

A Master Plan Report

for

OVERFELT GARDENS

a botanical garden



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INTRODUCTION

In 1959, Mildred Overfelt granted to the City of San Jose 33 acres for development of a park for the people of the City of San Jose. As stated in the deed, she requested the City of San Jose was to:

"landscape and otherwise improve for park purposes...to maintain and operate the premises as a park...but shall not be limited to trees, lawn, shrubbery, sanctuaries, reflecting pools, fountains, amphitheaters, picnic and barbecue areas, and other like improvements. City shall have no right to construct or establish, nor permit the construction or establishment of any football, baseball, basketball, soccer, or tennis fields or courts, nor permit the conduct of any such games."

Purpose

Overfelt Gardens is unique and diverse in its character and unlike that of any park within the City of San Jose. With new development proposed for this park, the intent of this report is to update and revise the 1974-75 Overfelt Gardens Master Plan and reaffirm the use of Overfelt Gardens as a botanical garden for the people of the City of San Jose.

Process

A Park Planning Team composed of a Task Force and a Technical Committee, chaired by Executive Staff of the Department of Recreation, Parks and Community Services, was formed to prepare a revised Master Plan.

The Task Force is a special committee appointed by the Parks and Recreation Commission and ratified by City Council to represent the voice of the community. The Technical Committee is composed of representatives from City departments and affected outside agencies to provide input and feedback as recommendations are developed.

This team, through regularly scheduled meetings, has reviewed the original intent of Mildred Overfelt's bequest, made site visits to

examine existing features of the park, evaluated proposed new elements and determined appropriate future development in accordance with her requests. The Task Force has prepared this revised Master Plan which defines current and future development within the park, identifies possible issues and constraints and establishes goals and objectives for future development of the park which will fully service the community and South Bay area.

A presentation of the resulting Design Concept Plan was displayed during a Public Input Session, held April 13, 1989, to receive comments from the community. The plan was well received.

Opportunities and Constraints

During the Master Plan process, evaluation of the 1974-75 Overfelt Gardens Master Plan took place. Potential opportunities and constraints were identified and evaluated. After due consideration, recommendations for additions, deletions and revisions to the Master Plan were developed by the Task Force.

It has been recommended that buildings be consolidated and relocated within an undeveloped portion of the park site. This results in an energy cost savings as well as lessens the impact to planted vegetation.

The Chinese Cultural Garden community is planning to improve the Garden by placing additional Chinese elements in selected locations. It was the responsibility of this Task Force to review, recommend and approve those elements. The review was to ensure that additional structures would be in compliance with the original Master Plan and Santa Clara Valley Water District's flood control policies. The additional Chinese elements will enrich the educational and cultural development of the park for the community to enjoy.

The Alum Rock Elementary School District is proposing a 500-student elementary school, Kindergarten through the sixth grades, along the eastern boundary of the park near the Chinese Cultural Garden. This school site conflicts with the intention of providing a quiet park atmosphere. There may also be potential safety issues for small children wandering through the park unattended along the

percolation ponds.

It was concluded that if the elementary school were to be constructed, then a buffer for noise control and reduced visibility would be erected between both sites. This will need to be discussed with the Police Department to obtain their comments. In addition, it would be beneficial for the school's play area to be located away from the Sun Yat- Sen Memorial in order to maintain the peaceful atmosphere park users already enjoy.

With additional elements and anticipated increased visitorship, it becomes necessary to increase maintenance staff levels. This ensures the proper care of the park and ability of staff to offer more interpretive programs and facilitate stronger security.

Initial Goals and Objectives

During the initial stages of this Master Plan process, goals and objectives were established as guidelines for current and future development within the park with regard to Mildred Overfelt's wishes. These goals and objectives are comprised of the following statements:

1. To re-establish and enhance the botanical nature of Overfelt Gardens.
2. To successfully integrate the existing elements and future development into a unifying park environment.
3. To enhance, enrich and provide for adequate maintenance and programs within the cultural elements and garden areas of the park.
4. To protect, preserve and enhance the natural areas and wildlife species.
5. To promote public safety within the park.
6. To cooperate with the Santa Clara Valley Water District in its goal for flood control and water supply.

7. To maintain the peaceful atmosphere of the park.
8. To develop strong community support and participation in ongoing development of the park, (i.e. non-profit support groups or foundations such as Friends of Overfelt Gardens).
9. To promote educational activities, programs and information for the community and school.
10. To recommend a sufficient operational organization which can provide direction in implementing the goals of the park.

PROJECT LOCATION

Overfelt Gardens is a 33-acre City-wide park situated within Council District 5. The park is located between Highways 680 and 101 bordering the northeast corner of McKee Road and Educational Park Drive.

The park site is rectangular in shape, bordered by San Jose East Side Educational Park to the north, Santa Clara County Health Facility to the east, McKee Road to the south, and Educational Park Drive to the west.

Local Setting

Overfelt Gardens is set in an urban area nestled between diverse land uses. To the south the park borders McKee Road, a major thoroughfare along which small commercial buildings and apartments are situated. The park borders Educational Park Drive to the west, a residential street with single-family homes. A landscaped median along Educational Park Drive runs the entire length of the park.

Adjacent to the northern border of the park is the San Jose East Side Educational Park which was planned as a community facility for the East Side Union High School District. Educational Park and the City planned that park users and the school could enjoy certain mutual elements beneficial to each.

The Santa Clara County Health Facility and an undeveloped portion of their land borders Overfelt Gardens to the east. The Alum Rock Elementary School District is proposing to locate an elementary school, from Kindergarten to the sixth grade, on the undeveloped portion of land, and is currently negotiating with Santa Clara County for the site. There are projections of building the school within the next five (5) years.

Existing Conditions / Site Analysis

Overfelt Gardens is basically composed of rolling landscaped hills (20 acres), three percolation ponds (5 acres), flat and gentle rolling turf (7 acres) and the remaining acreage (1 acre) in parking lot and pathways.

Though located in a busy urban setting, Overfelt Gardens provides a quiet and peaceful atmosphere for park users who want to stroll through the site, view the special cultural and garden elements or observe the various bird and animal wildlife species.

The landscaped areas of the site represent a style which is botanic in nature and used as a unifying element throughout the park.

A self-guided arboreal trail pamphlet is available to all park users which locates 22 selected tree specimens and provides an identification and description of each. Several display gardens specializing in various types of single plant species (i.e. Iris Garden, Rose Garden, Palm Grove) exist throughout Overfelt Gardens. Other specialized gardens include the Fragrance Garden for the Blind, All-American Display Garden, and California Native Plant Garden.

Located within the southeast portion of the park is the Chinese Cultural Garden which houses Chinese architectural memorials, statues and other artifacts offering educational and cultural enrichment to the community.

The center of the park incorporates three (3) percolation ponds which function as recharge basins to replenish the groundwater in this area. These ponds combined with the natural areas provide a suitable habitat for use as a wildlife sanctuary. The natural areas are planted with California native plants and grasses which attract

wildlife seeking food and shelter.

