

Patterson Farm Master Plan Recommendations

From the
Lower Makefield Township
Ad Hoc Property Committee
Nov 1, 2023



Patterson Farm Master Plan

Outline

- 1. Introduction** - Dennis Steadman, Committee Chair
- 2. Buildings, Site & Use Assessments & Analysis**
- Doug Seiler, Seiler-Drury Architecture
- 3. Recommendations** - Dennis Steadman & Joe Camaratta,
Committee Member & Chair LMT Historical Commission
 - 1. Uses**
 - 2. Vision**
 - 3. Stage One (years 1-3)**
 1. Building & site management
 2. Stage One project priorities
 3. Budgets
- 4. Closing**



Patterson Farm Master Plan: Introduction

❑ Beautiful historical, natural, agricultural site owned by LMT

- 234 Ac saved from development 1998
- 184 Ac under Ag easement
 - Includes ~30Ac woods, ponds & marsh
- 170 Ac total tillable (easement & non-easement)
- 2 historic farmsteads occupy ~12+ Ac
- 15 buildings (3 houses, 2 bank barns)

❑ Both community & LMT unsatisfied with:

- Condition & look of the buildings
- Lack of public access to grounds and buildings
- Lack of strategic planning & overall management of this historic property.



Patterson Farm Master Plan: Introduction

- ❑ LMT tasked this Committee of resident volunteers to work with hired professionals to develop an insightful, executable plan for the site.
- ❑ Identify long-term solutions and goals so that near-term decisions can be made consistent with long-term solutions and goals.



Patterson Farm Master Plan: Introduction

Community Input: Strong Community / Stakeholder Voices

- >28 public meetings, plus 2 In-Person Public Forums
 - Engaged “Invited Stakeholders” in all meetings
 - Engaged Resident Ambassadors
- ✓ **Clearly, a high-level of community interest & engagement**
- ✓ **Range of opinions, but some clear consensus:**

Patterson Farm Master Plan: Introduction

- ✓ Clearly, a high-level of community interest & engagement
- ✓ Range of opinions, but some clear consensus:
 1. **Farming important** and ought to stay (*land, nutrition, aesthetics, heritage*)
 2. **Natural / Farm vista** at the gateway to LMT is important & to be kept
 3. **It is our history & heritage** – important, valued
 4. **Condition of historic buildings** is sad / a shame / a disgrace
 5. **Greater access to the grounds**, e.g., nature/jogging trail wanted/expected
 6. **Save** most important buildings, but **don't 'bust the tax-payer bank.'**
 7. **Support for use in arts / culture**, build on current successes
 8. **Site managed by non-profit**, providing, supplemental funding, volunteers, lower cost structure & closer oversight

Patterson Farm Master Plan: Introduction

□ Thus, Planning Priorities & Guiding Principles

1. Patterson Farm remains in agriculture – not the problem

- Produces more food/farm products today than ever (>14 food products - cantaloupe, zucchini, tomatoes, sweet corn, egg plant, beets, etc.)
- Bountiful production without using buildings
- Uses modern technology & practices together with major financial investments by tenant in equipment, facilities and agricultural inputs
→ Thus, farmer ought to have a long-term lease
- Plan can & will support continuous farming of property

2. Historic buildings & farm vista to be preserved

- Herein lies essentially all the issues - 15 old, historic buildings

3. Without an active use, a building dies & cannot be maintained

- Productive use necessary to generate value (both hard &/or soft)
- Use = Repair/Improve + Maintenance + Management

4. Fiscally responsible

Patterson Farm Master Plan: Introduction

We must find community-supported, productive uses for the buildings that are compatible with farming and with the historic nature of this natural public land.

- Community support = community access, use, & appreciation
- Productive = creates revenue & community value to support maintenance
- Compatible =
 - Respect historic character,
 - Respect natural setting,
 - Retain scenic farm vistas, &
 - Recreational public use without huge waves of cars & people

Patterson Farm Master Plan: *Introduction*

❑ Project Resources/Approach

- **Project Mngt:** Avison-Young Architectural & Real Estate (Jennifer Stark)
- **Seiler+Drury Architecture (S+D)**, extensive experience in historical architecture, community-owned properties, and planning
- **S+D team extended** to include: R.E. Market Analysis, Structural Engineer, Landscape Design & Planning, & Cost Estimating

❑ They provided:

- 1. Professional, objective analysis of buildings:** conditions, feasible uses, designs, and cost estimates
- 2. Professional, objective, market-based ‘demand-side’ analysis**
- 4. Professional, objective site plans**

Let's turn to analysis of building **conditions, feasible uses, & site designs**

... Doug Seiler of Seiler+Drury Architecture

BUILDING CONDITIONS, FEASIBILITY, & SITE DESIGNS

DOUG SEILER
SEILER + DRURY ARCHITECTURE



PATTERSON FARM MASTER PLAN

SIMONE-COLLINS LANDSCAPE ARCHITECTURE

POWERS & CO.

SEILER + DRURY ARCHITECTS

C.N. TIMBIE ENGINEERING INC.

4WARD PLANNING – LAND USE ECONOMISTS

OVERVIEW

- 1.) Holistic Approach
 - a. Building re-use Architect
 - b. Landscape Architect / Planner
 - c. Land Use Economist
 - d. Historic Preservation Specialist
 - e. Structural Engineer

- 2.) Studied buildings and developed alternate uses

- 3.) Verified uses based on Market Analysis

- 4.) Created concept site plan to fit both disciplines



EXISTING BUILDINGS: ANALYSIS & CONDITIONS

PATTERSON FARM MASTER PLAN

SIMONE-COLLINS LANDSCAPE ARCHITECTURE

POWERS & CO.

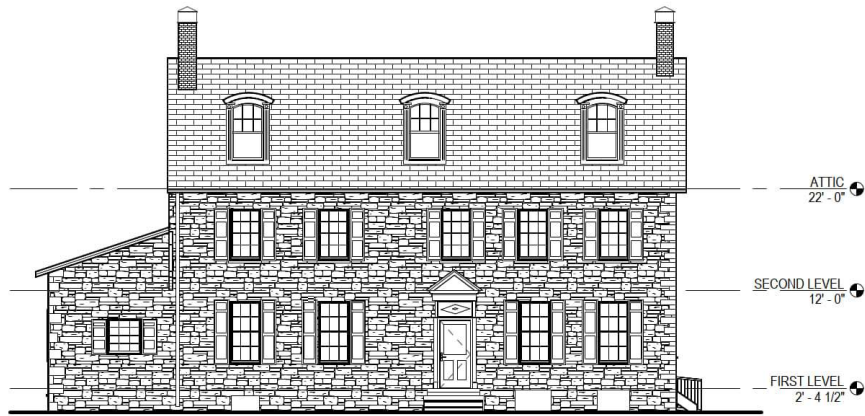
SEILER + DRURY ARCHITECTS

C.N. TIMBIE ENGINEERING INC.

