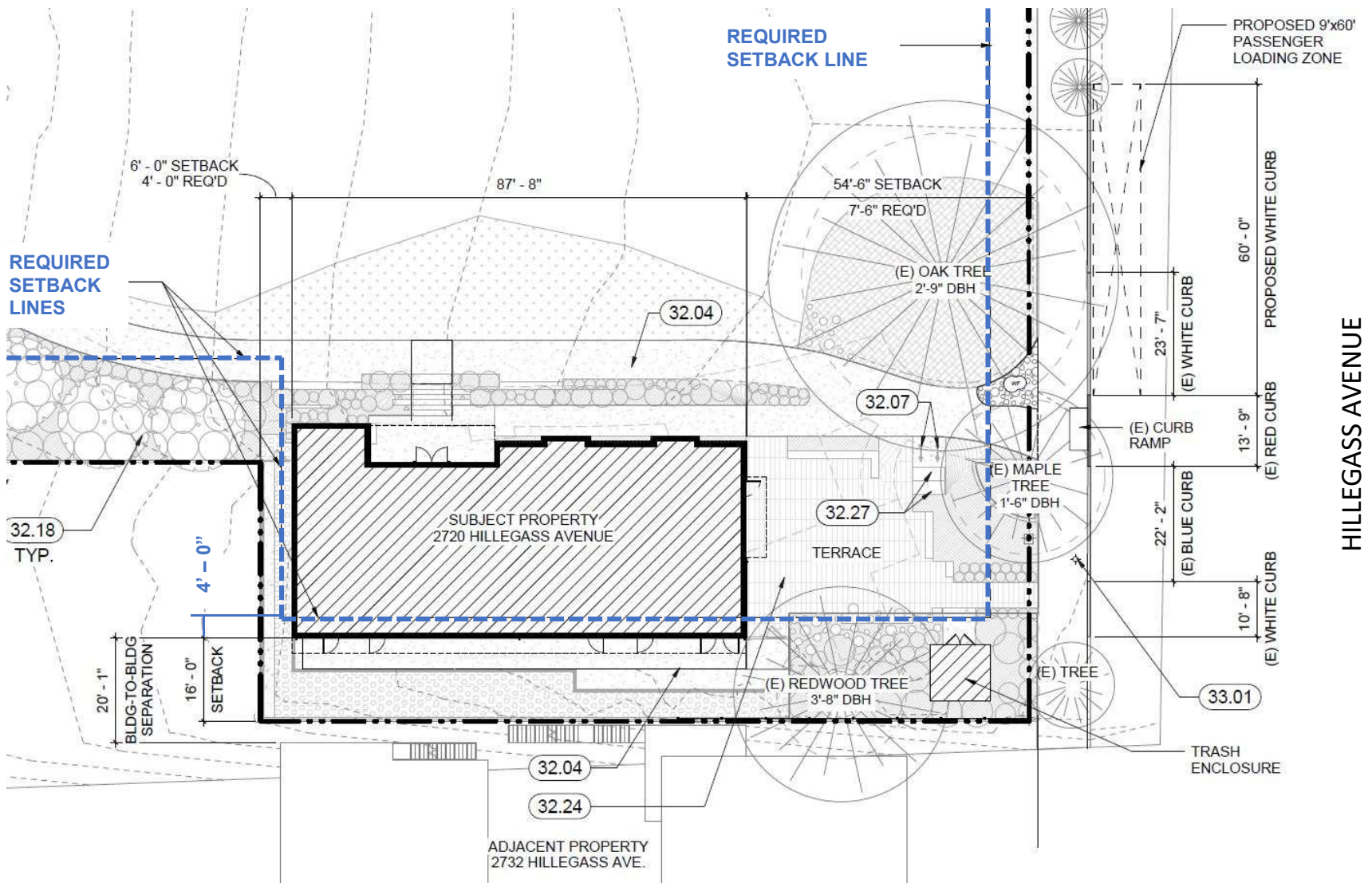


New Clubhouse from Hillegass Avenue

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.





Variance Request – reduce rear setback from 20' to 16'

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 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*)
- ✖ river birch (*Betula nigra*)
- ✖ flowering ornamental pear (*Pyrus calleryana*)
- ✖ Japanese pagoda (*Styphnolobium japonicum*)
- ✖ mayten (*Maytenus boaria*)

Mature Tree Preservation

- 📍 coast live oak (*Quercus agrifolia*)
- 📍 Japanese maple (*Acer palmatum*)
- 📍 coast redwood (*Sequoia sempervirens*)

Frequently Asked Questions / Concerns

- “More public process is needed”
5 large meetings, 8 focus group meetings, most public processes do not reach full consensus.
- “Willard Area residents don’t need childcare”
While this facility is at Willard Park, it serves all residents. Afterschool and childcare needs are underserved in Berkeley.
- “Basketball courts bring the wrong element to the park”
A basketball court is not included as part of the design. The facility is much too small.
- City is building a “MASSIVE conference center in Willard Park” that is taking up all the green space
This facility is a single story community building that contains less square footage than the average house in the immediate area. The expanded area takes up less than 1% (.94) of open space.
- “This building requires the removal of 7 trees”
The building was located to protect and preserve the high value trees- large Redwoods, Live Oaks and a Japanese Maple. The tree planting plan includes 25 new trees. The 7 trees slated for removal are not large trees, and are no longer a part of the City’s planting pallet.

