

PATTERSON FARM STRATEGIC VISION

FINAL REPORT



New beginnings for the Satterthwaite House

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Ronald Smith, Chairman
Greg Caiola, Vice Chairman
Steve Santarsiero, Secretary/Treasurer
Grace Godshalk, Member
Pete Stainthorpe, Member

Lower Makefield Township Manager:

Terry Fedorchak

Patterson Farm Stakeholders Committee:

Tony Bush	Township Planning Commission
Samuel Conti	Township Farmland Preservation Board
Alan Dresser	Township Environmental Advisory Council
Sandy Guzikowski	Local farmer
Helen Heinz	Township Historic Commission
Fran McDonald	Township Parks and Recreation Commission
Thom McGowan	Local farmer
Doug Riblet	Township Farmland Preservation Board
Virginia Torbert	Township Citizens Traffic Commission

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Patterson Farm from the northeast

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Introduction

Lower Makefield purchased the Patterson property as open space in 1998. According to the deed, the land was to be used for “agricultural and horticultural uses; active and passive recreation; and open space.” However, because of the size and multiple conservation values of the property, it has been difficult to gain consensus on how the preservation of this property will best serve the residents of Lower Makefield.

Part of the problem is the complexity of the term “open space.” What is open space? Is it a farm? A park? An estate? Is it wooded or mowed? Scenic or recreational?

Open space can include natural areas such as forests and grasslands, as well as working farms, ranches, and timberlands. Open space also includes parks, stream and river corridors, and other natural areas within urban and suburban areas. Open space is generally substantially free of structures but may contain, or allow, such improvements as are appropriate for the benefits of residents served. Open space lands may be protected or unprotected, public or private.

Heritage Conservancy was retained to provide the Lower Makefield Township Board of Supervisors recommendations on charting the future of the Patterson property. A major component of the process was the establishment of a strategic planning committee that met on a regular basis to offer suggestions, review alternatives, and provide local experience and knowledge. The committee endorsed the following conclusions and recommendations at its meeting on July 25, 2007. A review of the strategic

planning process, including discussions of the subsequent recommendations, is attached.

Patterson Farm Stakeholders Committee ("PFSC")

Tony Bush	Township Planning Commission
Samuel Conti	Township Farmland Preservation Board
Alan Dresser	Township Environmental Advisory Council
Sandy Guzikoski	Local farmer
Helen Heinz	Township Historic Commission
Fran McDonald	Township Parks and Recreation Commission
Thom McGowan	Local farmer
Doug Riblet	Township Farmland Preservation Board
Virginia Torbert	Township Citizens Traffic Commission

In addition to the appointed committee members, a group of citizens regularly attended the committee meetings:

Donna Doan
David Long
Cooper Winston

Committee Mission

The Patterson Farm Stakeholders Committee was formed to provide the Board of Supervisors with a framework for future decision-making with input from a diverse group of stakeholders, many of whom already had ideas as to what the best use of the property should be. Beginning in January, 2007, the PFSC met on a regular basis to assist the township leadership by providing guidance on a strategic plan for future use of the property. The process was facilitated by Heritage Conservancy Vice President of Resource Protection, Jeffrey L. Marshall.

As part of the township's commitment to responsible stewardship of its natural and historic resources, the conservancy was retained to provide an assessment of the historic significance of township-owned historic resources, of which the Patterson Farm was determined to be the crown jewel. The property's large size and location as the gateway into Lower Makefield from Route 95 added to the property's significance. These latter attributes were the primary reasons for its acquisition--the historic aspects of the property were not as crucial as its open space benefit. The assessment process crystallized the fact that this property held so much potential for public benefit--with potential conflicting preservation priorities--that the township required a process to help prioritize the future use of the property. The strategic planning process was a logical next step.

Committee Process

Beginning with its initial meeting on Thursday, January 26, 2007, the committee looked at the property in the broadest possible way. Throughout the process their ideas were presented, and the specific benefits and impacts of different uses were researched by Heritage Conservancy. The Committee was then able to further discuss the merits of each potential use.

Mission Statement

Early in the process, the group discussed a statement that outlined the collective goal for the property. The mission statement reads as follows:

“The Patterson Farm will be a permanently protected, sustainable resource that will provide agricultural, open space, historic, and educational benefits to the citizens of Lower Makefield Township. The ultimate use of the farm will be determined by the township in collaboration with farmers, non-governmental organizations and citizens.

