

Succop Nature Park \$3,000,000

Succop Nature Park - Audubon's Newest Jewel

Succop Nature Park became an Audubon Society of Western Pennsylvania (ASWP) property in 2011. Originally known as Succop Conservancy, the Nature Park was created in 2001 through a generous gift from the Succop family to Butler County Community College Foundation. The 50-acre property includes three miles of trails winding though the level and manicured property. The Park includes a 180-year-old mansion and historic barn, and two ponds that provide ample opportunity for wildlife viewing.

After acquiring the property, and with support from the original donors, ASWP made major improvements to the main house, including new Energy-Star windows, a new roof with shingles made from recycles tires, and significant improvements to the house interior. In 2012, Audubon began planning Phase II of improvements to Succop Nature Park. Phase II would bring to fruition a site master plan first initiated by the college 10 years earlier. The key feature of Phase II is the renovation and conversion of the historic bank barn into an Environmental Learning Center.

Succop Nature Park is located in Penn Township, Butler County at the intersection of PA Rt. 8 and West Airport Rd. The site is approximately 7 miles south of the City of Butler and 27 miles north of the City of Pittsburgh. The development is consistent with county and local plans and has been endorsed and encouraged by both entities. The property's development traces back to 1830, when Irish immigrants settled there and began farming. Their original home (the bricks of which were fired on site), is still in use although greatly expanded over the nearly 200 years. Farming (most recently chickens) was conducted up through the 1960's before being serving as an estate residence. In 1997, the property was donated to Butler County Community College Foundation to operate as an environmental and cultural center. The property was transferred to Audubon Society of Western Pennsylvania in 2011 to help fulfill the original donor intent.

ASWP has considerable experience and success in operating a community-supported environmental center and reserve. Beechwood Farms Nature Reserve, Allegheny County, has been operated by ASWP since 1979. An abandoned farm, the property was donated to Western PA Conservancy, who then turned to Audubon to operate the first, and still largest, environmental center in the region. ASWP plans to leverage its experience at engaging our members and the general public in making the Succop Nature Park a success. While there are open spaces and public parks in the vicinity of Succop Nature Park – including Penn Township's own Harcrest Park – there are no comparable facilities in the region. The nearest facility offering passive recreation and trails, environmental education and engagement, and professional staff with a mission towards conservation is Audubon's own Beechwood Farms Nature Reserve in Fox Chapel, Allegheny County. Because of our programming, and the large number of schools and families we engage, ASWP's locations tend to attract people

from across the region. Existing programs at the facility have drawn people from across southern Butler and Northern Allegheny Counties, including the communities of Penn, Middlesex, Saxonburg, Evans City, Butler City, Mars, Cranberry, Zelienople, and Bradford Woods.

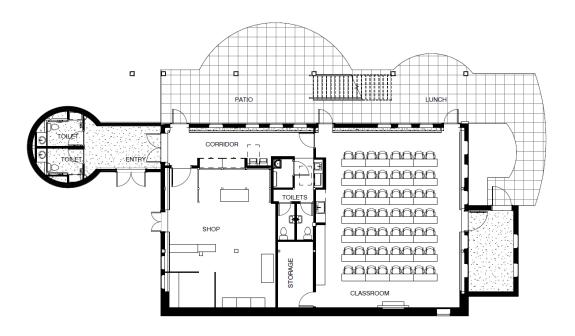
ASWP already conducts a number of activities at Succop Nature Park including school field trips, family programs, and facility rentals. Our wedding business, alone, brings over 10,000 people to the facility and generates over \$750,000 in gross rental and food income each year. Adding collateral and supporting business (photography, beverage, overnight accommodations, etc.), Succop Nature Park is already a significant part of the local economy. The additional of a nature store, additional rental rooms, and significant increases in the ability to support school programming, the impact will certainly increase. ASWP anticipates immediately increasing from 4.5 to at least 7 FTEs when construction is completed.

The construction schedule will be completely dependent on project funding. ASWP will begin awarding contracts and start construction once 90% of required funds have been committed. ASWP has sufficient capitalization to begin construction before all pledge commitments are fulfilled. We anticipate construction drawings to be completed and sent for bid by the end of 2015, and that construction would commence in the first quarter of 2016. Some elements of the master plan will have project-specific funding and may begin sooner. Many of these may be self-performed by ASWP staff and volunteers and not involve outside contracts. These include things like the Nature Play Area, minor trails, and landscaping.

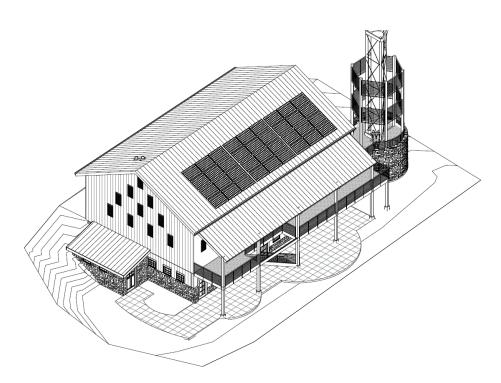
Historic Barn Renovation \$1,250,000

Originally built in 1830 and expanded in 1880, the bank barn at Succop Nature Park is well suited to become the public hub of the park. Audubon plans to completely renovate the interior of the lower level of the barn while keeping the charm and historic accuracy of the exterior and upper level intact. A large classroom, retail space, and other visitor amenities will nestled into a 2,500 sq. ft. energy-efficient central core. The massive timbers and foundations stones will be maintained and accentuated throughout the new facility, while at the same time new "green" features such as geo-thermal heating, LED lighting, and both photovoltaic and thermal solar energy systems will be highlighted.

The most visible new feature added to the barn will be the WindStax wind-power system. This 40 foot tall, vertical-axis turbine is both practical and aesthetically pleasing. Designed and built in Pittsburgh, the turbine will sit on top of a circular addition located at the entrance to the facility. The turbine is design to operate at low speeds and is projected to generate 6,500 kWh annually at this location. Combined with energy supplied by the solar panels, and the efficiency of the building design, geothermal heating, and LED lighting systems, little utility power will be needed to run the facility. This will reduce both operating costs and our CO2 footprint.



Succop Nature Park Barn – Lower Level



Succop Nature Park Barn – Rear View

In addition to converting the bank barn into the Environmental Learning Center, Succop Nature Park Phase II will also offer a wide variety of site improvements and visitor amenities. The budget for the project is as follows:

•	Historic Bank Barn Renovation	\$1,250,000
•	Event Support Building	\$400,000
•	New Visitor Entrance and Parking Lot	\$350,000
•	Architectural, Landscaping, and other professional services	\$350,000
•	Overflow event parking (grass pavers)	\$150,000
•	Maintenance Facility	\$150,000
•	Nature Play Area	\$75,000
•	Off-leash Dog Park (2-acre)	\$75,000
•	Pond Boardwalk and Education Amphitheater	\$50,000
•	Bike Paths	\$50,000
•	Fishing Pier	\$30,000
•	Trail and Trail Amenities	\$50,000
•	Expanded Dove/Pigeon Lofts	\$20,000
		\$3,000,000

