



Mitchell Lake
Audubon Center

Mitchell Lake Audubon Center

Owner's Rep Informational Meeting – May 7, 2024



Agenda

History of National Audubon Society

History of Mitchell Lake

Why Birds?

What do we do at Mitchell Lake?

The future of Mitchell Lake Audubon Center



A blue-tinted background image showing a landscape with rolling hills and a flock of birds flying in the sky. The text is overlaid on this image.

*The mission of the National Audubon Society
is to protect birds and the places they need,
today and tomorrow.*



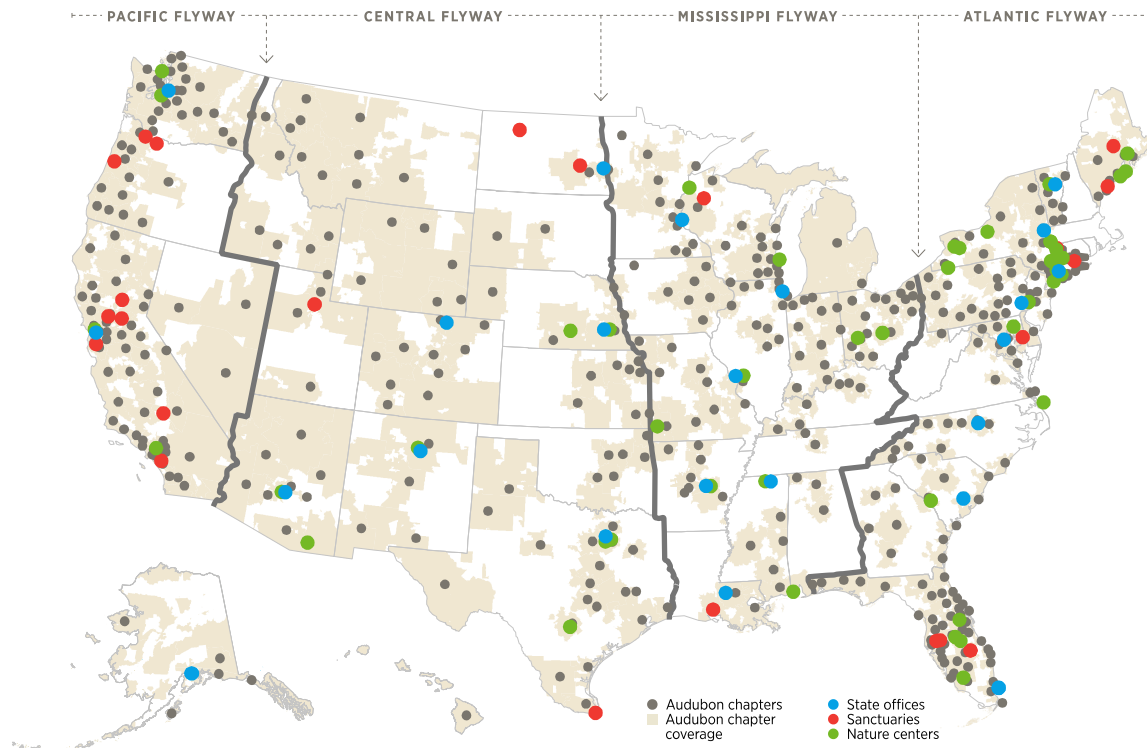
THE CRUELTY OF FASHION.—"FINE FEATHERS MAKE FINE BIRDS."
SEE PAGE 10.