4WARD PLANNING – LAND USE ECONOMISTS

BUILDINGS:

- 1.) 15 Buildings in Total
- 2.) 44,278 square feet of floor area
- 3.) Most are structurally sound
- 4.) Constructed as the need arose
- 5.) Three Types:
 - A: Residences
 - B: Large Barns
 - C: Specialized Farm Structures



① NORTH ELEVATION
3/32" = 1'-0"



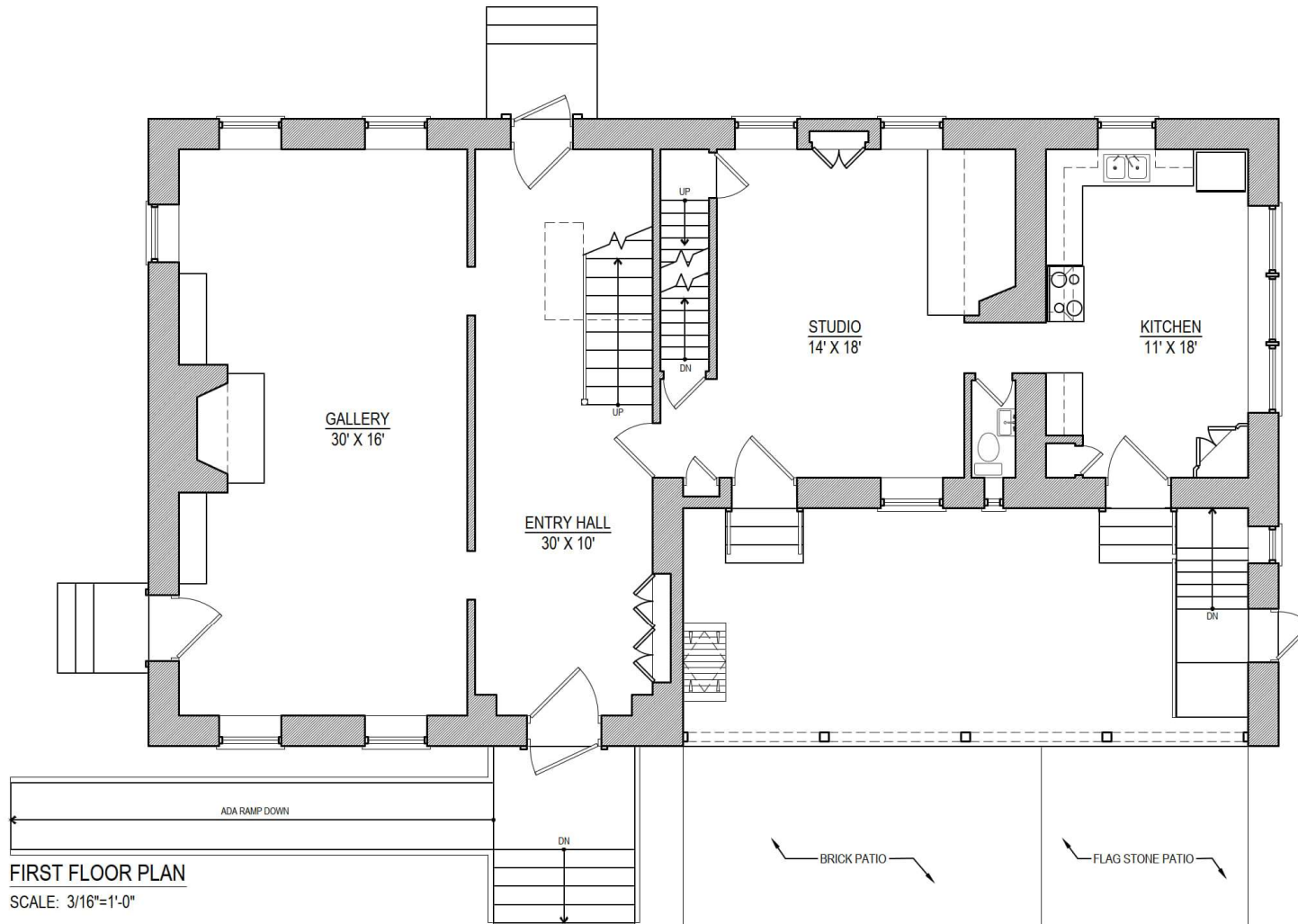
② EAST ELEVATION
3/32" = 1'-0"



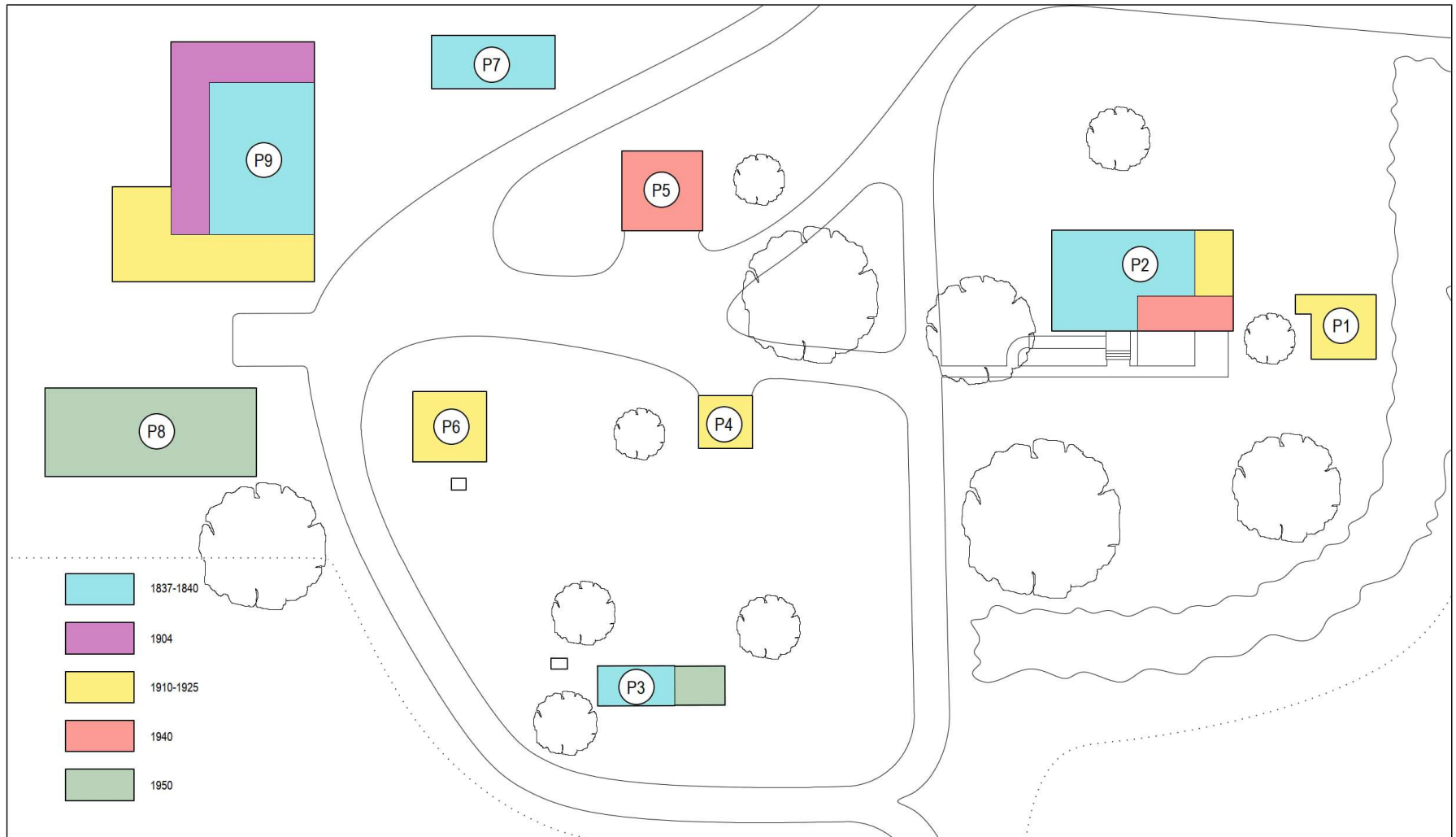
③ WEST ELEVATION
3/32" = 1'-0"



④ SOUTH ELEVATION
3/32" = 1'-0"