The farm will provide present and future generations education on how food is grown, encourage access to fresh, healthy produce and provide a place for residents to appreciate the open space and beauty of a working farm.”

Property Background

Township Acquisition and Restrictions of Record:

The township took title to a total of 232.8844 acres of land by virtue of a deed dated June 30, 1998 from Thomas S. and Alice E. Patterson. The deed included the following provision:

And the grantee, for itself acknowledges and agrees that the conveyance is under and subject to the restriction that the use of the property shall be limited to agricultural and horticultural uses; active and passive recreation; and open space; except, however, the Township may subdivide the parcel and/or parcels for the purpose of selling certain of the existing improvements to third parties subject to the restrictions that any parcel created shall not be further subdivided, the parcels shall not exceed five (5) acres in size, and the uses shall remain as a single-family dwelling. Furthermore, no new structure shall be constructed on the parcel or parcels unless said structure is related to an improved [sic]* use.

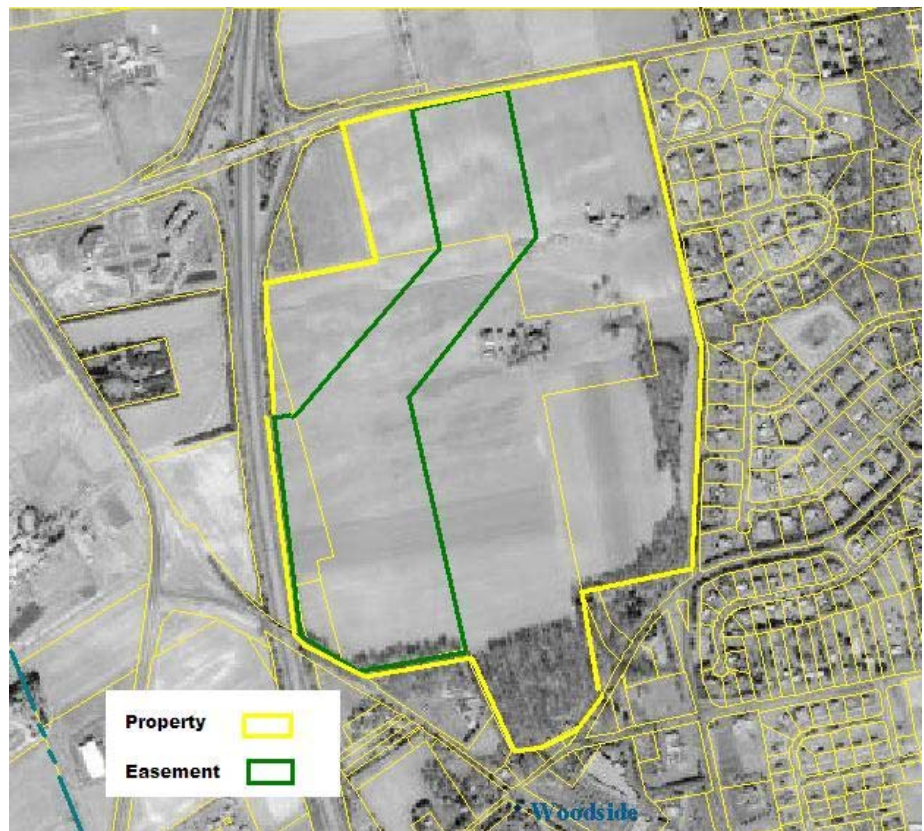
And the Grantee, for itself, by acceptance of this Indenture, agrees with the Grantor, that the restrictions shall be enforced as it relates to

the use of the property for the benefit of Grantor during their natural lives.

**The word “improved” may have inadvertently been substituted for “approved.”*

The continued validity of the restrictions may warrant comment by the township solicitor since both grantors are now deceased and no one else was given the right of enforcement.

On December 27, 1999, the township entered into a Declaration of Covenants, Conditions, and Restrictions with the county of Bucks on 71.3557 acres of the property along Route 95 and Newtown-Yardley Road.



The above aerial map pre-dates the new I-95 interchange

The county covenant included the following provisions:

- The property uses are perpetually limited to use as “wildlife refuge, sanctuary, open space, agricultural, recreational, historical, cultural or natural resource conservation purposes.”
- Management of the property cannot harm any state or federally recognized rare, threatened, or endangered species.
- The Township may limit public access as long as it is in agricultural production. If the use changes, the public can access the property, though the Township can restrict access on portions still under

agricultural production, while permitting access on portions not under production.