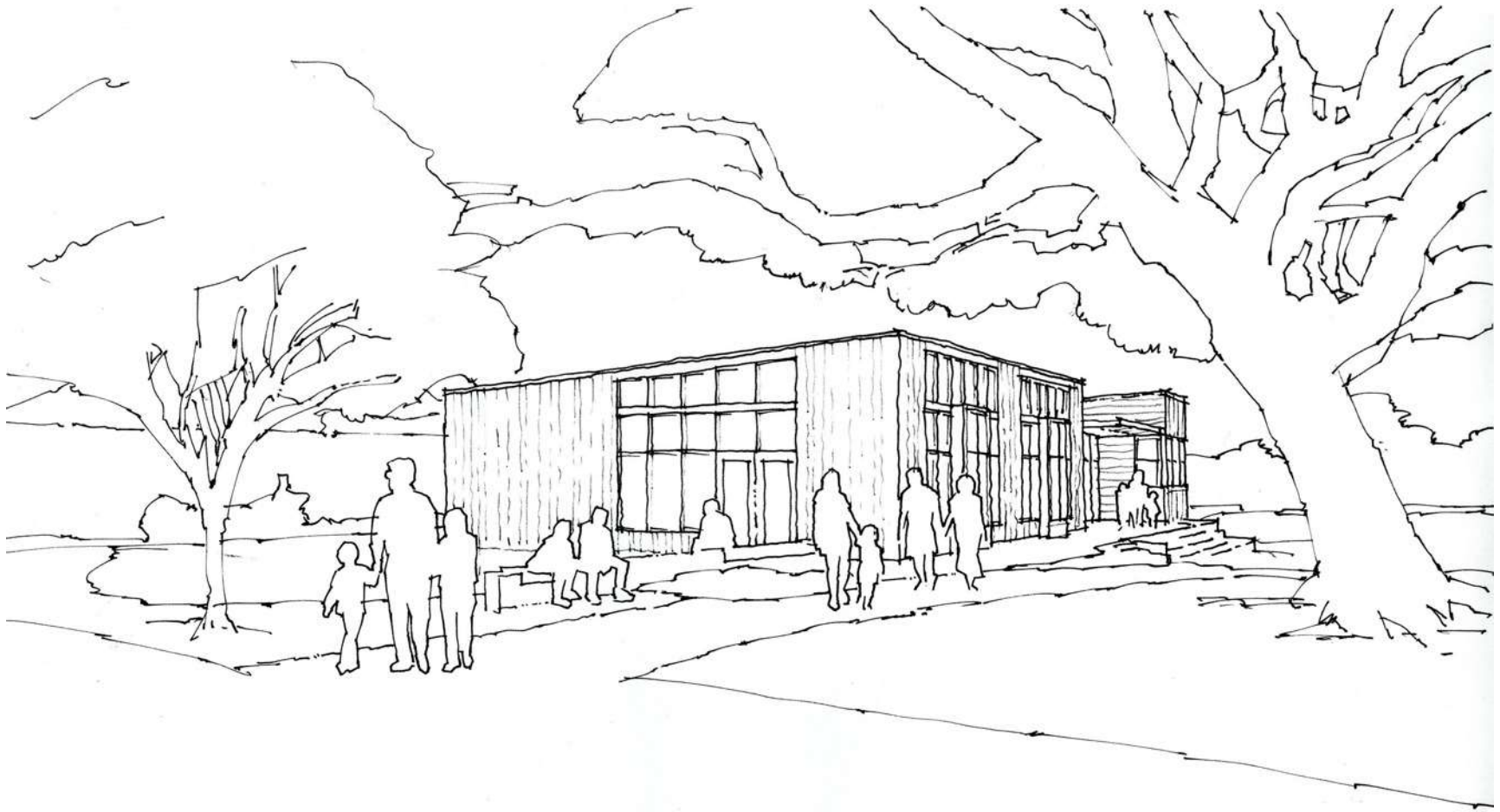
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- **“This building requires the removal of 7 trees”**
The building was located to protect and preserve high value trees - large Redwoods, Live Oaks and a Japanese Maple. The tree planting plan includes 25 new trees. The small to medium sized trees slated for removal are no longer a part of the City’s planting pallet.
- **“Evening events will seriously affect those neighbors living close to the park”**
The City’s other community centers are in densely populated areas. Evening programming for private rentals are limited due to the restrictions on alcohol use, required insurance, and staffing.

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