The park is visited by people of all ages, many of which are senior citizens enjoying a leisurely walk or relaxing on wooden benches within the park.

The park also houses the largest valley oak tree (*Quercus lobata*) which is one of the original trees on the Overfelt property.

Other existing features of the park include an information building, picnic area, restroom facilities, a fountain built in memory of Mildred Overfelt, donated items from the community, and maintenance/storage facilities.

In regard to further site analysis, it is suggested the park establish a central theme that interrelates and enhances the varying elements within the park. These should be considered guidelines for future development.

HISTORY

Overfelt Gardens originally belonged to William and Mary Overfelt who owned approximately 160 acres of land. This land was at one time a prosperous grain and dairy farm.

William Overfelt was instrumental in establishing one of the first free public schools in Santa Clara County. William C. Overfelt High School in San Jose is named after him.

Mildred Overfelt, the youngest of seven children, was awarded the 160-acre farm when her parents passed away. She was a school teacher at Berryessa Elementary School, and deeply cared for the people of San Jose. Mildred Overfelt granted to the City of San Jose approximately 33 of the 160 acres for the development of a park for the people of San Jose.

On September 21, 1959, a deed was signed which stated, "FOR AND IN CONSIDERATION of the love and affection which the Grantor has for the people of the City of San Jose,... grants to the City of San Jose ...shall establish and forever maintain...a park for the people of the City of San Jose....That the Grantee shall name said park.....Overfelt Gardens."

A portion of the original 160 acres, besides Overfelt Gardens, has become the site of Educational Park and Alexian Brothers Hospital.

Early Concepts of the Master Plan

In 1962, the City began initial planning for the development of a gardens and park on the site. Preliminary plans were designed to include annual-perennial, palm-desert, and California native plant sections occurring in the southern eight (8) acres of the gardens. In 1966, Overfelt Gardens was opened to the public.

By 1968, the City's Public Works and Parks and Recreation Departments submitted recommendations to the City Manager to retain a landscape architect for preparation of a Master Plan. This was to include plans and specifications for a second phase of development. Initial discussions included a Fragrance Garden

proposed in the existing native plant section, a restroom and an extension of the existing gardens further east along McKee Road. A preliminary Master Plan was developed but never implemented.

Friends of Overfelt Gardens

In 1971, a group of interested community members incorporated and emerged as the "Friends of Overfelt Gardens." The purpose of this organization was to:

- A. formulate, maintain and conduct an ongoing program for development and operations of Overfelt Gardens.
- B. provide guidance and implementation for various public events which may be held in Overfelt Gardens.
- C. coordinate planning and design of Overfelt Gardens with the public and other agencies.
- D. organize and implement membership drives for the organization.
- E. obtain gifts and funds for the development of Overfelt Gardens.

San Jose East Side Educational Park / Flood Control District

During the initial stages of the first Master Plan, other developments occurring adjacent to the park included East Side Union High School District planning to develop a multi-faceted educational/ community facility along the northern boundary of the park. This site was to become the San Jose East Side Educational Park to house Independence High School, a public library, East Side Adult Educational School and a child care center.

The Santa Clara County Flood Control and Water District, as it was then called, was promoting an accelerated program to replenish the South Bay's over-tapped aquifers. Therefore, discussion began between the City and Flood Control District to develop percolation

ponds within Overfelt Gardens.

Before further plans could take place and as a safety measure, Miquelita Creek, which ran between the park and the school site, needed to be set below grade in a pipeline to replace the existing open ditch. Joint agreements were entered into between the City, School District and Flood Control District, thus providing a revenue cost-sharing benefit, to underground Miquelita Creek. The Flood Control District retained a 50-foot easement along the pipeline for flood control and water transmission purposes.

Meanwhile, the City and School District were planning to initiate a program where landscape and maintenance responsibilities were to be shared within certain areas. The architect for the school and landscape architect for the park were instructed to develop an acceptable interface design for those areas commonly shared. As a result, the construction and maintenance costs were shared between the two properties. The City and School District agreed to the following:

- A. Sharing landscape and maintenance for joint use areas between Overfelt Gardens and Educational Park.
- B. The City, School District and Flood Control District will share in the cost to underground Miquelita Creek, and the Flood Control District will be given an easement for flood control purposes.

Further discussions regarding the construction of percolation ponds took place between the City and Flood Control District to develop design guidelines for construction, water source, percolation rate, maintenance responsibilities and the feasibility for using the water to irrigate the park. This resulted in a park design using five (5) acres of percolation ponds to circulate water throughout the park.

In addition, a pipeline from Penitencia Creek was laid as the water supply source to the percolation ponds which the Flood Control District was to maintain for flood control and water transmission purposes. The water was available to the City for irrigating the park.

Chinese Cultural Garden

During a San Jose Parks and Recreation Commission meeting in March 1973, Frank Lowe, Frank Fiscalini and Dr. Shu Park Chan made a proposal to include a Chinese Cultural Garden within Overfelt Gardens. The Republic of China and its citizens were promoting a cultural enrichment program for the community of San Jose.

The proposal included locating Chinese architectural elements and artifacts such as a statue of the Chinese philosopher Confucius, a pagoda, a cultural center, a tea house and pavilion within the park. The Parks and Recreation Commission approved the "concept" of a Chinese Cultural Garden and locating representative elements within a portion of the park. This concept was approved by City Council in 1974 and included in the 1974-75 Master Plan.

1974-75 Master Plan

In 1972, the City contracted with Artunian/Kinney Associates to prepare a Master Plan. Ken Artunian, at one time a City Planning Department employee, had worked on the initial planning stages of Overfelt Gardens.

The following statements provide an overview of the 1974-75 Master Plan objectives. They are in strong alignment with the goals and objectives identified in this Master Plan update.

When Mildred Overfelt bequeathed to the City of San Jose 33 acres for development of a park, it was to include a bird sanctuary, lakes, large grass areas, flower and rock gardens, picnic areas, amphitheater and fountains. Above all, it was to satisfy that element of our society which craves the natural outdoors, walks in the woods and places to sit and stroll in solitude. It was to be a sanctuary from the pressures of city life. At the same time it was to be a facility which would satisfy and educate the populace.

Specifically, the Garden will be a place for the public where educational and scientific activities exist and research can work toward the betterment of our natural and man-made world.

Overfelt Gardens will differ from a conventional park not only in its lack of organized field games but, more specifically, there will

plants that are labeled not only for the purpose of display but also for critical examination and scientific study.

Overfelt Gardens will serve the community as a cultural center with facilities such as an amphitheater, demonstration gardens, conservatory, library and the Chinese Cultural Garden area.

Within the framework of the Master Plan there must be flexibility. There must be room for additional growth of the arboretum as well as development of additional uses within the original framework.

The administrative organization of the park is extremely important to its development. Without a competent supervisor, staff and labor force realization of park goals is going to be slow and fragmented. A person possessing administrative as well as botanical skills will have a great deal to do with the successful development of this park.