- Under Article VII, Extinguishment and Proceeds, the Township can sell the land or extinguish the “Declaration” if “circumstances arise in the future such as to render the Conservation Purpose and Land Use Restrictions of this Declaration impossible to accomplish...” It must be done in accordance with state law and approved by the County Commissioners, as would “diversion or dispersal” of the property.

Preliminary Assessment

Initial discussion of the issues related to the property prompted many opinions (some of which were conflicting) as to the future of the property. It also prompted several questions that required further research so the committee could develop informed opinions. Initial opinions included:

- The farm should be used for educational purposes.
- The land should continue to be farmed and remain as a working farm as much as possible.
- The buildings could be repaired and utilized for a living history or local history museum.
- The buildings should be utilized for farm related activities.
- The Satterthwaite House would make an ideal tenant house for those who work on the farm.
- A portion of the farm should be tied into Edgewood Village.
- The buildings should be preserved.
- The buildings and the farm were separate issues and should not be treated as one.
- The farm should be transferred to the Farmland Preservation Board so it can only be used for agricultural purposes.
- The property should stay intact and possibly a conservancy should be formed to care for the property.
- The leaf recycling operation is creating environmental impacts on the property and degrading the farmland soils and a soil management plan should be implemented for the property.
- The existing barn would make a good community center.

The process also revealed that the committee was in agreement that the farm is not the place for active recreational use, although passive recreation could be part of the property in the long term.

Critical Issues

The single most critical question is whether the township wants to assure that the property is permanently protected, and should the current Board of Supervisors do what they can to eliminate, to the extent possible, the ability of future boards to use the property in some unforeseen way.

In the vision of the Patterson Farm Stakeholders Committee, ensuring the permanent protection of the property is the most significant issue. The Board of Supervisors has a broader scope of interest than the committee, and may not want to limit its ability, or a future board's ability, to use the property for some other group that they feel is of a greater benefit to the citizens.

Many of the committee's questions revolved around financial issues. Key questions were:

- How much money is saved by placing the leaves on the Patterson farm, and shouldn't this be recognized in the township budget?
- What is the township budget for building/property maintenance of the Patterson Farm?

Evaluation of Issues - Buildings

What to do with the buildings?

The historic farmsteads and their use are key elements in the plan for the property. The committee felt that the farm should stay intact. Time was spent discussing uses for the buildings so that the township can justify spending money to repair them. This issue presented the committee with a conundrum: Without an idea of the costs it would take to repair and/or convert these structures it would be difficult to make definitive recommendations on their future use. The committee recommended that the township engage professionals to complete a Facility Assessment and Capital Improvement Plan. The Board of Supervisors felt that a comprehensive study without some direction as to use would not be a cost effective use of township funds.

Historic Buildings Options

Notwithstanding the fact that the eventual use, or even ownership, of the buildings has yet to be determined, the township understands its responsibility for the stewardship of the buildings. The Satterthwaite Farm has the most obvious need for immediate action. To that end, the township has begun work to repair the roof of the house and to stabilize the barn.

Lease Option – Long-Term

The committee reviewed a system of long-term leases of houses called the Resident Curatorship Program. The Resident Curatorship Program was developed in Maryland and is designed to secure private funding (and labor) for restoration and maintenance of government owned historic properties, where the governmental entity lacks the means to preserve them in the public interest. The curators pledge to restore a historic property and maintain it in good condition after the restoration is complete. The agreement includes two documents--a gift document and a lease document. They typically include requirements for periodic public access and a lifetime leasehold for the curators so that they feel a sense of "ownership." Issues to consider with a curator program are maintenance and improvements that are required, whether the lease would be lifetime or a limited term of 20 or 30 years, and whether such a lease would be transferable.

Another potential use of the buildings under a long-term lease would be a bed and breakfast. Under this scenario (as with agricultural land or areas with rare or endangered species) areas leased to individuals, organizations or businesses may impact public access. The commercial aspect of such an operation would have to be allowed in any conservation easement placed on the property.