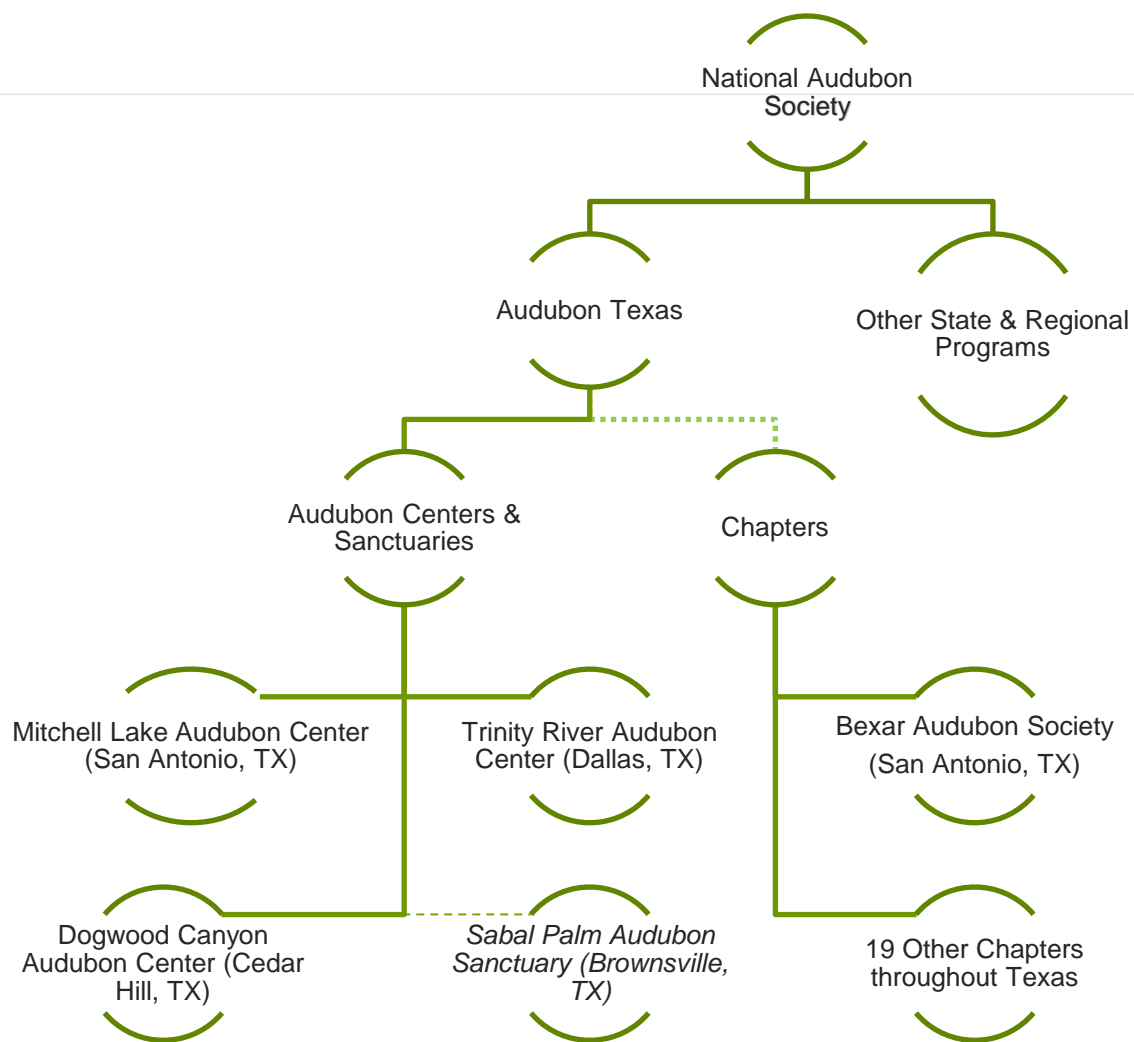




Our Nationwide Influence

Audubon's network of chapters, nature centers, national and state staff, partners, and supporters creates a seamless web of conservation.





Audubon Centers Core Purpose

In the 2020s, Audubon nature centers will be a resourced and cohesive network of conservation centers that advance Audubon's mission by:

- Fostering conservation action at the personal and collective levels, for birds and the places they need.
- Cultivating a diverse, cross-generational conservationists.
- Creating pathways to integrate community perspectives and issues with Audubon priorities