With the continued growth of the Santa Clara Valley and City of San Jose, and the accompanying increase of interest in the plant and natural world, the development of Overfelt Gardens seems to be a worthy, if not necessary, undertaking. At present, there is no public park of this nature serving the Santa Clara County. The wide variety of plants that can be grown in the valley coupled with increasing interest by the public makes it seem almost imperative that Overfelt Gardens become a center for education, public display and cultivation of all things botanic.

CURRENT PARK OPERATIONS

The Park Maintenance staff and Park Rangers currently coordinate, with park administration approval, the development of interpretive programs and other major projects for the benefit of the community and schools.

Park Maintenance Operations

The Park Maintenance staff is currently composed of one (1) full-time Gardener, one (1) full-time Maintenance Assistant and one (1)

part-time Maintenance Assistant. These individuals report to a Parks Facility Supervisor who supervises park development, educational programming and maintenance operations.

The Park Maintenance staff is supplemented by the County welfare system where up to eight (8) individuals are assigned to participate in public work projects.

Park Maintenance Operations' responsibilities are to maintain over 3,000 trees, shrubs and annuals, maintain a litter-free park, remove unhealthy and dead plant material, install and replace plant material, repair and replace items due to vandalism, maintain the Chinese artifacts, clean the fountain, and assist in the repair of the irrigation system.

Park Ranger Operations

Park Rangers are assigned to City-wide facilities within the Department of Recreation, Parks and Community Services. Their duties can include visitor and facility security, resource protection and management, first aid, fire suppression, control of domestic animals, static and live interpretive programming and general information services. Park Rangers in the City of San Jose may be peace officers as well, and have been called upon to perform such duties when necessary.

Park Rangers at Overfelt Gardens provide interpretive programs which focus on public and in-park special programs, and educational outreach programs. Public programs are offered on weekends on a drop-in basis with topics ranging from gardening, photography, botany, water conservation to information regarding the Chinese Cultural Garden. The Rangers are responsible for the development and maintenance of the self-guided arboreal trail, Fragrance Garden for the Blind and improvements to the California Wild Area.

All programs are designed to expand the visitor's knowledge and further the enjoyment of the entire Gardens.

EXISTING PARK ELEMENTS

The following photos and a short description will identify the existing elements featured in the park.



The information building is located at the entry off Educational Park Drive where information describing park features and current programs is available. Arboreal trail pamphlets and guided tours may also be obtained here.



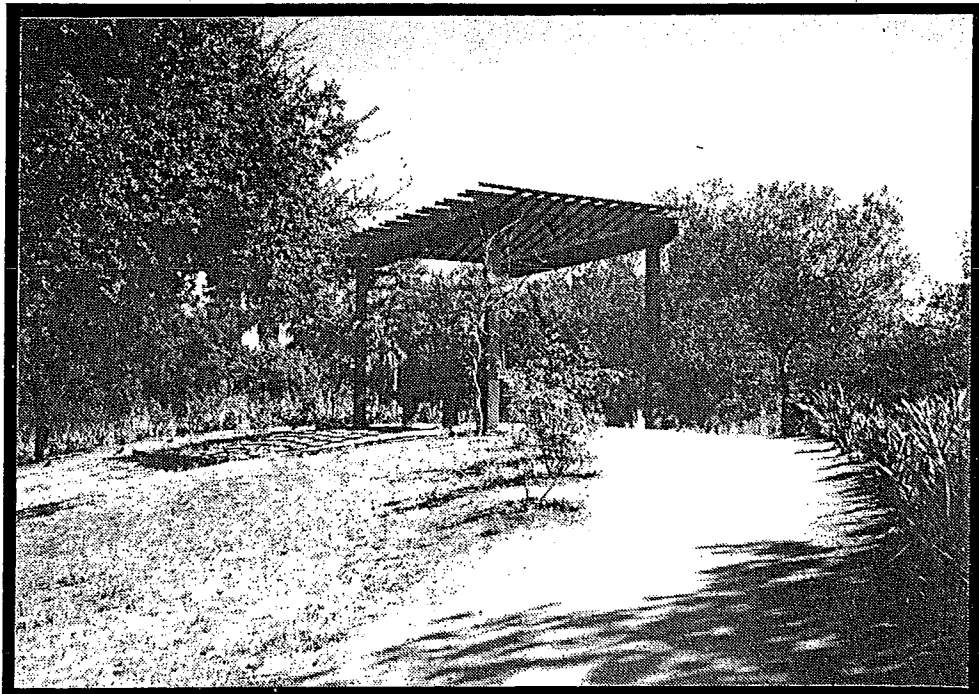
The three (3) percolation ponds, covering approximately five (5) acres, are the dominating features in the park. Constructed in 1975, these ponds provide a suitable wildlife habitat for waterfowl, birds, small mammals and reptiles.



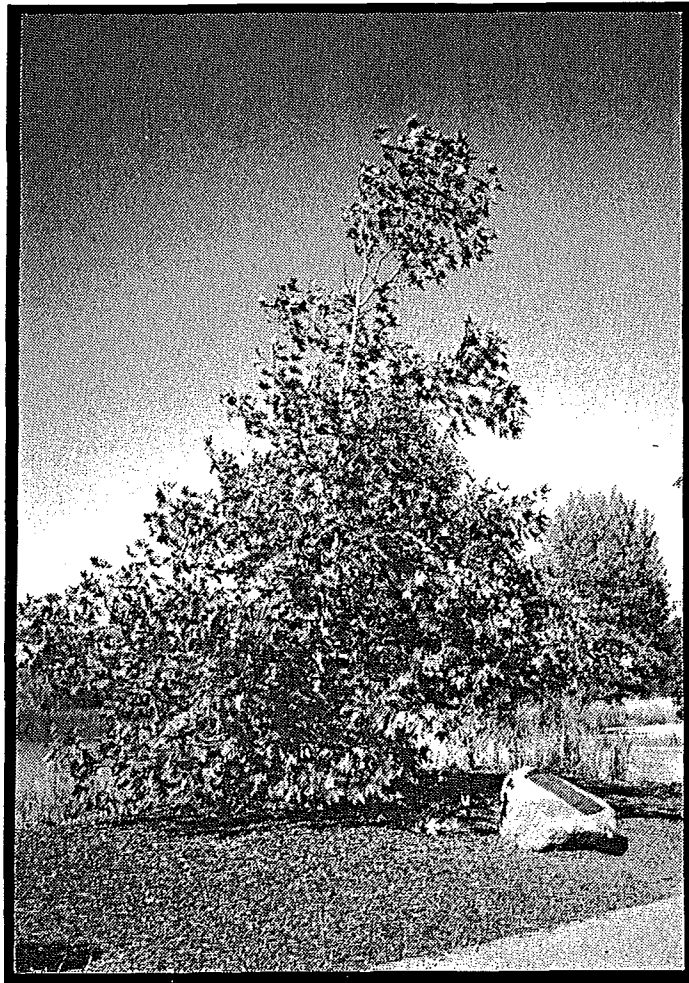
The California Wild Area was initiated by a Park Ranger who envisioned an area planted in California trees, shrubs and grasses to provide a suitable habitat for a wildlife sanctuary.