Both non-profit and for-profit organizations and commercial entities have a need for large tracts of land. In the past several weeks Heritage Conservancy has met with animal rescue and hippotherapy operations as well as equine veterinarians who have all expressed interest in the Patterson Farm because of its size, separation from residential uses, and proximity to Route 95. In most cases, these uses would require construction of additional improvements. The township may want to consider the additional public benefit of using the Patterson Farm for charitable or public recreational purposes.

Lease Option – Short-Term

One obvious use for the buildings is as rental units. A market analysis was prepared by a licensed realtor with historic home experience for both Patterson houses. The realtor looked at potential income for the properties in as-is condition and if the houses were restored.

Sale Option

The above market analysis also looked at potential sale values for both farmsteads. Some of the benefits of the sale of the houses would be no future maintenance costs and immediate revenue. The negative is the loss of the buildings and the need to relocate the public works operations. The committee consistently indicated that absent compelling circumstances, such as it was not economically

feasible to restore a building, it was their preference to keep the farm intact. For example, even when the financial implications of not having to face the rehabilitation costs of the Satterthwaite house were discussed, this financial advantage was weighed against the fact that the house could be an asset if the township could offer it as a tenant house were to a farmer as part of a long term lease on the land.

Removal Option

The committee agreed to not even discuss the complete removal of the structures to create totally open space, although the selective demolition of problematic buildings was not considered to be beyond the realm of discussion.

Historic designation

The Patterson Farm contains two collections of historic buildings, “farmsteads” that are currently being evaluated for listing on the National Register of Historic Places.

The National Register of Historic Places is the nation's list of buildings, sites, and districts that are considered worthy of recognition and preservation because of their architectural merit or importance in local, regional, or national history.

National Register designation affords some protection to properties. Federally funded, licensed, permitted, or assisted projects (state highway, sewage plant or bank construction) must be reviewed for their effect on historic resources. This review of federal projects is required by law, and all National Register properties, and properties eligible for listing in the National Register, will receive protection. If it is determined that the project will have an adverse effect on the historic significance of the property, an agreement on ways to avoid or reduce the effects will be sought.

Pennsylvania law also requires an identical review of all projects funded, licensed, or assisted through state agencies. Again, all properties that are listed in the National Register, or determined to be eligible for listing, will be provided protection under this law. An important point to remember is that the review of state and federal projects is standard practice, and it is not the National Register listing which triggers this review. The project review takes place whether or not the property is listed in the National Register and protection is offered to properties determined *eligible* for listing.

National Register properties also may qualify for grant programs. Pre-development and development projects can be funded under the Federal historic preservation grant program. The state funding program (Keystone Historic Preservation Grant Program) requires that a property be listed or eligible for listing on the National Register to be eligible for funding.

The Pennsylvania state historic preservation office (SHPO), which administers the National Register program in Pennsylvania, reviewed both farms and stated that both appear eligible for listing in the National Register under the categories of architecture and agriculture. The original nominations focused on the architectural aspects of the buildings. The SHPO has requested additional information to determine their agricultural significance. The preparer of the two nominations must review agricultural census materials to examine individual production, then compare the individual production to township production, and then demonstrate how the built environment reflects historic production.

The Conservancy and the Township Manager have reviewed the benefits and restrictions of national historic designation. Since the farmsteads have been listed on a local register of historic places, the Community Block Grant program administered by the county already supports the ongoing rehabilitation of the buildings. The completion of the National Register nominations has been temporarily put on hold until the completion of this study.

Evaluation of Issues – Land

Agricultural Use

Overall, the Patterson Farm can be categorized as “working land” as compared to pristine, environmentally sensitive land. This may be because the ecological diversity of the farm has been largely unexplored as yet. The property is, as the name suggests, a farm. It contains a number of buildings and active farmland as well as significant ecological features. The current land use for agriculture brings its own issues. In general, a farm can be open space if it is protected through an agricultural preservation program in perpetuity. However, agriculture is a business which requires a different vision of land use than a natural area or park.

A key question for the township is whether the Patterson farm’s agricultural activities are designed to be sustainable in the future, or provide a means to maintain the land in an open and scenic condition as an interim use pending restoration to a more natural state or conversion to another type of “open space.”

Agriculture should be central use of property.

The issue of ensuring the long term sustainability of the property and the farmer/operators of the farm was the overwhelming point of agreement within the committee. The committee felt strongly that the property should be permanently protected through an agricultural protection program. The committee also recognized the environmental benefits of the farm’s woodlands and indicated a desire that they be protected from timbering or other agricultural activities.