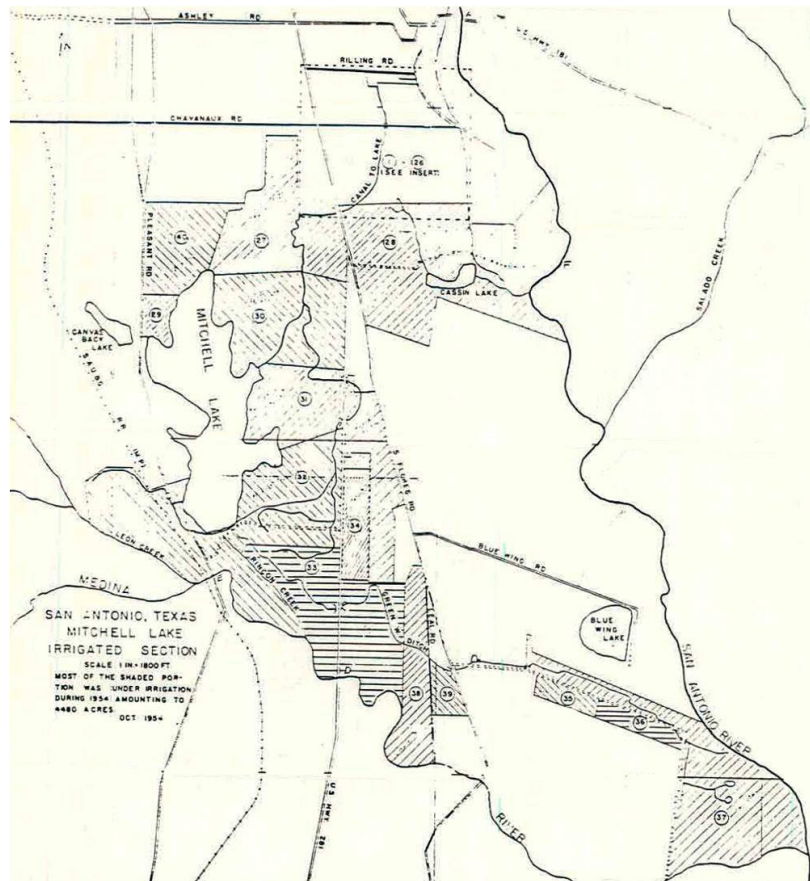
A blue-tinted background image showing several birds in flight against a sky with faint mountain silhouettes. The birds are silhouetted against the lighter sky, and their wings are spread in various stages of flight. The overall scene is serene and naturalistic.

*The mission of the Mitchell Lake Audubon Center
is to connect people to nature through conservation and
community education focused on birds and the places they
need.*

Kodak EPH 1487



A. MITCHELL
BORN IN MERSET PA
DIED 1775
WED SAN ANTONIO
NOV 6 1835





City Commitments

1973 Ordinance - designated Mitchell Lake as a Refuge for Shore Birds and Water Fowl

1986 Ordinance - city affirmed it would “continue its commitment to restore and maintain Mitchell Lake.”

SAWS provision of up to 3,583 acre-feet of recycled water per year to the lake

MOST RECENT - \$6M in 2022 city bond funding



SAWS Engineer Roland Gutierrez, Mitchell Lake Wetlands Society President Anne Parrish, and San Antonio Audubon Society President Eric Brierley with the Leeper House onsite at Mitchell Lake.