Mildred Overfelt's house is located near the Educational Park Drive entrance and was designated as Historic Landmark No. 30 by the City Council on August 6, 1985. It is approximately 113 years old. The structure does not show distinct architectural style nor much decorative detail but does exhibit simple distinguishing original qualities.



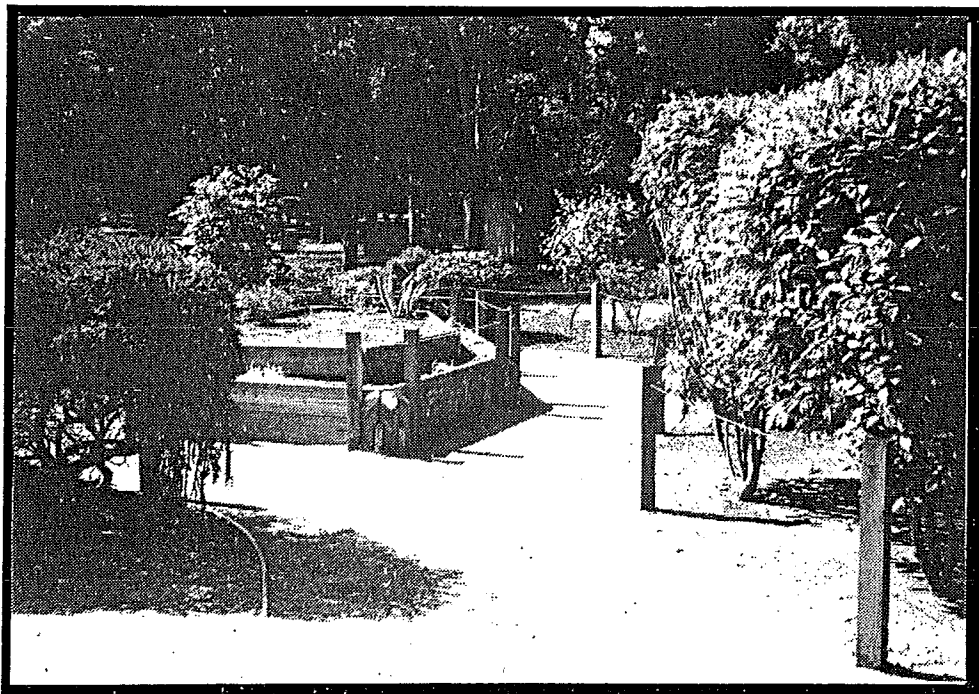
This wooden overhead structure was donated by a private citizen.



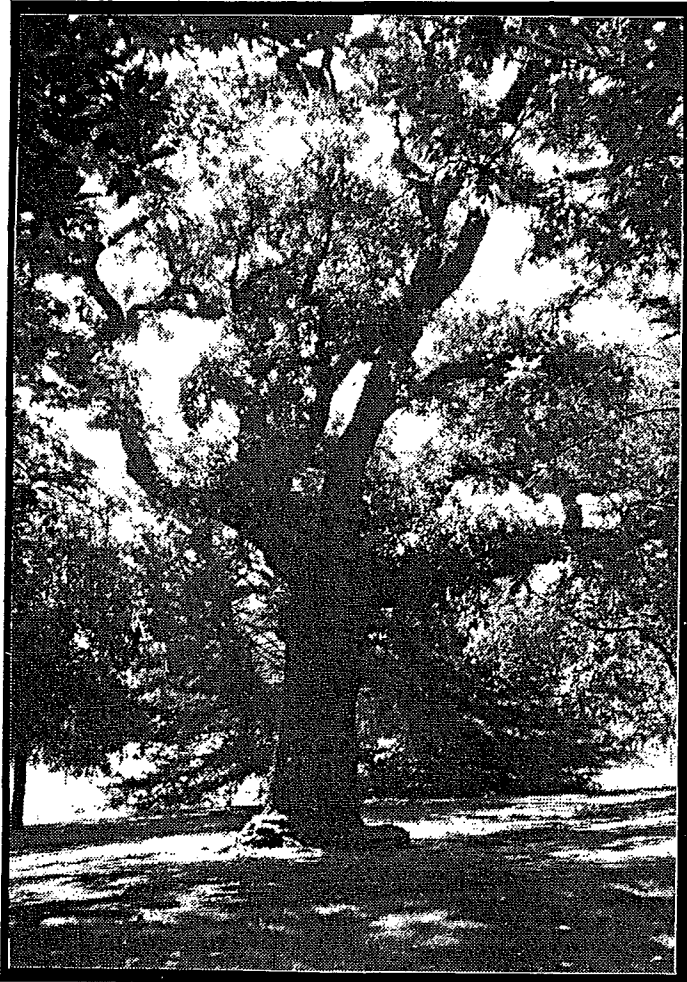
A Plane Tree (*Platanus orientalis*), a gift from Greece and made possible through the efforts of Mr. Frank Lowe and Mr. Francis B. Crocker, commemorates May 6, 1979, The International Year of the Child. A plaque explains that this tree is dedicated to the children who have received care from the East Valley Clinic and represents children throughout the world.



The self-guided arboreal trail begins at the Palm Grove in the southwest portion of the park. There are seven (7) varieties of palms in the grove, and it is often the site for park weddings and receptions.



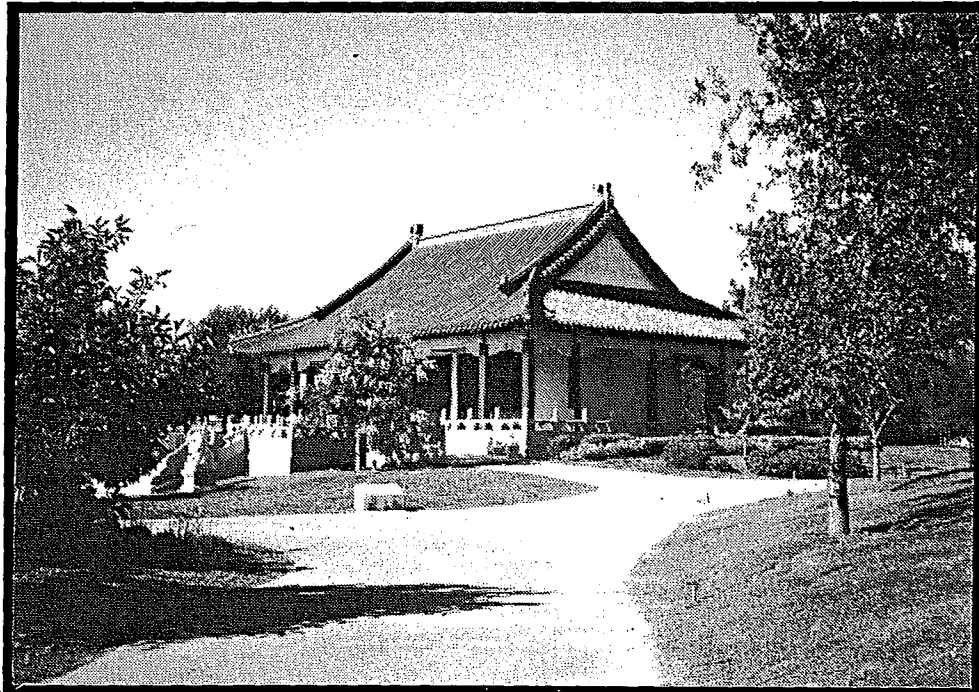
A Fragrance Garden for the Blind was built by Park Rangers as a special project. Currently, the Boy Scouts are refurbishing this garden as an Eagle Scout project.



