



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



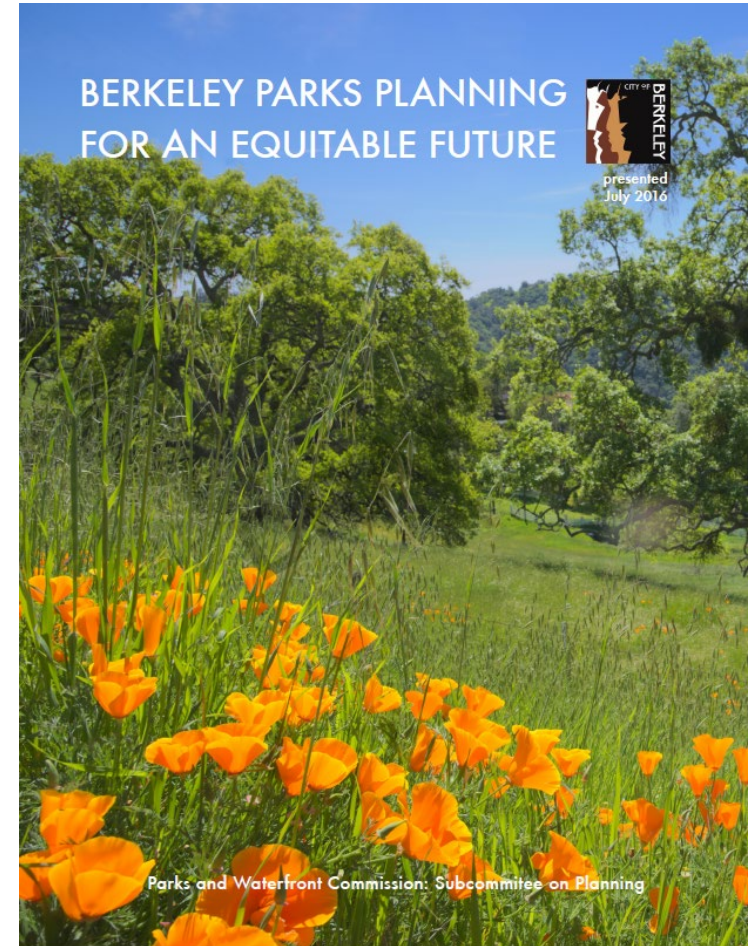
Willard Park - Existing Conditions

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

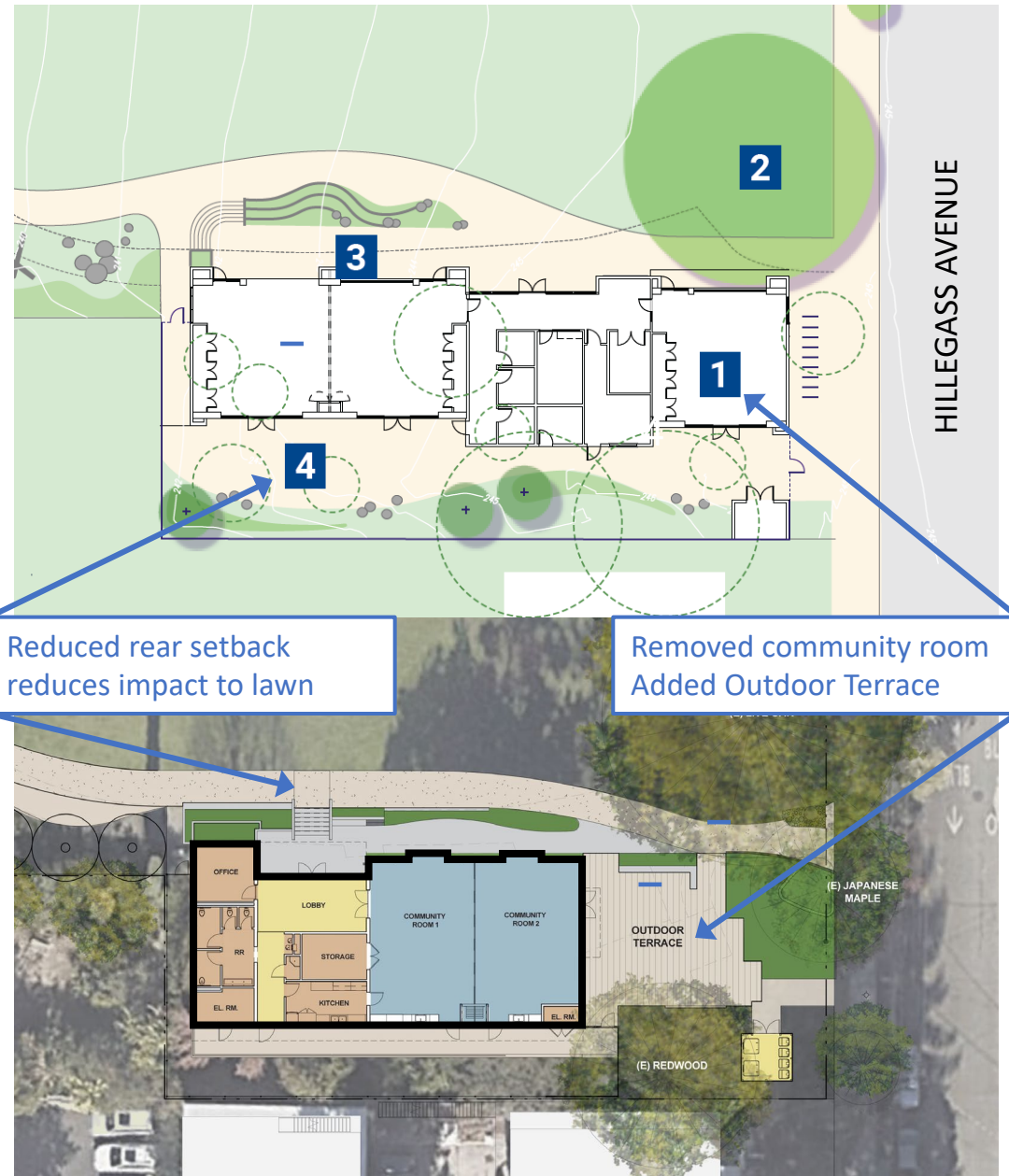