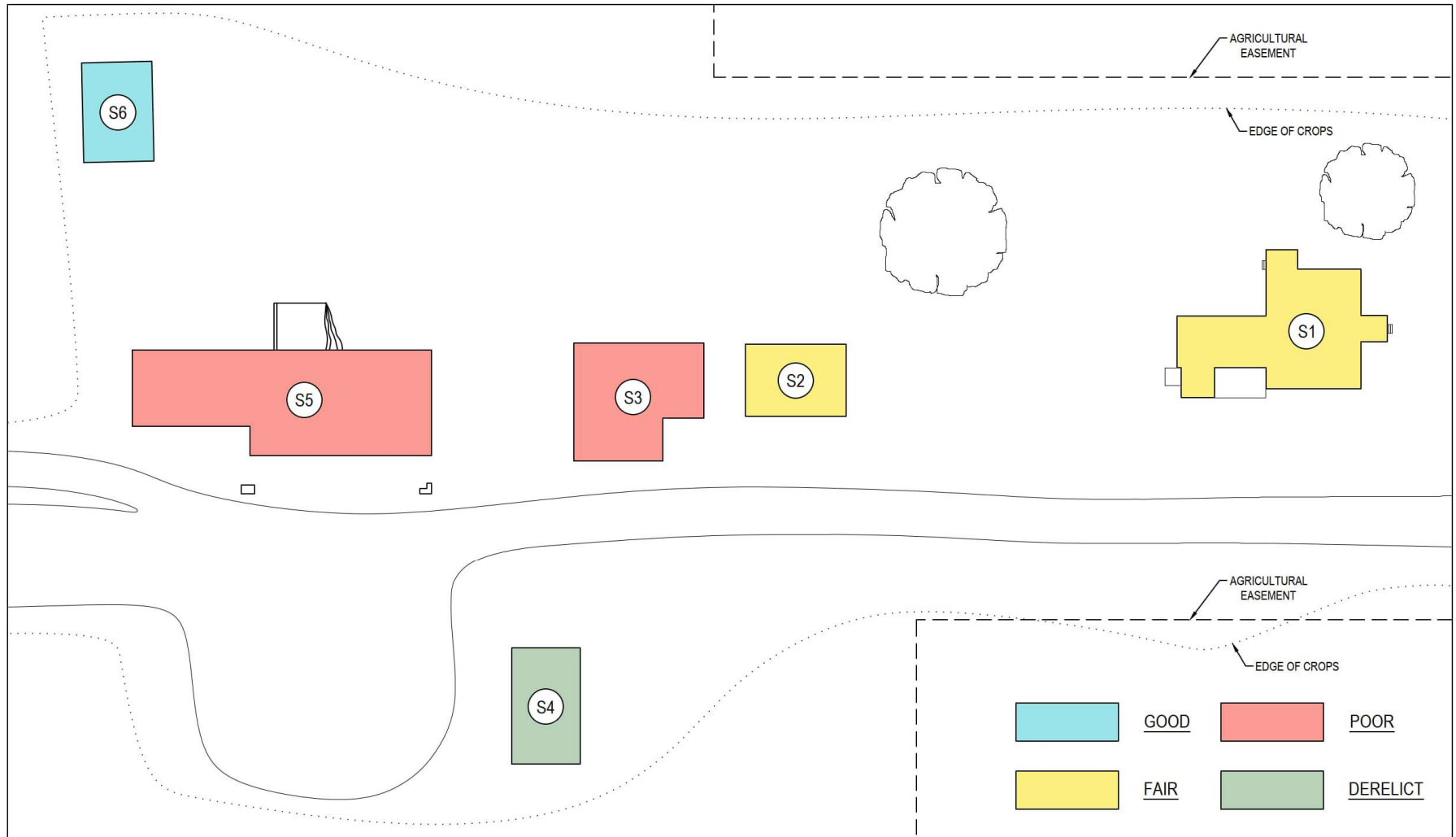


FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



PATTERSON BUILDING CHRONOLOGY

PATTERSON FARM MASTER PLAN
949 MIRROR LAKE RD, YARDLEY, PA 19067



SATTERTHWAITE STRUCTURAL CONDITIONS



MARKET ANALYSIS

PATTERSON FARM MASTER PLAN

SIMONE-COLLINS LANDSCAPE ARCHITECTURE

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4WARD PLANNING – LAND USE ECONOMISTS

LAND USE ECONOMICS

1. Looked at **Quantitative** factors such as population, income, patronage trends, competing/complimentary uses.
2. Look at **Qualitative** factors such as stakeholder interviews, third-party research and interviews with key people associated with compatible uses.
3. Included **Data Sets** for tourism regions, visitor drive times, and other metrics for both sides of the Delaware River catchment area.

Project Background: Scope of Work

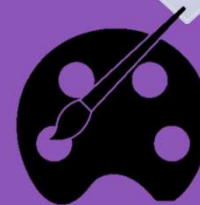
Market Analysis (Demand)

- Regional Visitor Profiles
- Socio-Economic Analysis



Regional Offerings (Supply)

- Art & Heritage Organizations, Programs & Events
- Local Interviews & National Program Models



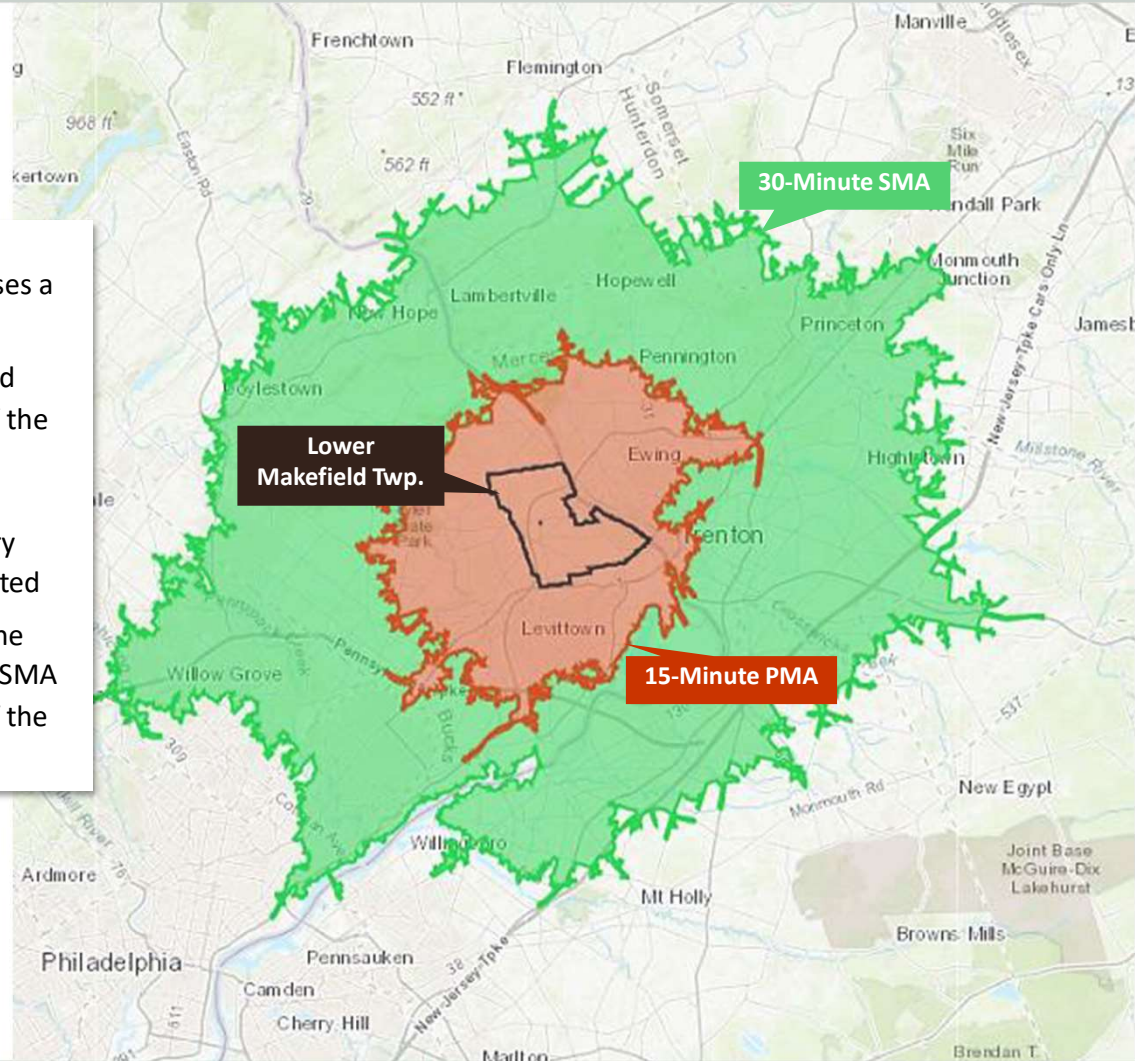
Potential Revenue-Generating Opportunities & Synergies