Mitchell Lake Audubon Center
Opens in 2004





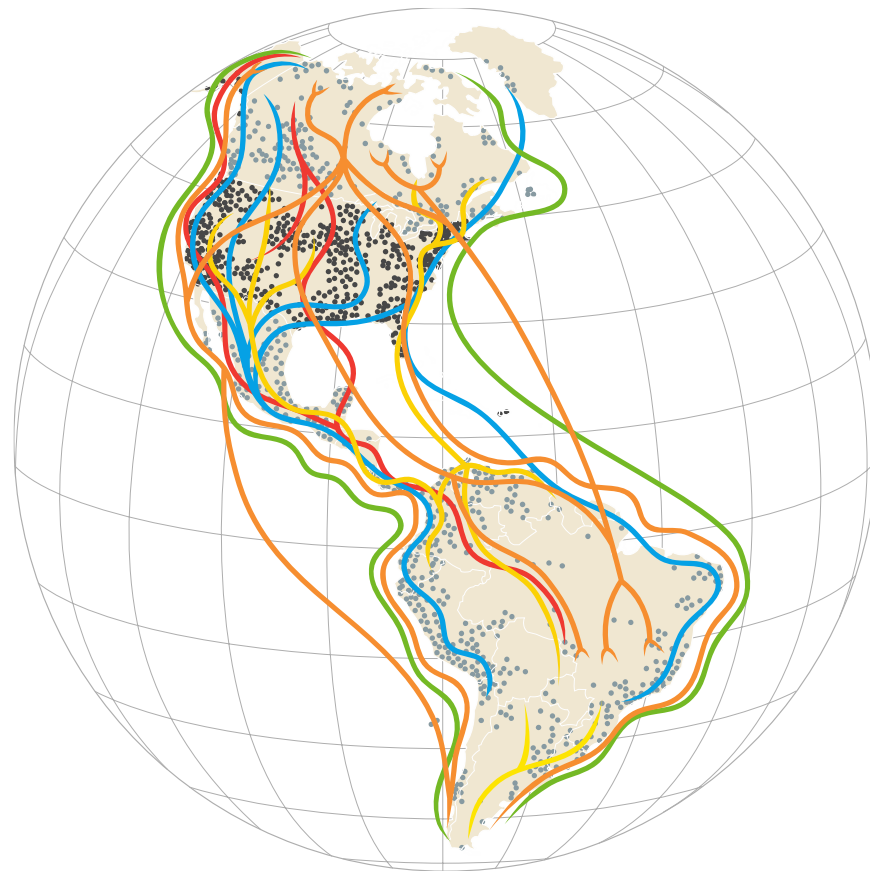


Why Birds?

- Indicator species - help determine the health of an ecosystem
- Pollinators - important for agriculture and beyond
- Natural Pest Control - from mosquitos to rodents

Flyways of the Americas

Each year, billions of migratory birds follow these flyways from wintering to breeding grounds and back again.