Clubhouse Revisions to Preferred Plan

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)

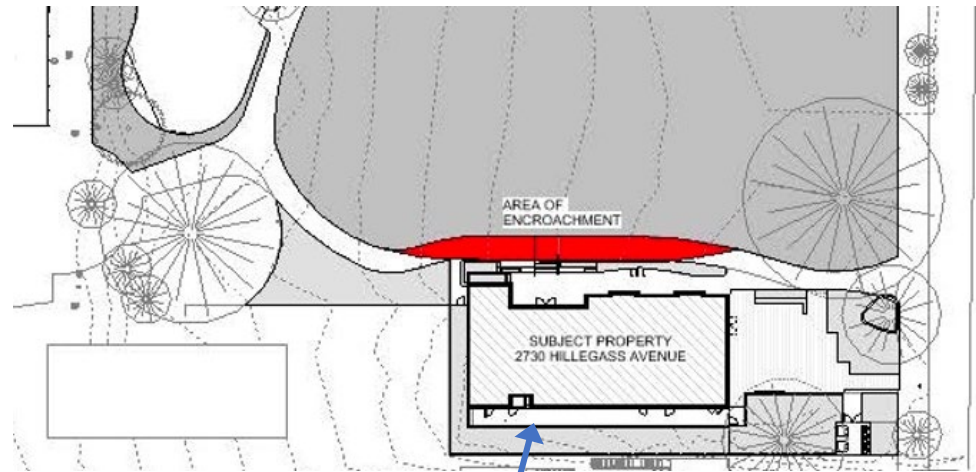
Reduction in program space:
40% from
2,700 sf to 1,610 sf