At the May 3, 2007 meeting, the Lower Makefield Farmland Preservation Corporation proposed that all tillable acreage of Patterson Farm be transferred to the Corporation as a method of ensuring this use. However, it was also stated that government subsidized agricultural enterprises or uses should not compete with existing agricultural operations in the township. There was clearly a consensus to preserve the farmland but that it was not felt necessary for the Farmland Preservation Corporation to own the land so long as the land was protected.

The Patterson Farm may play a critical role in the issue of agricultural sustainability for all of the agricultural land in Lower Makefield. Several of the Farmland Preservation Corporation representatives indicated that the viability of all the other agricultural tracts of land will benefit by assuring that this property will always be primarily an agricultural property. The analogy is that the Patterson Farm would act like an anchor store in a shopping center with all of the other lands complementing it with other related activities.

The transfer of day-to-day management of the farmland could also be accomplished through a long-term lease to the Corporation; the township need not sell the land. If at some future date the township did want to transfer the land to the Corporation, a conservation easement should be placed on the property prior to the transfer. This would dramatically reduce the value of the land. This might allay some of the concern that the township taxpayers would be losing value by the transfer. Similarly, if the concern is that the corporation could sell the property for non-agricultural use sometime in the future, that sale could be prevented through a "reverter" clause in a deed.

Whether or not the management of the property is given to the Farmland Preservation Corporation, the committee suggested that the township consider a long-term farm lease for the property. This might encourage better soil management by the tenant, especially if the Corporation had a role in monitoring the tenant's operation.

The issue of the relationship of agriculture and the historic buildings, particularly the barns, and whether the buildings had a role in modern farming, was the subject of much conversation. While it was recognized that farming practices have changed since the barns were constructed and that they may not serve their original functions, still they may have use to a farmer. Even though the current farmer is growing corn, the barns could be used for equipment storage. The barns could also be used for storage of crops such as hay and straw.

Ag Preservation Options

County/State Agricultural Preservation program

The property can be placed into the County/State Agricultural Preservation program. Bucks County has participated in the Pennsylvania Farmland Preservation Program since 1989. This program is a purchase of development rights (PDR) program. Property owners volunteer to enter the program. If selected, they can receive up to \$12,000 per acre for a conservation easement, or a property can simply be donated to the program. The easement placed on the property does not prevent it from being transferred to another owner at some point in the future, but the restrictions stay on the property.

While the county agricultural preservation board has focused its efforts on preserving family farms, the evaluation system gives more weight to agricultural soils than any other criteria. Based on the high ranking of the nearby Wright and Torbert farms, this property should qualify for preservation. The township manager and Heritage Conservancy have met with the administrator of the program and he confirms that while they have not purchased easements on municipally owned land, the program has no prohibitions against this type of action. County funds could not only be used for debt service, but also to supplement grant monies to restore/renovate the farm buildings.

On August 2, 2007, Heritage Conservancy staff met with the Bucks County Agricultural Land Preservation Board to discuss municipal participation in the purchase of development rights program. The board was asked to discuss whether land owned by a municipality would qualify for the purchase of agricultural conservation easements. The program regulations do not cover this issue, and we requested that the Bucks County board develop a policy much as they have done with other issues.

When asked, "Would the board recommend such a purchase?" the board members indicated that, while the program does not prohibit such an action, they were philosophically against adopting this policy because this type of transaction might make it harder for the many farmers on the list to get their farms approved. Since the county board follows policies established by the Commonwealth (Act 442, the Conservation and Land Development Act of 1968 and by Act 43, the Agricultural Area Security Law of 1981, as amended), they deferred any action until they could receive guidance from the state. The advantage of placing the property in the county/state ag preservation program is that future township supervisors cannot decide to use the property for non-agricultural uses or sell the

property for non-agricultural uses because the county and state would hold the easement.

Since the township previously conveyed an easement on 71.3557 acres of the property through the municipal component of the Bucks County Open Space Program, it may be possible to obtain funding from this program if the November 2007 county open space bond issue is approved by voters.

The township may want to make the commitment to permanently protect the property even if funding is not available. While it would certainly be an advantage to the township taxpayers if some of the original debt service could be reduced by selling the development rights to the county, donating the easement would assure that the property is only used for agricultural purposes forever. Once these rights are extinguished, the township could consider the sale or long-term lease of the property to the Lower Makefield Farmland Preservation Corporation or an individual farmer.