- Revenue Potential
- Identify Farm & Visual Art Synergies



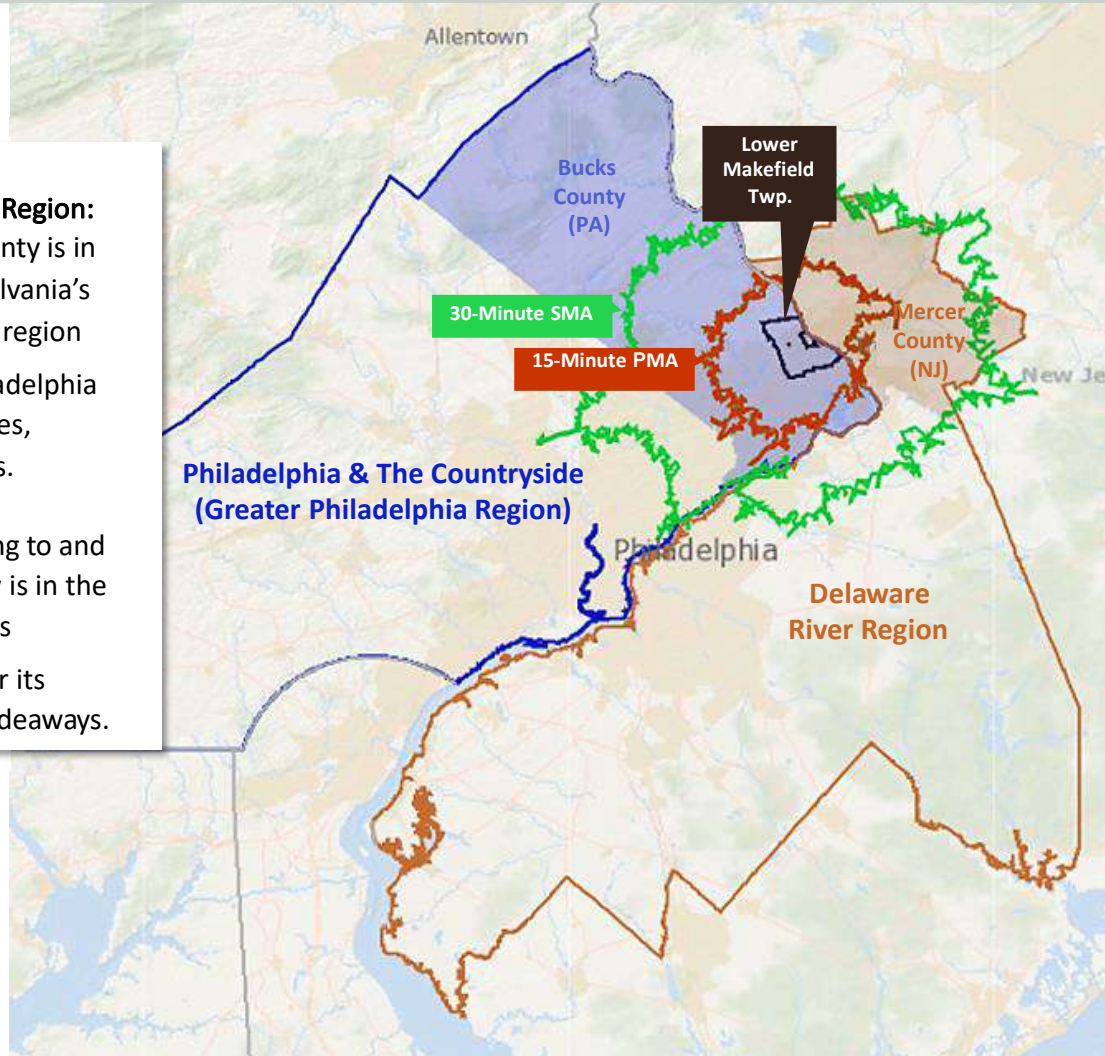
Market Areas

- **15-Minute PMA:** The primary market area (PMA) encompasses a 15-minute drive time from the entrance to Patterson Farm and represents 70 to 80 percent of the likely annual patron base.
- **30-Minute SMA:** The secondary market area (SMA) is represented by a 30-mile drive time from the entrance to the farm site. The SMA represents 20 to 30 percent of the likely annual patron base.



Tourism Regions

- **Philadelphia & The Countryside Region:** According to *Visit PA*, Bucks County is in the northeast portion of Pennsylvania's Philadelphia & The Countryside region (also known as the Greater Philadelphia region) known for its historic sites, gardens, vineyards, and galleries.
- **Delaware River Region:** According to and *Visit New Jersey*, Mercer County is in the northern portion of New Jersey's Delaware River region known for its historic sites and picturesque hideaways.



Sources: Visit PA, Visit New Jersey

Key Findings:

1. Millions of \$\$ of annual visitor spending in Bucks County
2. Visitors to region want to visit galleries, historic sites, restaurants and festivals
3. Regional visitor's avg. household income of \$74,000
4. Visitor Focus:
 1. Boomers focus on food and activities
 2. Gen Xers want family-oriented cultural experiences
 3. Millennials embrace varied experiences - on a Budget
 4. Gen Z are open-minded and frequent travelers

Program Model – Ag - Heritage:

Langhorne Heritage Farm



Site: Langhorne, PA

Historic Features: barns and homes

Activities: CSA, museums, historic preservation

Events: concerts, farmers markets

Hopewell Living History Farm



Site: Hopewell, NJ

Historic Features: barns, nature trail, large fields

Activities: sheep shearing, educational lectures, canning, arts and crafts

Events: corn maze, hayrides, children's story time, maple tapping

Program Model – Arts Education:

Sanborn Mills Farm



Site: Loudon, NH

Historic Features: barns, homes, mills and greenhouses

Activities: gardening, CSA, milling, black smithing, wood working, textiles

Events: threshing demonstration, Sawmill demo, book reading, winter market

Peters Valley School of Craft



Site: Sandyston, NJ

Historic Features: "village" campus of historic homes and workshops

Activities: Lodging and meal, scholarships, jewelry making, pottery, painting

Events: lectures, yoga, cooking classes, art in the park day

Governance Prototypes:

Massachusetts Historic Curatorship Program



Site: Gate Keepers Cottage
Newburyport, MA

Historic Features: Several buildings dating from Gilded era. Gatekeeper's Cottage is home for a youth education Theatre Company

Structure: Company signed a 20 - year lease in 2017.

Anticipated Investment: \$515,520

The Dudley Farm



Site: Guilford, CT

Historic Features: "village" campus of historic homes and workshops

Activities: Indigenous peoples museum, Event barn, Organic Community garden, Farmers' market, and Historic house.

Structure: Not for Profit Organization that depends on contributions/grants. No government support.



SITE DESIGN & CONCEPT

PATTERSON FARM MASTER PLAN

SIMONE-COLLINS LANDSCAPE ARCHITECTURE

POWERS & CO.