Site Plan Options

1. 16-foot setback

- Less impact to lawn
- Smaller area behind building

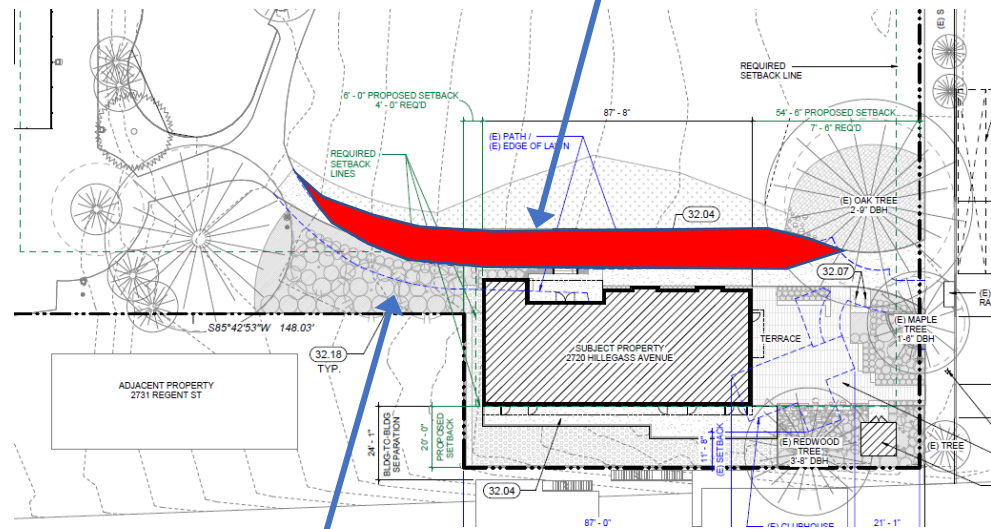


Reduced space behind building by approx. 400 sf

Increase impact to lawn by approx. 650 sf

2. 20-foot setback (standard)

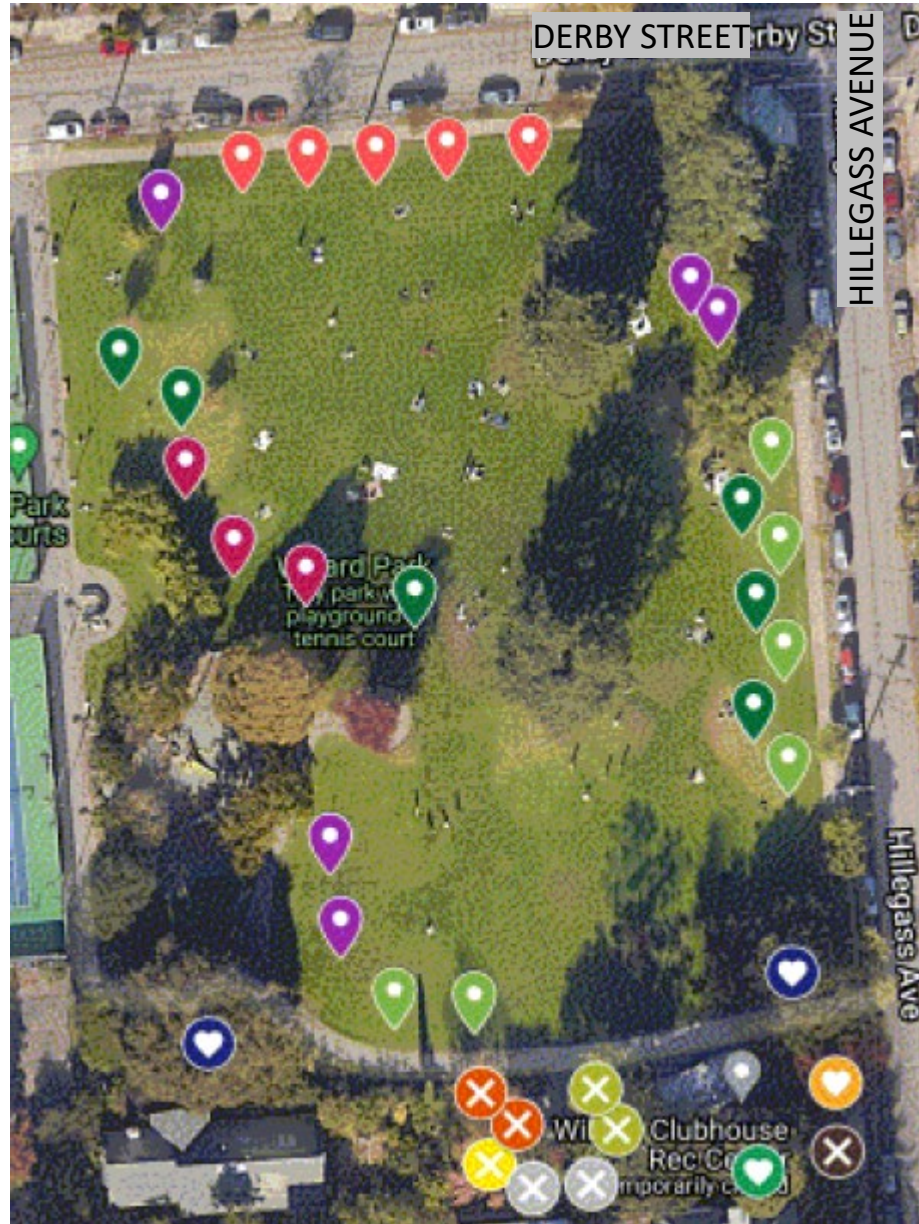
- Greater impact to lawn
- Larger area behind building
- Add landscaping to the west
- Building closer to Coast Live Oak