Lower Makefield Farmland Preservation Corporation

The Lower Makefield Farmland Preservation Corporation (“LMFPC”) was created by township resolution on February 25, 1985. Its bylaws state that the organization was formed to accept and/or purchase real estate for farmland, recreation, park and conservation facilities, for the protection of natural resources and to provide present and future generations with an adequate amount of open space. The LMFPC has the right to sell or lease land subject to restrictions limiting the land to the above uses. These restrictions may be extinguished or terminated “by the affirmative vote of the electorate of Lower Makefield Township” by means of a public referendum. The corporation must also obtain similar approval prior to any sale of land.

As noted above, the LMFPC indicated that there was a benefit to the cohesive management of all of the township’s farmland. For example, a farmer who wanted to rent the Patterson farm may be enticed to also rent a less attractive property, such as the Clearview property, as part of a package deal. If the property is subject to a conservation easement held by another, higher unit of government, the question of what happens if the Farmland Corporation discontinues in the future becomes less acute.

Leaf Composting

Leaf composting has been a long-term use of the property and provides the township with economic and ecological benefits, but it is not without its detractors. In an effort to alleviate concerns and misconceptions regarding

this activity, Michael P. Fournier, County Extension Director met with the committee on March 15, 2007. He addressed the following issues:

- What are the environmental and financial benefits of leaf composting?
- Can the environmental/soil enhancement aspects be improved?

Mr. Fournier stated that according to the Department of Environmental Protection guidelines for agricultural purposes, the leaves can be spread up to 6 inches. He noted that the initial result is a nitrogen draw in the first year and that in the short term the soil will be very high in nitrogen, but after fertilizer is applied to the leaves they will decompose and the Ph balance and nitrogen level in the soil will balance out. He did recommend that the leaves should be spread in the fall and fertilizer should be mixed into the top layers.

At the Committee's request, soil samples were taken from the farm on April 10, 2007. In a report to Jim Coyne dated May 24, 2007, Mike Fournier concluded that the Patterson Farm soils are generally in good shape; however, they do exhibit somewhat high potassium levels as a result of leaf applications. Though these levels currently do not pose a threat to crops or the environment, Fournier emphasized the need for continued monitoring and added that the continued application of leaves may require that certain crops be grown rather than others in order to remove larger amounts of phosphorous and potassium from the soil. Mr. Fournier repeatedly has indicated that the key to farmland sustainability is preserving the quality of the soil.

The sale or lease of the property as discussed in the agricultural use of the property would have to consider the impact on the continued leaf composting operation.

The Farm as an Educational Facility

It was recognized that the committee did not have any concrete data on the needs for educational facilities. This discussion should include a broader group to determine the market for such a venue.

Use by School Children

The farm's education potential is significant, but it was recognized that there were several key issues regarding agricultural sustainability and educational uses. The committee continually emphasized that the property should be a working farm. It was noted that this primary use had several impacts on the property's ability to provide educational opportunities.

- Modern farming doesn't lend itself to young childhood education, especially if there are no animals in production.

- Truck farming, particularly spraying of pesticides and herbicides, could be a problem.

If the property were to be used by large numbers of school children on a regular basis, there would be ongoing capital and program costs, among which are:

- Bathrooms
- Room for educational activities
- Interpreters

Some of these costs are outlined below as part of evaluating the viability of a Living History Museum.

Living History Museum

One of the first thoughts many people have when attempting to find a use for preserved farmland is to convert the property into a living history museum where people can come to see what farming was like “in the good old days.” Often, the financial implications of such a use are not considered. In an effort to provide this critical information, the committee looked to the nearest similar operation, which is the Howell Living History Farm in Mercer County, New Jersey. The farm’s income/budget was reviewed through telephone interviews and again at a meeting with the farm staff on April 3, 2007. The research revealed that:

- Howell’s annual operating cost - 90% revenue comes from the county
 - \$600,000 from the Mercer County Park Commission (MCPC)
 - Additional funding for general operating support from NJ Historic Commission for a 5 yr period.
 - Staff: Paid: 9 full time; 10 part time. Also, 17,000 volunteer hours annually
 - There is a master plan + annual capital improvements (equipment, building improvements)
 - No leases on land or buildings as a source of revenue
 - school trips:
 - 1/4 of total visitation is from schools.
 - 13,000 annual participants – pay \$2-3 per person – number limited to enhance experience

At this time, these options do not appear to be sustainable unless they are ancillary to other uses.