SEILER + DRURY ARCHITECTS

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4WARD PLANNING – LAND USE ECONOMISTS

SITE

- 1.) Treat non - Ag. Easement area as a **Public Asset**
- 2.) **Separate vehicular traffic** types & flow
- 3.) **Provide access** to natural areas
- 4.) Create plans that reflect what **CAN be done**
- 5.) Give each Farmstead a **unique identity**:
 - A: Patterson - Arts Education
 - B: Satterthwaite – Agricultural Heritage



Legend

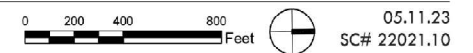
- Property Line
- Easement Line
- Parcels
- Roads
- Driveway
- Mown Farming Path
- Sidewalks
- Sidewalk Gaps
- Future Trail
- NW Winter Winds
- SW Summer Winds
- Noise from I-295
- High Point
- 5' Contours
- Sheet Flow
- Streams
- Water Bodies
- Farmed Area
- Forested Wetland
- Woodlands



Patterson Farm

Lower Makefield Township, Bucks County, PA

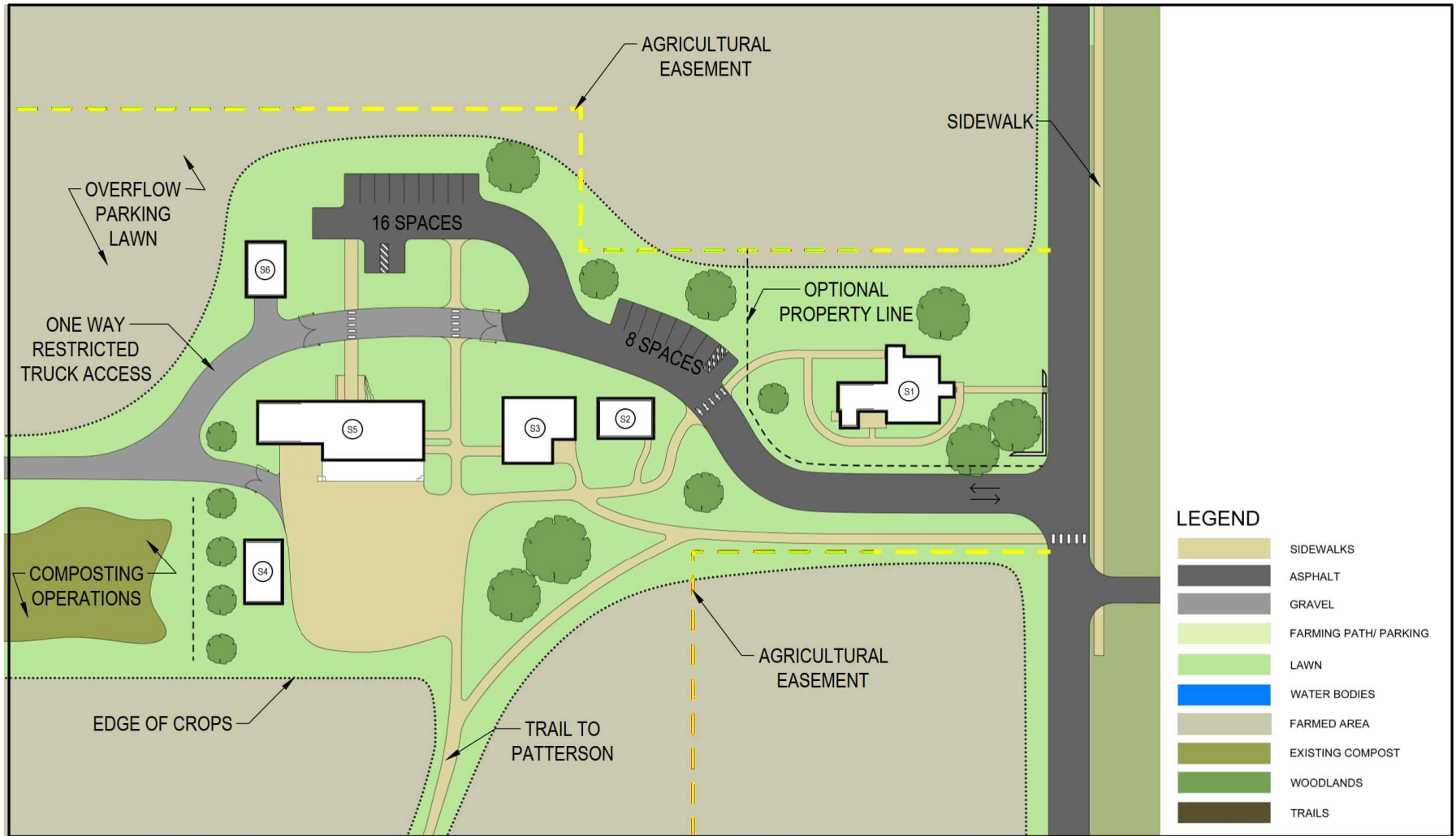
Site Analysis -Draft Plan





SEILER+ DRURY ARCHITECTURE
OVERALL SITE PLAN
 PATTERSON FARM MASTER PLAN
 949 MIRROR LAKE RD, YARDLEY, PA 19067

PROJECT: 2312
 DATE: 09.22.2023
 SCALE: N.T.S.