A park plaque marks the largest Valley Oak (*Quercus lobata*) in the park. Already a large oak in 1875, this tree was not far from the original Overfelt homestead.



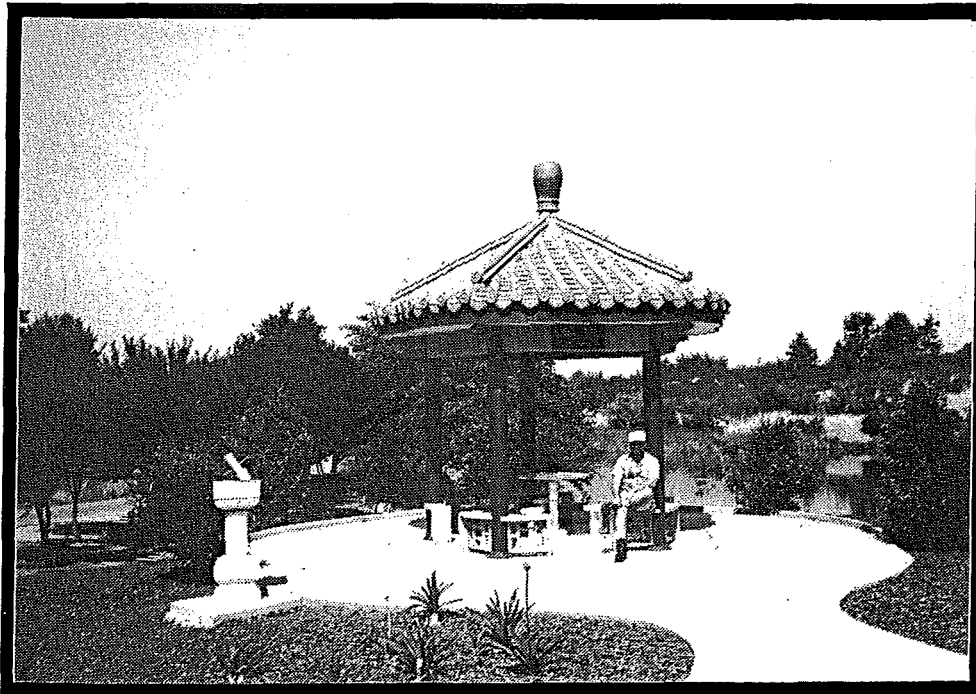
The Friendship Gate, dedicated in July 1977, stands for common ideals and Eastern and Western friendship. This gateway was modeled after a structure which stands on the site where Confucius was born.



The Sun Yat-Sen Memorial Hall was dedicated in July 1984. The building is dedicated to Dr. Sun Yat-Sen, the founding father of the Republic of China. This structure houses a statue of Dr. Sun Yat-Sen, and an example of Confucious' philosophy is depicted on the marble interior walls.



The Chiang Kai-Shek Pavilion, dedicated in July 1984, was a gift from the people of the Republic of China. Chiang Kai-Shek was the first elected President of the Republic of China and believed in economic prosperity and the well-being of the masses.



The Plum Pavilion was dedicated in May 1986 and designed to represent a plum blossom. The flowering plum tree is the national tree and blossom of the Republic of China.



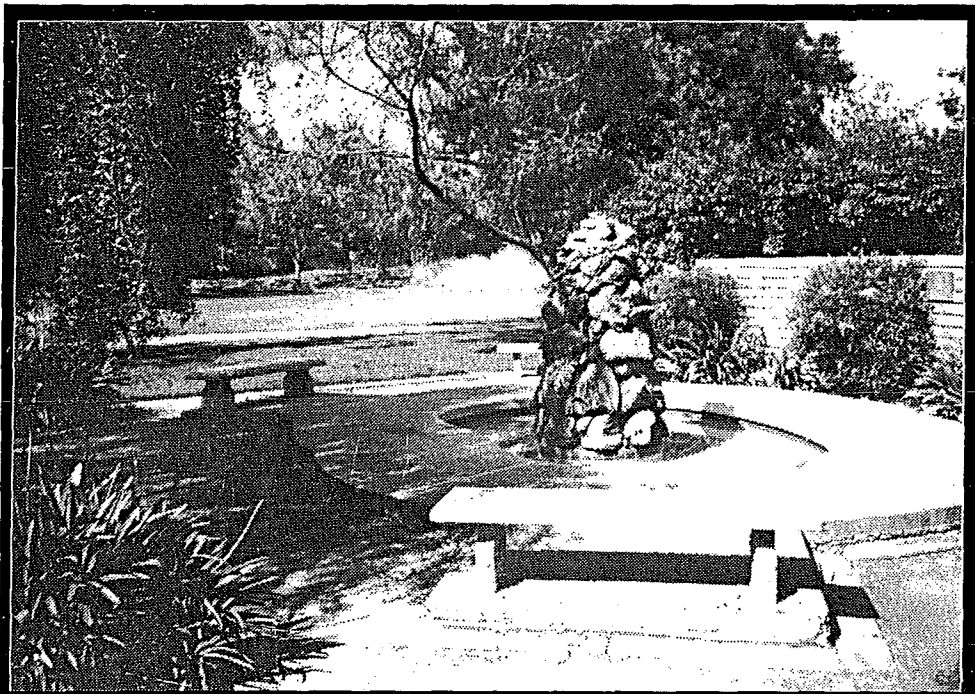
The statue of the Chinese philosopher Confucius stands 15-feet high and was dedicated in June 1974. Confucius is considered to be one of the best known philosophers in both the Eastern and Western worlds. His philosophy was teachings of honor, respect, virtue and kindness.