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*)

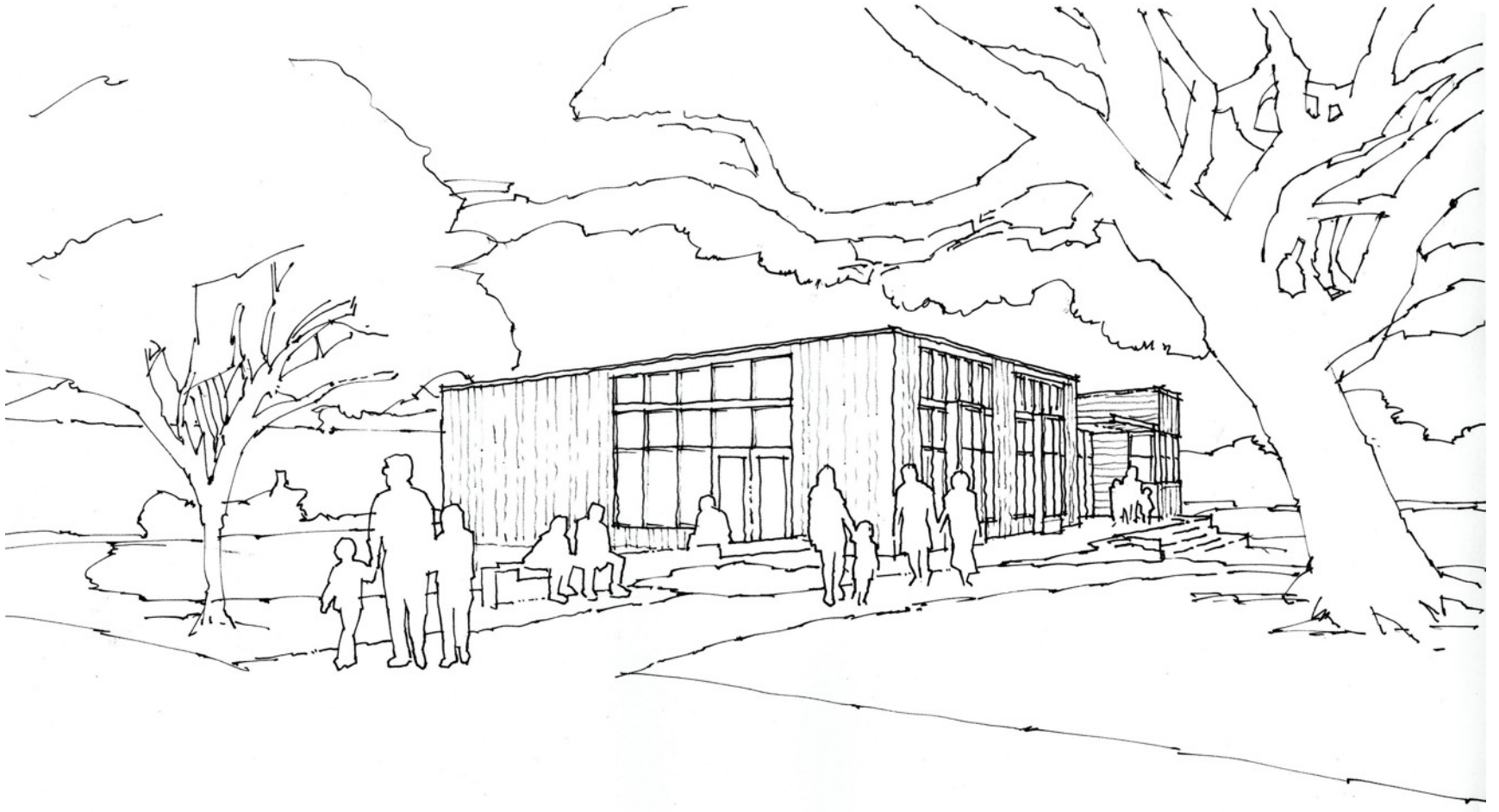
Mature Tree Preservation:

- 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