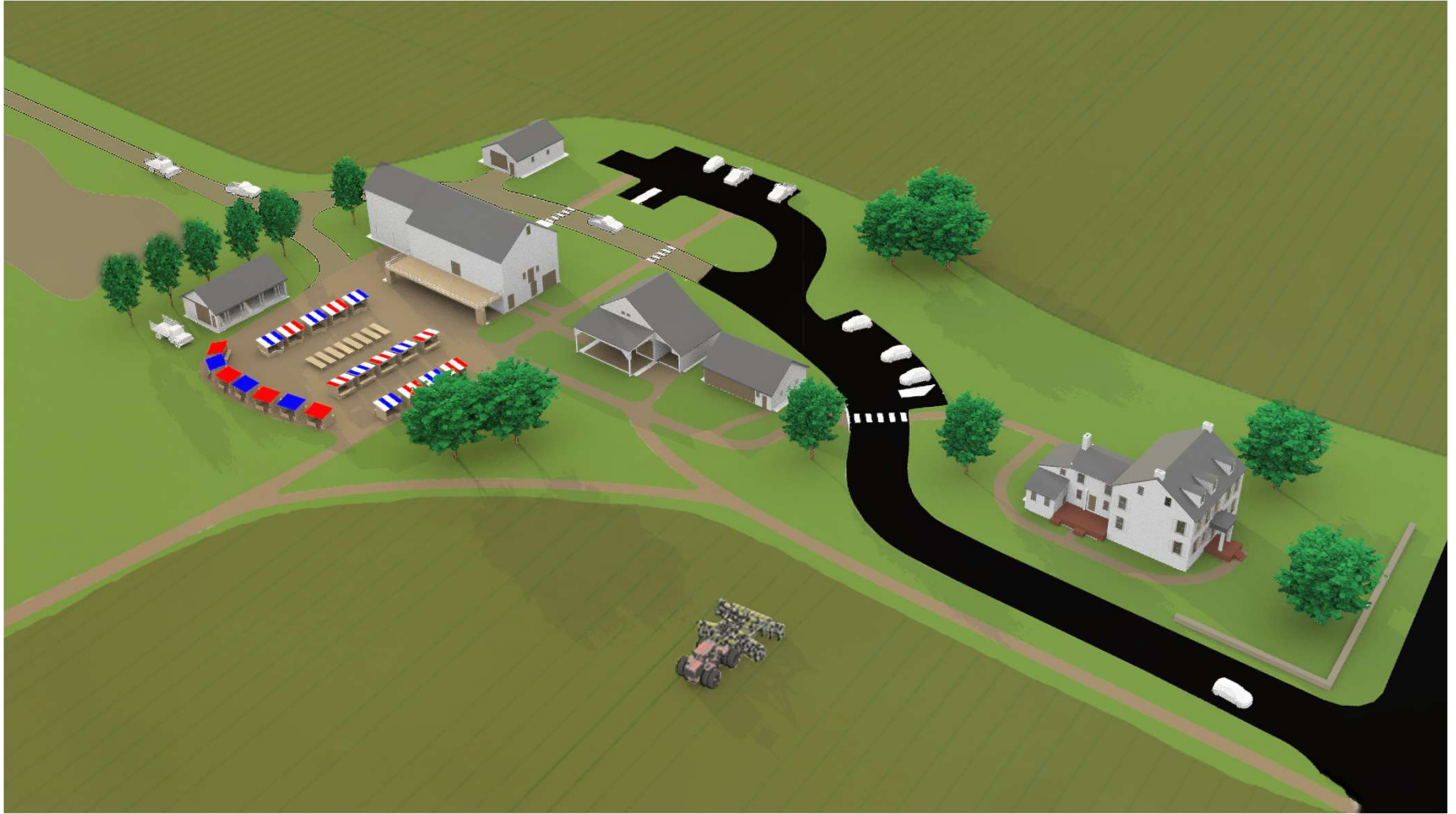


SEILER+ DRURY ARCHITECTURE **SATTERTHWAITE SITE PLAN**
PATTERSON FARM MASTER PLAN
 949 MIRROR LAKE RD, YARDLEY, PA 19067

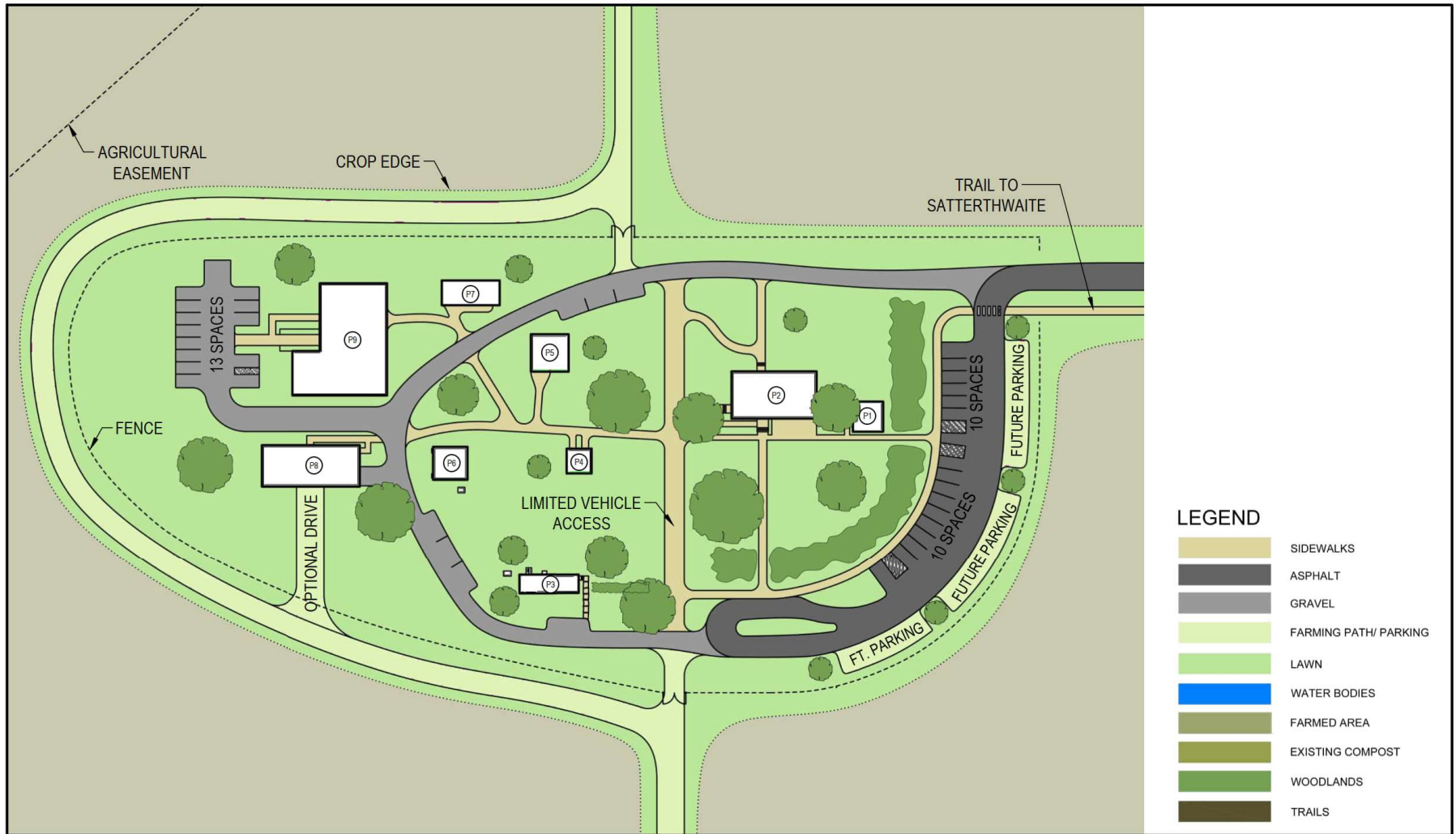
LEGEND

[Light Tan Box]	SIDEWALKS
[Dark Grey Box]	ASPHALT
[Medium Grey Box]	GRAVEL
[Light Green Box]	FARMING PATH/ PARKING
[Light Green Box]	LAWN
[Blue Box]	WATER BODIES
[Light Brown Box]	FARMED AREA
[Dark Green Box]	EXISTING COMPOST
[Medium Green Box]	WOODLANDS
[Dark Brown Box]	TRAILS

PROJECT: 2312
 DATE: 09.22.2023
 SCALE: 1/64"=1'



Satterthwaite Farmstead



LEGEND

[Light Tan Swatch]	SIDEWALKS
[Dark Grey Swatch]	ASPHALT
[Medium Grey Swatch]	GRAVEL
[Light Green Swatch]	FARMING PATH/ PARKING
[Light Green Swatch]	LAWN
[Blue Swatch]	WATER BODIES
[Olive Green Swatch]	FARMED AREA
[Dark Olive Green Swatch]	EXISTING COMPOST
[Dark Green Swatch]	WOODLANDS
[Brown Swatch]	TRAILS