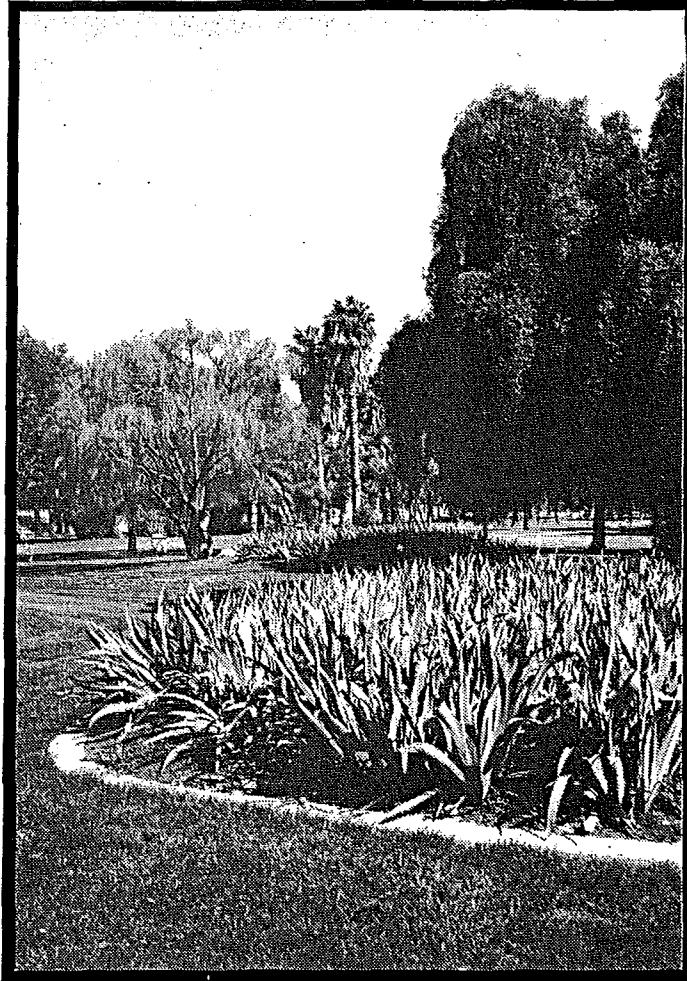
The solid Black Stone comes from a cave deep in the hills of Taiwan as a gift from the Mayor of Taiwan to the Mayor of San Jose. It was dedicated in 1980 as an expression of mutual friendship. This marble stone is over one million years old.



A ring of roses in the Rose Garden displays many varieties.



A fountain was built in memory of Milfred Overfelt by Francis B. Crocker in 1968.



Colorful irises are planted in the Iris Garden. Many are donated to the park by various iris garden clubs.



The construction of the Amphitheater was a result of the Joint Use Agreement between the City of San Jose and San Jose East Side School District in which both could utilize the common border.

MASTER PLAN STATEMENT

It is the purpose of this Master Plan to provide a strong sense of identity for Overfelt Gardens as a "Botanical Garden." It reaffirms the objective of Overfelt Gardens as a quiet park within urban San Jose; as well as provide a place for educational and scientific observation, and cultural enrichment.

A set of guidelines developed by the Task Force and City staff are presented in the form of goals and objectives for current and future development within the park in the following section.

GOALS AND OBJECTIVES

1. To re-establish and enhance the botanical nature of Overfelt Gardens and provide the park with a strong sense of identity within the community and City of San Jose.
2. To enhance, enrich and provide for adequate maintenance and programs for the cultural elements and natural garden areas of the park.
3. To protect, preserve and enhance the natural environment and wildlife species for the educational benefit of the community by minimizing any impacts that would disturb the wildlife area.
4. To successfully integrate future development with existing elements resulting in a unified park environment.
5. To promote a safe environment within the park.
6. To cooperate with the Santa Clara Valley Water District in their goal for flood control and water supply.
7. To maintain the peaceful atmosphere of the park in accordance with Mildred Overfelt's wishes.
8. To develop a program for strong community support and participation in the ongoing development of the park (i.e. non-profit support groups such as Friends of Overfelt Gardens and the

Chinese Cultural Garden group.)

9. To promote educational activities, programs and information by encouraging ongoing programs to be held at Overfelt Gardens for San Jose schools and the entire community.
10. To encourage an operational organization which can provide direction in implementing the goals of this park.

DESIGN CONCEPT

Overfelt Gardens is a place one can enjoy the solitude of a peaceful, quiet, park environment within a botanical garden setting. The public, whether an everyday park user, botanist or horticulturalist will enjoy walking through a collection of varying garden displays.

This park will be re-established as a botanical garden where knowledge of plants will be provided for public observation and/or educational information. Plants will be grown in various environments and shown collectively from a particular region (i.e. plants from China), from plant communities (i.e. plants from a California oak woodland area) and gardens featuring varieties of the same species (i.e. the Rose Garden). Identification labels on selected plants will serve as an educational aid for park users to learn botanical plant names and observe them in their natural habitat. It will also become a place to introduce new plant species for the home or horticultural world; to provide practical information on water-conserving plants for landscapes and garden building materials; and provide facilities where the public can exchange ideas and receive ongoing horticultural information.

Overfelt Gardens will also serve as cultural center for the community and will house a Conservatory, Library, Botanical Center, Demonstration Gardens and a Chinese Cultural Garden within the park.

Special funds will be established and set aside for the sole purpose of providing adequate maintenance, repair and a supply of specialty items (i.e. the Chinese Cultural Garden).

The wildlife area will be preserved and protected from further park development and intrusions from park users by providing appropriate protective barriers, but at the same time providing opportunities for park users to observe animal interaction. In addition, the natural areas will be planted with California native plants which will provide a suitable habitat to attract a variety of wildlife within the urbanized area.

To provide continuity throughout the park, a successful integration between future park development and existing park components may be achieved by standardizing selected park furniture (such as security lighting, signage, trash receptacles and benches). The architecture within the Chinese Cultural Garden will be the exception.

A logo may be designed exclusively for Overfelt Gardens which can be imprinted on items such as signage, benches, educational and informational pamphlets, and fund-raising materials.

Safety measures will be taken to provide adequate sight visibility, security lighting and facilities to provide access for persons with disabilities throughout the park.

Communication and coordination of all public improvements affecting flood control will be reviewed by the Santa Clara Valley Water District.

Future development will not include any play apparatus, ballfield areas or other activities that will disrupt the quiet atmosphere of the park.

Metered walking posts will be placed at designated points along the pathways to promote a health fitness program for the senior citizen population.

There will be an accelerated program to reactivate the Friends of Overfelt Gardens, and to generate interest from non-profit support groups in promoting ongoing programs, solicit memberships, donations, gifts and funds for the development of Overfelt Gardens.

An operational management organization will be formed to encourage and promote funding for future developments, provide direction for development of future improvements and provide a

planting program consistent with park goals.

For the comfort of park users, an additional restroom will be located at the far northeast section of the park or sensitively placed within the Chinese Cultural Garden.

The Task Force made a special request, for a place within the Chinese Cultural Garden to be reserved for small memorials to the students slain during the June 1, 1989 conflict in Tiananmen Square, Beijing, China. A specific location within the Chinese Cultural Garden and design of any additional memorials for possible future events will be at the discretion of the Parks and Recreation Commission.

MASTER PLAN ELEMENTS

The following Master Plan elements are descriptions of the major park features within the future development of the park site.