Neighborhood Gatherings

The committee favored public use of the property by Lower Makefield Township residents to the extent that the property can be used without impact to farming operations. Many committee members were not aware

that there was a community garden operation on the property. While not a major activity, continued community garden use was advocated.

The committee reviewed possible uses of the buildings including, but not limited to, indoor farmers markets (especially during bad weather), antique or flea markets or a local history museum.

The property could also be used for special events. These events would have to be of a certain scale so as not to exceed the capability of the property to continue in agriculture and to minimize the impact on neighbors. The committee discussed how many of the events now held at other township facilities, could be transferred to the Patterson Farm to reduce neighbor opposition and to consolidate the township's outlay of manpower and budget.

It was recognized that if the township decided to greatly expand the public use of the property, a number of improvements would be required. The committee suggests exploring the use of some of the structures (not necessarily the houses) for community gathering purposes. For example, the former packing house on the Patterson Farm has an open floor plan and utilities that would make it a good candidate for this use.

The farm could likely be used in this manner because of its proximity to Edgewood village and the lack of a "community center" in the township. This discussion was not pursued because the committee felt it necessary to obtain some type of rough estimates for potential capital improvements.

Facilities needed:

- Property/buildings available for public educational or social functions
- Bathrooms, accessed from the common room in the barn
- Barn common room
- Kitchen facilities

As with any historic site, one has to consider the impact of the required improvements on the significant architectural features of the buildings.

Public Expectation

A key issue for the township to consider is the public perception of open space as much as the literal definition. Does the public expect the property to continue to look substantially the same as it does today, and is it important to provide continued and/or expanded public access to the property? Many non-governmental uses, potentially including farming, might require the construction of additional improvements. Many such activities would require the limiting of public access to guided events. There are "costs" of

sustainable options that must be weighed against public use that require ongoing financial commitment from the township as well as possible ongoing management responsibility. These include:

- Physical changes to the property
- Limited public access—although regular public access or “open house” schedules (x times per year) can be part of any lease, and the township can negotiate “free pass” or discounts for township residents
- Impact on neighbors accustomed to the current level of limited activity
- Coordination of current leaf recycling activities

Future Governance

If the township determines to continue ownership and day-to-day management of the farm, they should appoint an advisory committee to set policies to manage the farm as follows:

1. Begin to work on and ultimately authorize a viable use plan for the farm: buildings, land, potential use rights and conflicts, perhaps temporary experimental projects, and considering public use as a priority and asset. (See attached outline, “Management of Open Space.”)
2. Set up short-term and long-term goals for all existing and potential new buildings: stabilization, maximized use, funding, improved overall function with public support.

Conclusions and Recommendations

The following conclusions and recommendations have been prepared by Heritage Conservancy but incorporate the consensus of the committee members present at the final group meeting.

- The land should be used for farming.
- Permanent protection of the property through the execution of a conservation easement to prevent future conversion of the property is recommended. Purchase of development rights by the county should be investigated, but the township should pursue placing a conservation easement on the property even if funding is not available. Placing the farmland under a conservation easement held by the county and the state could prevent future boards of supervisors from deciding that the property would be better used for some other purpose. An example of this situation is occurring in Lower Macungie Township, Lehigh County. Wildlands Conservancy holds an easement on a 104-acre property owned by the township. On August 16, 2007, the current board of supervisors requested that

the easement be removed so athletic fields can be built for the Lower Macungie Youth Association. When the conservancy opposed the request, the supervisors voted to begin condemnation proceedings to remove the easement. The township would most likely not be able to remove an easement held by a higher government authority such as the county or state.