Patterson Farmstead



FEASIBLE USES & COSTS

PATTERSON FARM MASTER PLAN

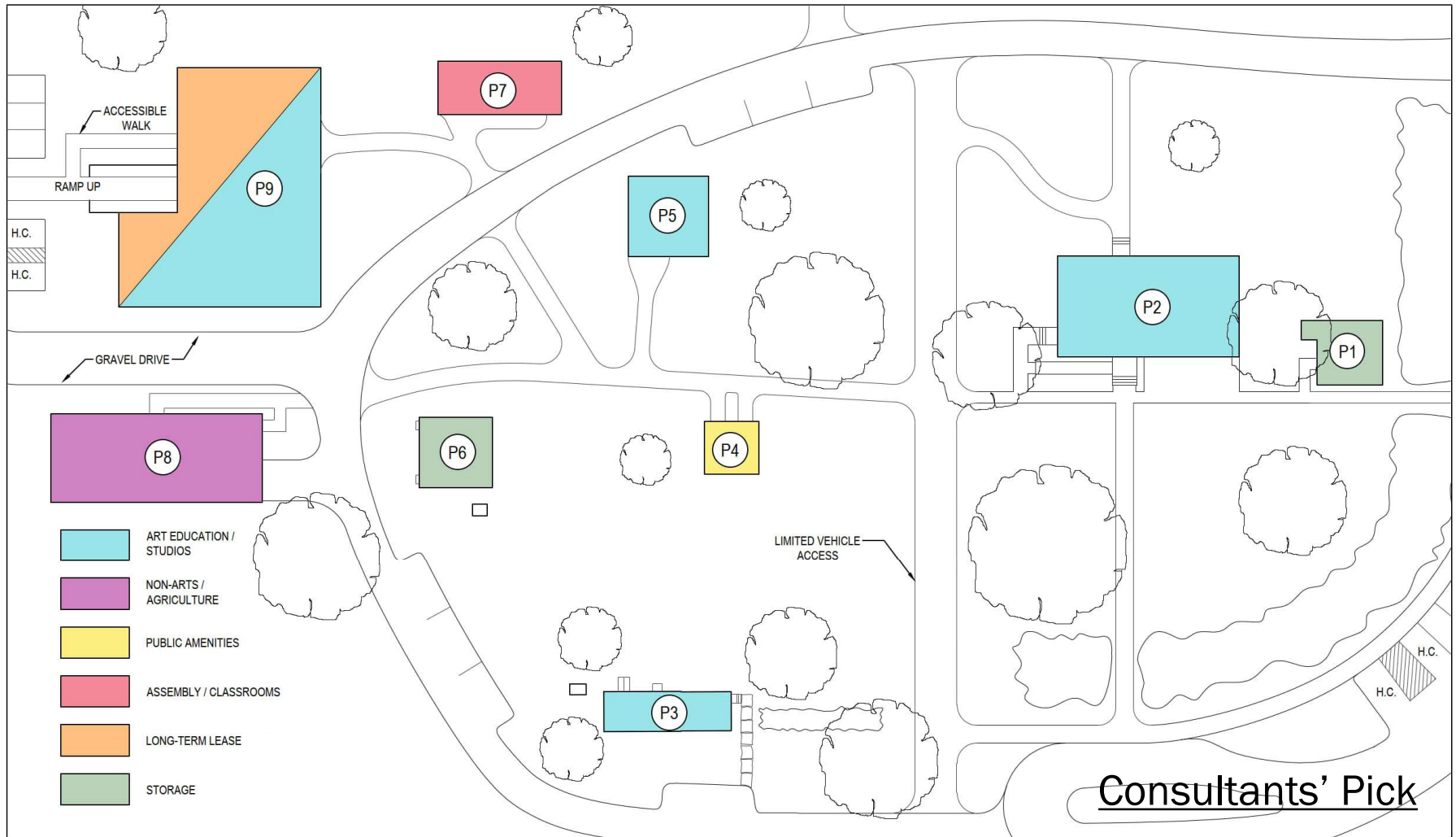
SIMONE-COLLINS LANDSCAPE ARCHITECTURE

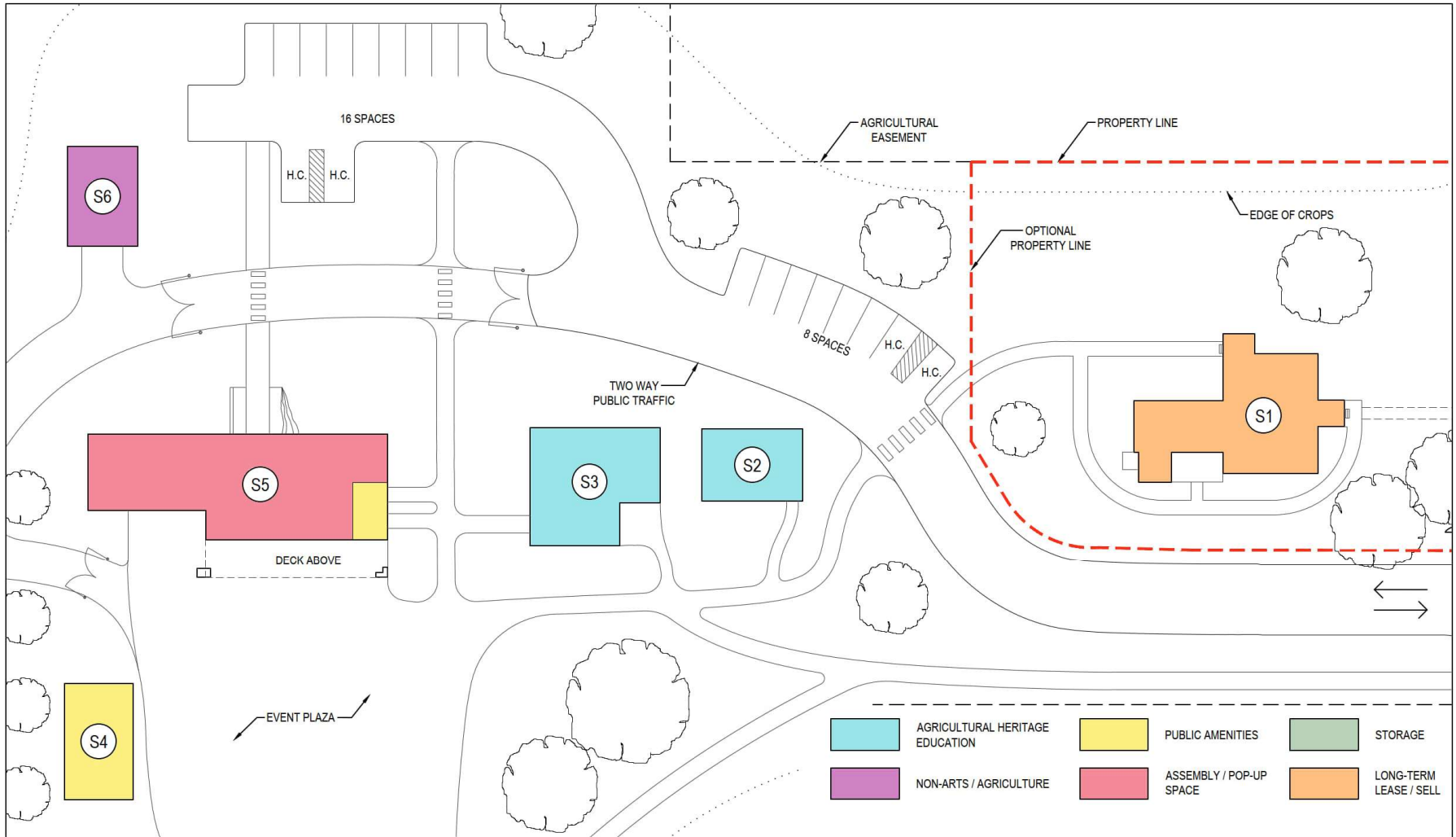
POWERS & CO.

SEILER + DRURY ARCHITECTS

C.N. TIMBIE ENGINEERING INC.

4WARD PLANNING – LAND USE ECONOMISTS





SATTERTHWAITE BUILDING USES

PATTERSON FARM MASTER PLAN
949 MIRROR LAKE RD, YARDLEY, PA 19067



The Janey Brown House contains 3,405 s.f. over two floors and includes an attic. The Arts Organization of Yardley (AoY) is the building's sole tenant and operates its non-profit arts programming within the space. Outlined below are three options for the utilization of the building, including the continued use by AoY, and the associated revenue potential and return on investment costs.

Janney - Brown House (P2)

Option 1: AoY would vacate the building in favor of a bed and breakfast business. The property would need to be sold fee simple in order to accommodate the operator's need to make extensive interior improvements.

Projected Public Improvement Costs: \$0
 Projected Annual Gross Revenues: NA

Option 2: The AoY organization continues to operate within the building, inclusive of conducting its administrative activities, art shows and classes. Its rent will be based on 5.5 percent of its gross revenues with a minimum rent of \$15,000 per year.

Projected Public Improvement Costs: \$23,625
 Projected Annual Gross Revenues: \$16,500

Option 3: AoY would vacate the building in favor of a professional office, such as an architecture, or engineering firm. This prospective tenant would be responsible for upgrades to the building and pay a commensurate monthly rent, in return.