The Gardens

Overfelt Gardens is comprised of 25 acres of various individual specialized gardens (ie. Iris Garden, Rose Garden, Palm Grove) while other gardens are specialized (i.e. Fragrance Garden for the Blind, All-American Display Garden, California Wildlife Area, Chinese Cultural Garden). These gardens provide opportunities for the park user to observe plants in their natural habitat.

All aspects of the garden areas will be improved with an ongoing maintenance program to provide new and replacement planting, and proper care.

Percolation Ponds

The three (3) percolation ponds covering approximately five (5) acres, are the most dominating feature in the park. Constructed in 1975, these ponds replenish the South Bay's groundwater and also provide suitable wildlife habitat for waterfowl, birds, small mammals and reptiles. Planting the California Wildlife Area with appropriate

plant material and grasses, and minimizing future development will sustain a suitable habitat for this wildlife.

Chinese Cultural Garden

The Chinese Cultural Garden improvements will consist of two (2) additional display rooms added to the Dr. Sun Yat-Sen Memorial, a seven-tiered Pagoda, Concrete Bridge, Identification Signs and a Plaza Area, the latter designated for small meetings and quiet meditation. The 25-foot Pagoda will be located on the highest hill overlooking the garden area. A walkway and benches surrounding the Pagoda will provide the visitor with a quiet observation space. The Concrete Bridge will depict a typical bridge in Chinese garden architecture with an oriental, carved, railing motif and overhead. The Identification Signs will be located at three entries to identify and describe the Chinese Cultural Garden elements. The Plaza Area will be located on a lower hill overlooking the ponds and opposite the Friendship Gate.

Botanical Center

The Botanical Center combines three (3) building complexes comprised of an Administration Building (1,000 sq.ft), Library (1,000 sq.ft), and Conference Building (1,500 sq.ft). It will function as an educational center serving the community and nearby Bay Area cities. The Library will include a book and gift store with proceeds given to the Overfelt Gardens Foundation. The Conference Building will hold adult classes and small seminars in meeting rooms which will also be available for public use and horticultural programs. The Administration Building will house offices for the Park Supervisor, Programs Officer, Volunteer Clerk and related personnel.

Demonstration Garden

The Demonstration Garden will consist of a Display Pavilion (the Overfelt House at 1,000 sq.ft), Greenhouse (4,000 sq.ft) and Research Building (1,500 sq.ft). The renovation of the Display Pavilion feature will incorporate the displays of house and garden building materials such as fences, paving materials, walls, landscaping, outdoor

furniture, lighting, decking, water fountains, etc. The two (2) Greenhouses will function as a propagation and growing area for rooted cuttings and any plants needing protection from the environment. These cuttings will be grown for park planting purposes or limited plant sales of excess materials. The Research Building will serve as a gathering place for people with interests in the botanical and horticultural fields. It will also serve as a research information center, storehouse and laboratory facility.

Conservatory

A Conservatory Building (2,000 sq.ft) will house exotic, tropical and/or rare indoor plants for the observation and enjoyment of the community. The building will be located south of the Palm Grove which will provide a dramatic backdrop for the Conservatory. This may become a prime location for holding special events such as weddings and receptions.

Orientation/Observation Deck

The Orientation/Observation Deck will provide an orientation area where scheduled group tours will receive an overview of the features within the park. This area will be located on top of the highest knoll and consist of a wooden overhead and benches to provide shade and comfort, a deck area with information panels and plaques highlighting certain elements of the park.

The two (2) Observation Decks will provide the park user with a place to rest and observe the variety of flora and fauna that exist within the park.

Water Garden

The Water Garden will feature water-loving plants in the creek area.

Maintenance Facility

The Maintenance Facility will be comprised of an Office/Service Building (2,800 sq.ft.) and a Storage Building (1,250 sq.ft) to serve Park Maintenance staff with office space, service facilities, restrooms, and storage areas for maintenance operations.

Preliminary Cost Estimate for Overfelt Gardens Master Plan

Site Improvements		\$ 145,000
Site Preparation		
Grading and Earthwork		
Utilities		
Irrigation		
Planting		
Park Amenities		
Conservatory	@ 2,000 sq. ft.	330,000
Botanical Center		600,000
Administration Bldg.	@ 1,000 sq. ft.	
Library	@ 1,000 sq. ft.	
Conference Bldg.	@ 1,500 sq. ft.	
Demonstration Gardens		575,000
Display Pavilion	@ 1,000 sq. ft.	
(Overfelt House Renovation)		
Greenhouses	@ 4,000 sq. ft.	
Research Bldg.	@ 1,500 sq. ft.	
Orientation/Observation Deck		80,000
Observation Decks		
Total Construction Cost		\$ 1,730,000
Engineering Design and Administration, Construction Management Inspection, and Construction Contingencies		520,000
Possible Engineering Administration, and Inspection for donated items constructed on park site		75,000
Total Budget Estimate		\$ 2,325,000

A list of notable wildlife at Overfelt Gardens is as follows:

- A. Water Associated Birds
 - 1. Snowy Egret
 - 2. Lesser and Greater Egret
 - 3. Black Crowned Night Heron
 - 4. Canadian Goose
 - 5. Foresters Tern
 - 6. Mallard Duck
 - 7. American Mud Hen
 - 8. Belted Kingfisher
 - 9. Double-Breasted Cormorant

- B. Land Associated Birds
 - 1. Mockingbird
 - 2. Sharp-Shinned Hawk
 - 3. Scrub Jay
 - 4. Red-Breasted Robin
 - 5. Annas Hummingbird
 - 6. Red and Yellow-Winged Black Birds
 - 7. Red-Shafted Flicker

- C. Reptiles
 - 1. Gopher Snake
 - 2. Garter Snake
 - 3. Western Pond Turtle
 - 4. Alligator Lizard

- D. Amphibians
 - 1. Western Toad
 - 2. Bullfrog

- E. Mammals
 - 1. House and Deer Mouse
 - 2. California Ground Squirrel
 - 3. Fox Squirrel.
 - 4. Black-Tailed Jack Rabbit

- F. Insects

The ponds support bass, carp, bluegill, and other aquatic life.