- The township should take immediate action to ensure the preservation of the buildings.
- A Patterson Farm Committee should be created for the management of the property. The committee should:
 - Create a property management plan that divides the property into specific management areas instead of trying to use the property as a single entity. Distinct management areas could be addressed individually: For example, the farm could be divided into the following units Satterthwaite farmstead, Patterson farmstead (or portions thereof used by different entities), the tillable land, woodland, water features, etc.
 - The EAC should be assigned the responsibility of generating a conservation plan for the Patterson Farm. The Bucks County Natural Resource Conservation Service (NRCS) should contribute to the plan.
 - Investigate how the farm should be tied into Edgewood Village without negatively impacting the integrity of the farm.
- Even if the above recommendation is not accepted, the township should relinquish day-to-day management of the tillable acreage and transfer management to the Lower Makefield Farmland Preservation Corporation who could then be responsible for finding individual farmers for the property.
- The buildings should be integrated into the farming aspects of the property if economically feasible.
- Patterson Farm is important as a visual gateway to the township and should remain substantially the same in terms of future development. Particular emphasis should be placed on limiting parking and lighting.
- The woodlands on the property are significant and should be preserved.
- Patterson Farm is important to help assure the economic viability of agriculture throughout the township.
- The leaf recycling aspect of the property should be upgraded, but not necessarily expanded, to provide the maximum benefits to the enhancement of the soil. This will most likely require an upgrade in equipment and additional manpower.
- Pursue long-term lease options for the main Patterson Farm farmstead.
 - Priority should be given to tenants who provide added public benefit such as the AARK Foundation.
 - The township should investigate transferring “special events” to Patterson Farm.

- The lease should be long-term and require maintenance of the historic structures to a level approved by the township historic commission and/or Heritage Conservancy.
- Regular “open houses” should be a requirement of any lease.
- Depending on the needs of the tenant, the lease could exclude certain buildings for which the township has a specific use.
- The Satterthwaite house and barn should be rehabilitated.
 - If economically advantageous, the house should be offered as a residence to the farmer. Otherwise, another long-term Resident Curator should be sought.
 - If a farmer does not require the barn for their farm operations (or the Resident Curator does not require the barn), alternative “non-public gathering” uses for the building such as a farmer’s market, storage facility, etc. should be pursued. The committee felt the economics of the rehabilitation/restoration of the Satterthwaite barn were an important factor in determining the extent to which public funds should be used.
 - The committee recognized that the forebay addition to the barn, which recently collapsed, was due, in no small part, to the fact that it had been constructed with an extremely flat roof and based on the physical evidence of roof patching and replacements, has been problematic for years. The committee felt the removal of this portion of the barn would not adversely impact the historic character of the property.
- The property is not a good candidate for a living history museum without a major annual commitment of funds from the township and/or outside sources.
- Any use of the property as a local history museum should be of a very limited nature since a house or farm museum would require the restoration rather than the rehabilitation of structures and have a relatively small audience, which would most likely not generate the annual operating costs, let alone the cost of restoration.
- The community garden plots should be re-established as long as they do not conflict with the large-scale agricultural operation or other tenant’s needs.

Appendix

Open Space Management Plan Outline

A property such as the Patterson Farm should have an Open Space Management Plan to assign protection, ownership and management responsibilities for the Open Space.

The Plan for Management of Open Space (“Plan”) should:

- a. Allocate responsibility and guidelines for the maintenance and operation of the tillable acreage, open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements (including detailed standards and schedules for maintenance of the open space, including vegetative management).
- b. Clearly identify and distinguish management units as agricultural areas, farmsteads (into two or more units), recreation areas, leaf management facilities, and natural areas. Development in designated natural areas should be prohibited.
 - i. The boundaries of designated areas shall be clearly delineated on plans and marked in the field with signage approved by the township to distinguish these areas from private property.
- c. Prescribe all allowable and unallowable uses and activities within each management unit.
- d. Estimate the costs and staff requirements needed for maintenance and operation of, and insurance for, portions of the property to remain under direct day-to-day management by the township and outlines a means by which such funding will be obtained or provided.
- e. Provide for any changes to the plan to be approved by the township.
- f. Provides for implementation of the Plan.

Management of the management units shall be designated through one of the following options:

- a. Management by the individual lessees.
- b. Management by a land trust/farmland preservation organization.
- c. Management by the township

A conservation easement may be conveyed to the county or an established, designated land trust organization, among whose purposes it is to conserve open space, farmland and/or natural resources.

The conservation easement shall:

- a. Protect open space from future development and environmental damage by restricting the area from any future building and against the removal of soil, trees, and other natural features, **except** as is

consistent with conservation, recreation, or agricultural uses or uses accessory to permitted uses.

- b. Prohibit in perpetuity all forms of development, except as shown on approved development plan.
- c. Provide that residents have access to the open space except for areas that have a use where public access may cause conflicts, such as agricultural land, areas with rare or endangered species, areas leased to individuals, organizations or businesses.