Shorebirds



Land birds



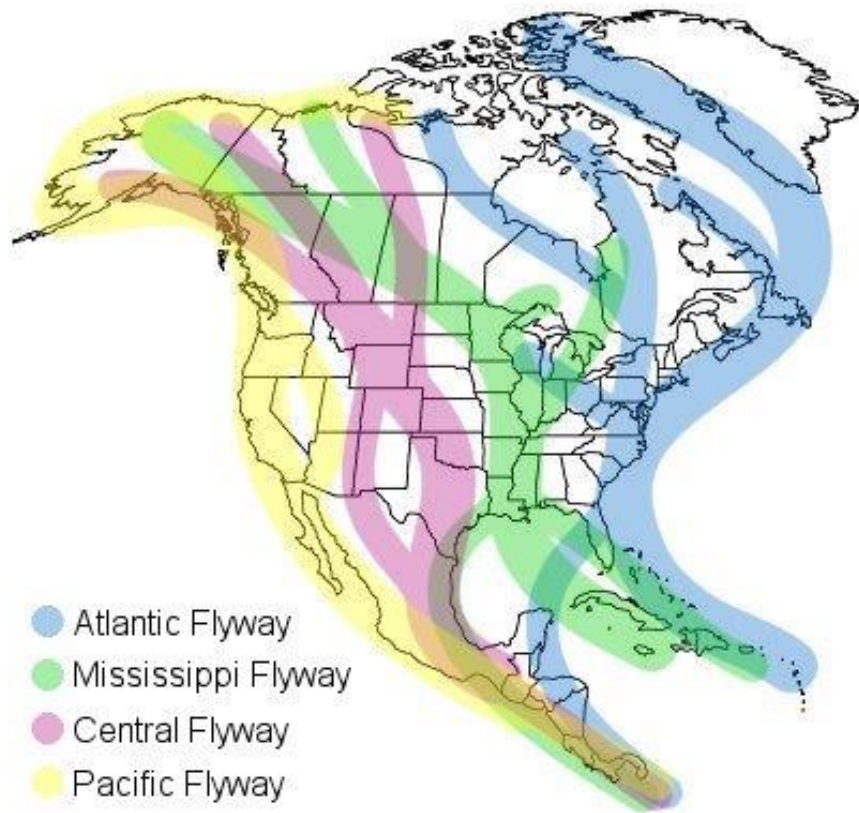
Seabirds

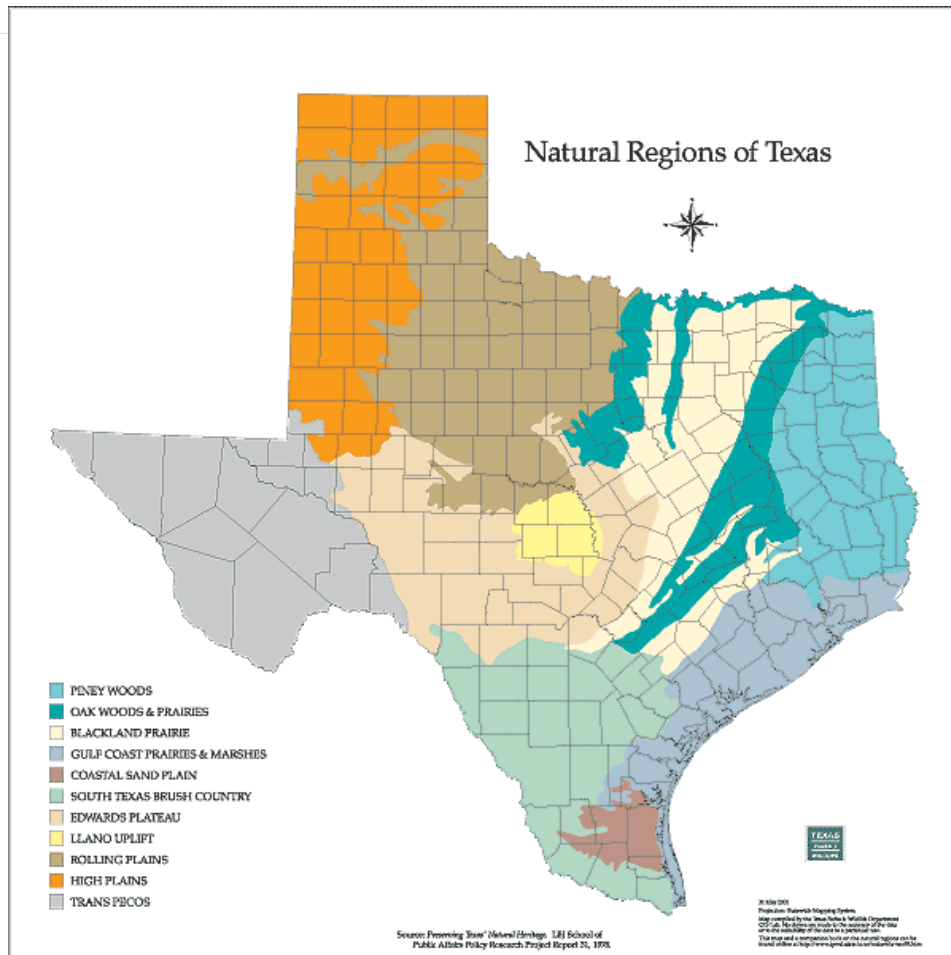


Raptors



Waterfowl



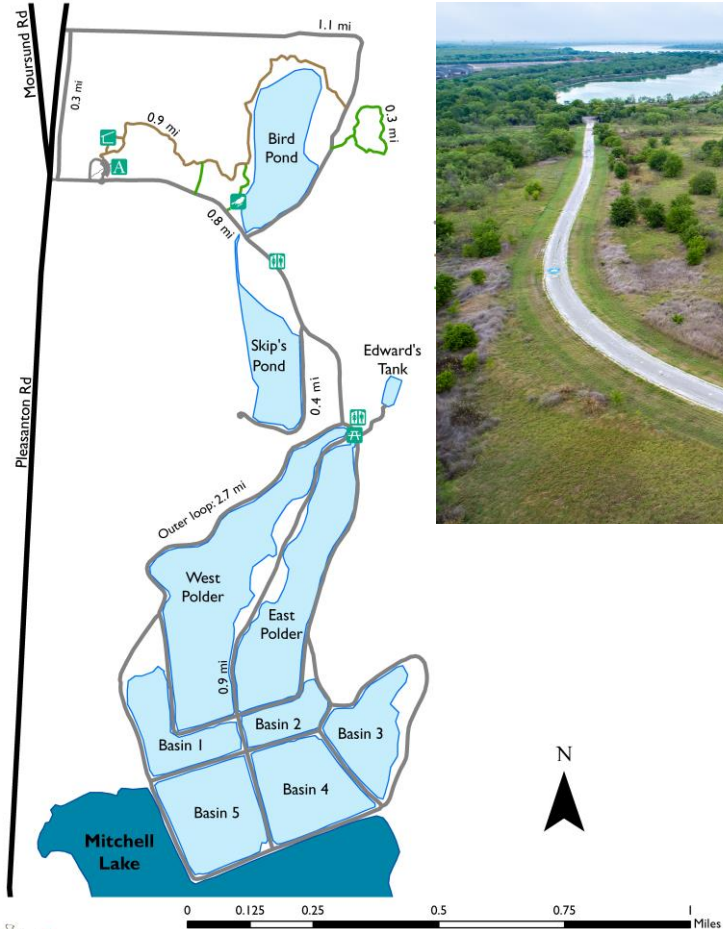


What do we do at Mitchell Lake?