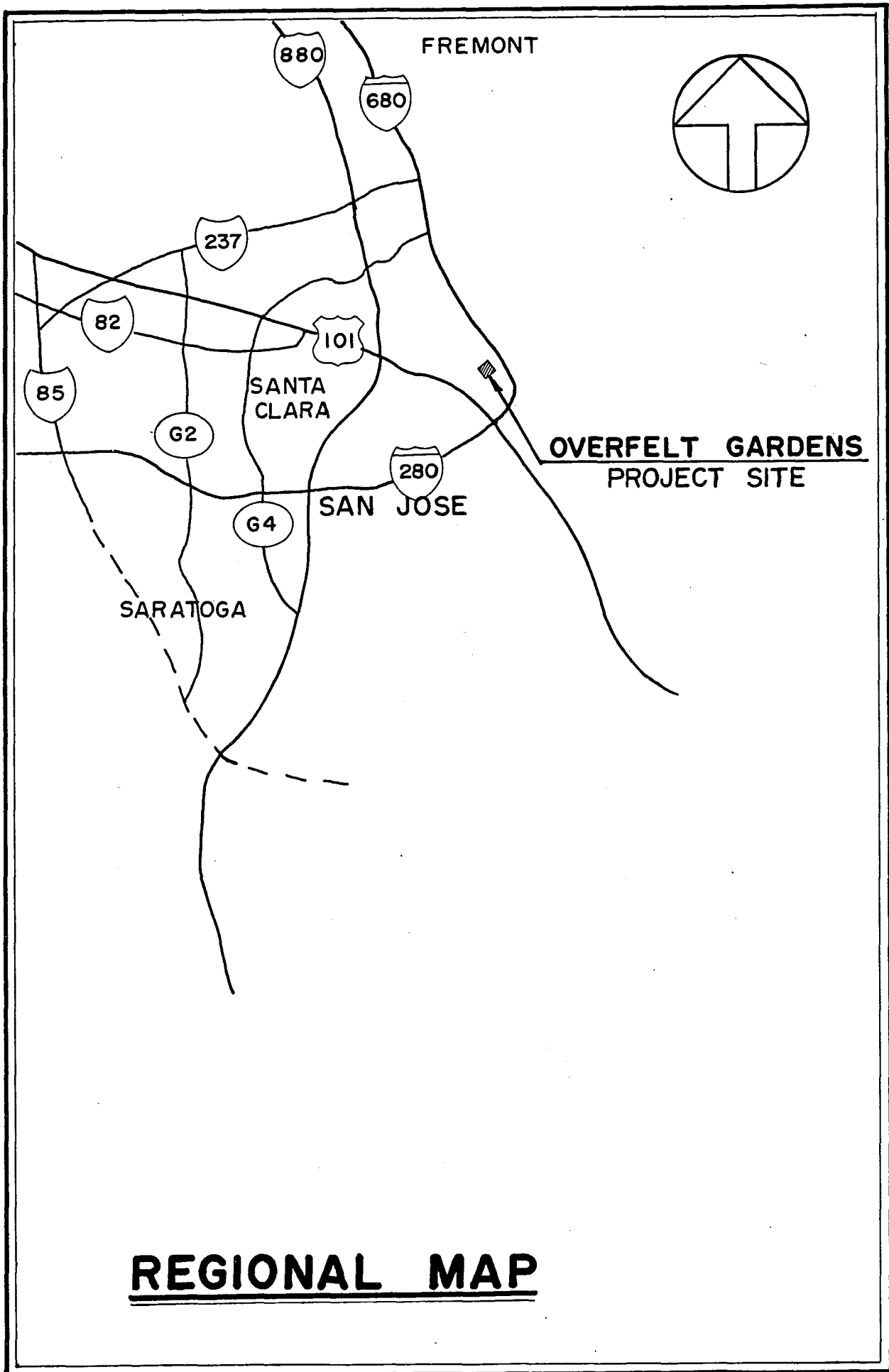
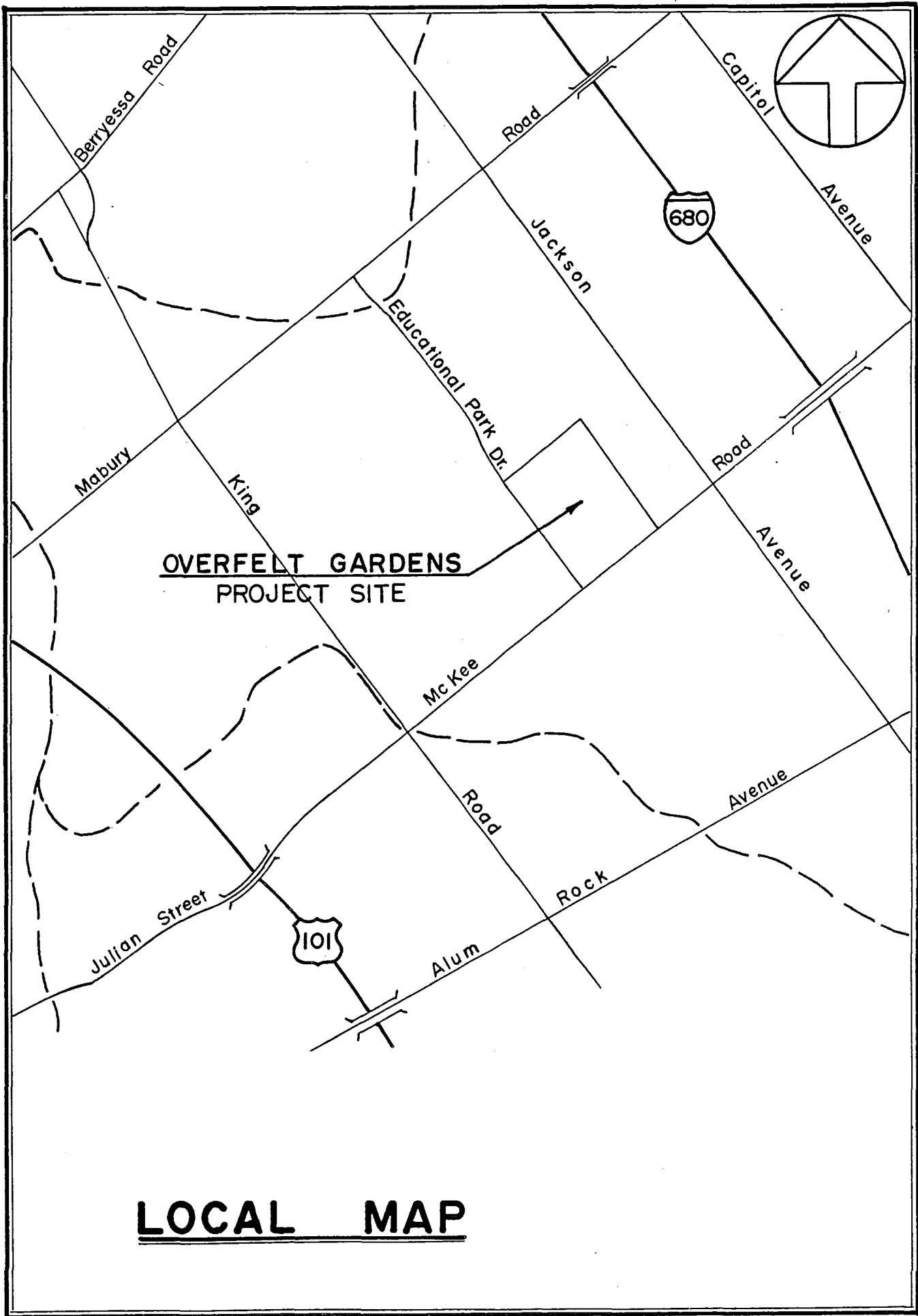


Figure 1



LOCAL MAP

ACKNOWLEDGEMENTS

OVERFELT GARDENS MASTER PLAN TASK FORCE

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Cay Denise Carn	Project Manager
Sheila Scobba	Project Manager
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