Willard Park Clubhouse Replacement Project

Community Workshop

August 19, 2021
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>Aug-Sept 2019</td>
<td>6 Focus Group Meetings</td>
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<td>Aug-Sept 2019</td>
<td>Community Outreach Events: Willard Park Movie Night, Family Game Night, National Night Out</td>
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<tr>
<td>October 2019</td>
<td>Community Workshop #1 at Willard Park</td>
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<tr>
<td>May-June 2020</td>
<td>Online Survey – 59 Responses</td>
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<tr>
<td>July 1, 2021</td>
<td>Community Workshop #2 on Zoom</td>
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<td>August 14, 2021</td>
<td>Community Workshop #3 at Willard Park</td>
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<td>August 19, 2021</td>
<td>Community Workshop #4 on Zoom</td>
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Willard Park

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

Species List

**Wildfire Sour Gum** (*Nyssa Sylvestria* “Wildfire”). Grows well in turf. Chosen to grow in rows 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** (*Chilatia Tashkentensis* “Pink Dawn”). Smaller, ornamental hybrid between California desert willow and catalpa tree. Very hardy urban tree that has done well in Berkeley.
- Spready 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 hardiness 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
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

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:

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