And why does it matter?



Mitchell Lake Audubon Center









GOALS

- To enhance the Visitor Experience by providing amenities and expanding accessibility
- To foster economic development in an under-resourced area, focused on conservation, tourism and education
- To increase revenue through outdoor facility rentals, increased capacity for visitation and programs
- To elevate Audubon in the 7th largest city in the United States, designated a Bird City Texas.



CURRENT CONDITIONS

- Entrance
 - Industrial and unwelcoming
 - Outdated signage
- Existing Leeper House and Surrounding Area
 - Limited parking; in need of improvement
 - Small and outdated pavilion
 - No classroom space or space for large functions; no cover from inclement weather
 - Cancel field trips in wet weather
- Existing Polder Roads and Trailhead
 - Drivable, but not wheelchair accessible
 - Closes in wet weather - roads turn to mud
 - No organized parking or restrooms
 - Tight radius and congestion when busy


















Why?

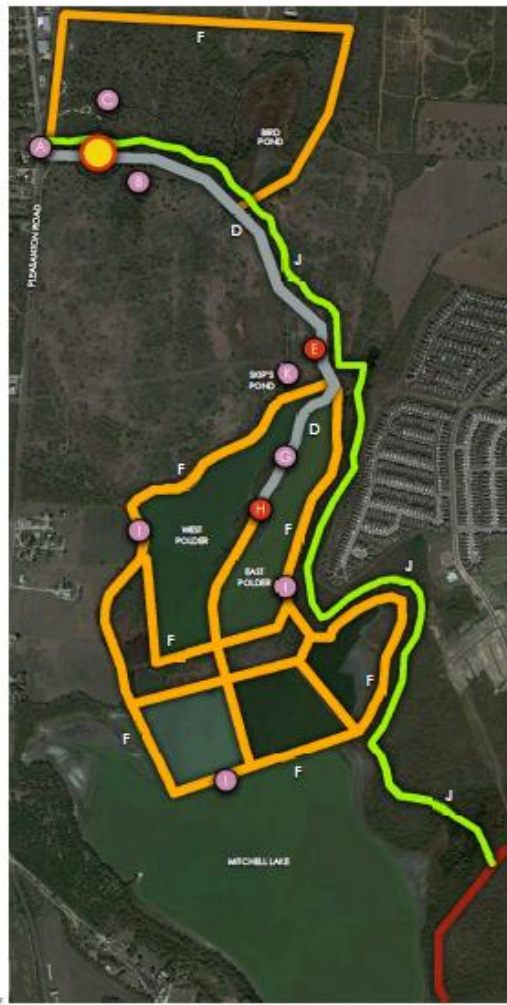
- Increased access to the community, FREE entry by the time projects are complete
- Connection to hike/bike trails on the horizon
- Amenity for new residents to the southside
- Opportunity for world-class birding center

ECONOMIC IMPACT

- For every \$1 spend on Mitchell Lake through the bond program, \$9 will be realized in direct and indirect benefits to the community.

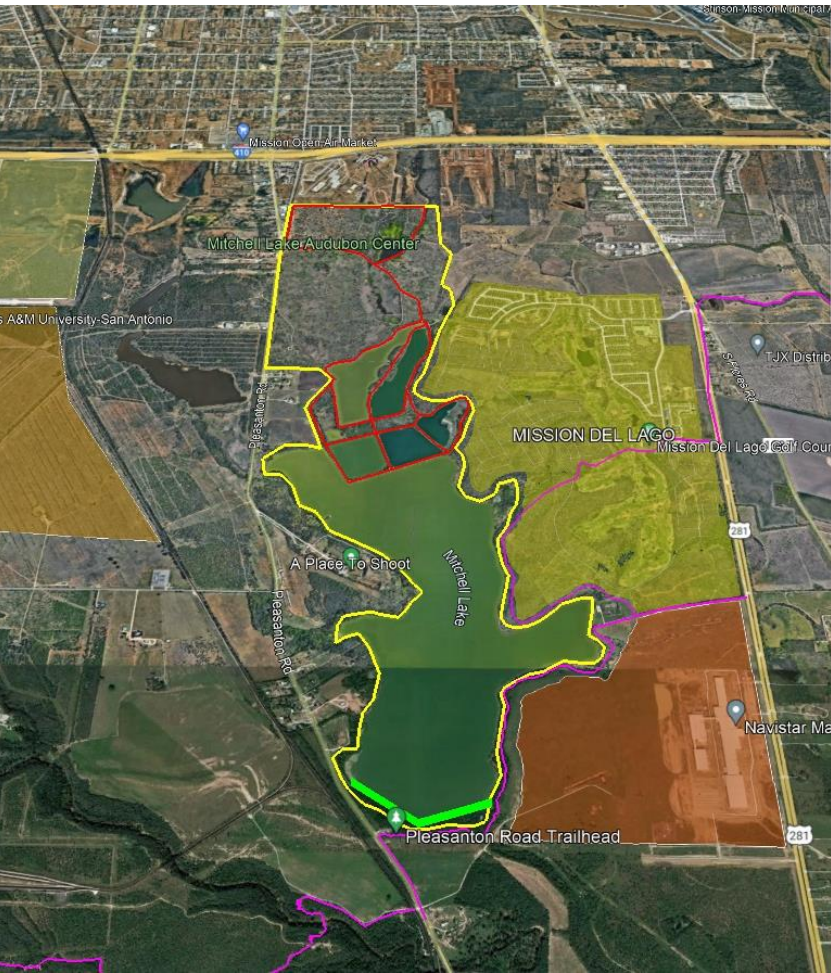
LEGEND

-  Leeper House
-  Existing city trail
-  A. Entrance gate renovation
-  B. New parking at entry & improvements at existing parking
-  C. Educational pavilion improvements and expansion near Leeper House
-  D. Existing asphalt roadway improvements and control gates
-  E. Full-service restroom and parking area north of Polders
-  F. Repaired and improved base at Polder drives and drive around Bird Pond
-  G. Parking and picnic areas at center Polder drive
-  H. Event pavilion and overlook at top of hill on center Polder drive
-  I. New viewing stations along Polder roads
-  J. New east lake hike and bike trail
-  K. Replica of Historic Bat house



Impacts

- Expanded accessibility
- Increased Earned Income
- Minimal operational change



Economic and Fiscal Impacts:

- Increased visitation, increased spending at local businesses
- Increased employment opportunities and amenity for businesses and development looking to attract talent and homebuyers

Health Cost Savings:

- Access to trails; resulting in improved physical health due to increased exercise and mental health by spending time outdoors
- Helps reduce heat island effect and contributed to carbon sequestration, reducing climate change impacts

Catalyst for New Development:

Improve and add value to an amenity in the area that may serve as a catalyst - along with many other amenities in the area surrounding Mitchell Lake - that may serve as a catalyst for new development into the future.



DOUBLE LEAF GATE

STONE PLANTER



PARKING & PICNIC AREAS AT CENTER POLDER DRIVE

Description of proposed feature	Cost
Entrance gate renovation	\$ 264,221.60
New parking at entry and improvements at existng parking	\$ 184,570.56
Educational pavilion improvements and expansion near Leeper House	\$ 1,824,000.00
Existing asphalt roadway improvements and control gates	\$ 740,958.96
Full service restroom and parking area North of Polders	\$ 598,636.80
Repaired and improved base at Polder drives and drive around Bird Pond	\$ 811,573.60
Parking and picnic areas at center Polder drive	\$ 616,603.20
Event pavillion and overlook at top of hill on center Polder drive	\$ 642,808.00
New viewing stations along polder roads (15 total)	\$ 786,600.00
New east lake hike and bike trail (from CoSa trail at lake to Leeper house)	\$ 1,712,432.00
Replica of Historic Bat house	\$ 380,000.00
Site preparation	\$ 147,000.00
Site Improvements	\$ 225,000.00
Subtotal	\$8,934,404.72
Engineer's Opinion of Contingency Accuracy +/-30%	\$2,680,321.42
Total Estimated Cost	\$11,986,726.14

Sara Beesley, Director
Project POC

Mitchell Lake Audubon Center
MLACproject@Audubon.org
210.628.1639

MitchellLake.Audubon.org



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