Projected Public Improvement Costs: \$195,885
 Projected Annual Gross Revenues: \$34,050

Color Key for Category of Use Options

Ag Heritage

Arts & Culture

Business or Storage

Hospitality Related

Professional Services

Township Use

Janney Brown House – Estimated Revenue and Capital Improvement Assumptions

Revenue Assumptions

- Option One assumes that under a scenario where the property is sold, no capital improvements would be made by the township.
- Option Two assumes that AoY currently pays approximately five-percent of their total annual revenue in rent to Lower Makefield Township. The \$16,500 annual rent estimate represents maintaining this share of its revenue and is in line with what other similar organizations have been observed to pay.
- Option Three assumes that the estimated \$34,050 annual rent for a professional business is based on an assumed triple net lease rate of \$10/s.f., where all operating expenses (utilities, real property taxes, insurance and maintenance) would be borne by the tenant.

P2 : JANNEY BROWN HOUSE

Square feet:	5390
First:	1363 sq ft
Second:	1324 sq ft

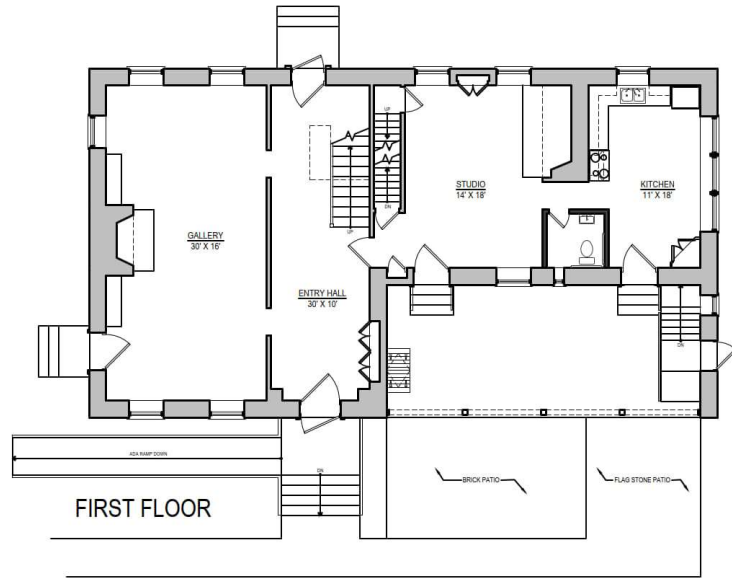
	Cost Per Phase	End of Phase Cost
Near Term: Cost/sf	\$15	\$80,460
Long Term Cost/Sf (option 1):	\$4	\$23,625
Long Term Cost/Sf (option 2):	\$36	\$195,885
Stage One Costs:		\$72,360

Near Term Repairs	Quantity	Cost/Unit	Cost
Paint exterior trim, dormers and shutters	X 1	LS	\$25,000
Repair/replace basement windows	X 6	\$600	\$3,600
Selectively repoint stone	1	LS	\$20,000
Basic Exterior Carpentry repairs	X 1	LS	\$15,000
Connect to Sewer Service (keep well for water)	1	LS	\$4,500
Masonry repairs	X 1	LS	\$10,000
Contingency & General Conditions (20%)			\$15,620
Design/Permits/Soft Costs (15%)			\$11,715
Subtotal			\$105,435
Stage One Cost:			\$72,360

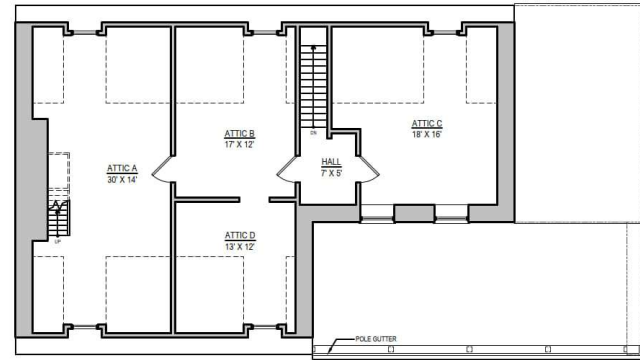
Long Term Repairs (Option 1)	Quantity	Cost/Unit	Cost
Add'l Misc. repairs	1	LS	\$10,000
Electric and Life-safety upgrades	1	LS	\$7,500
Contingency & General Conditions (20%)			\$3,500
Design/Permits/Soft Costs (15%)			\$2,625
Subtotal:			\$23,625

Long Term Repairs (Option 2)	Quantity	Cost/Unit	Cost
All of Option One costs plus:			
Install ADA toilet room 1st floor	1	LS	\$20,000
Interior upgrade + paint 1st & 2nd floors	2690	\$15	\$40,350
Air Conditioning (boiler for heat)	2690	\$15	\$40,350
Add'l power and lights	2690	\$10	\$26,900
Contingency & General Conditions (20%)			\$25,520
Design/Permits/Soft Costs (15%)			\$19,140
Subtotal:			\$172,260

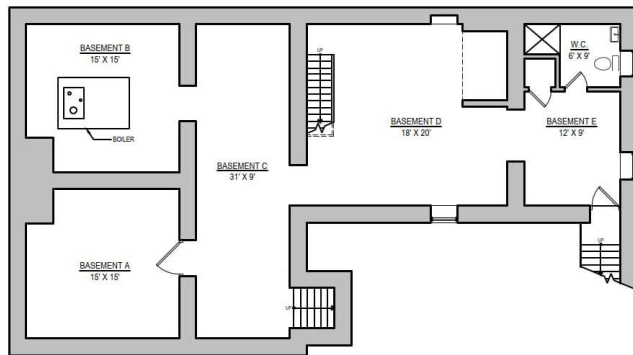
JANNEY BROWN HOUSE COST ESTIMATE



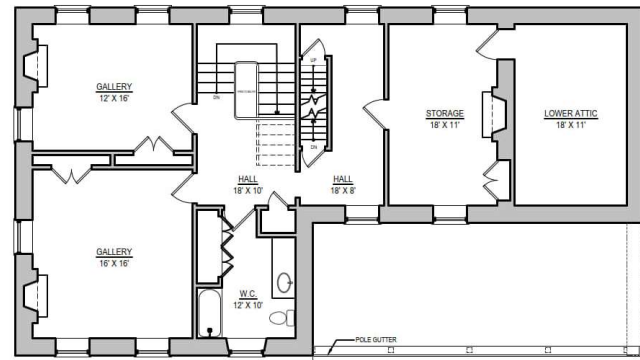
FIRST FLOOR



SECOND FLOOR



BASEMENT PLAN



ATTIC





The Equipment Garage is a two-story structure containing 1,270 s.f. of space. The structure is currently vacant, except for parking of farm equipment on the lower level. Outlined below are three options for the utilization of the building, and the associated revenue potential and return on investment costs.

Equipment Garage (P7)

Option 1: The garage is leased to a non-profit for it to program for classes and periodic exhibitions. The space could also be used for its summer camp program (an indoor space for arts and crafts and movies). It could be subdivided, or not.

Projected Public Improvement Costs: \$114,750
Projected Annual Gross Revenues: \$10,800

Option 2: The ground floor of the garage is made available as a shared artisan workspace (for up to three artisans, or craftsman) leased out for six months at a time. The second floor could be an optional use (equipment storage) for an additional charge.

Projected Public Improvement Costs: \$204,525
Projected Annual Gross Revenues: \$8,640

Option 3: The garage is leased to an artisan (woodworker, blacksmith, furniture maker, iron worker, etc.) to use as a workshop and/or display gallery. The upper level of the barn could serve as a rudimentary office space, assuming installed windows, or light storage.

Projected Public Improvement Costs: \$286,470
Projected Annual Gross Revenues: \$10,800

Color Key for Category of Use Options

Ag Heritage

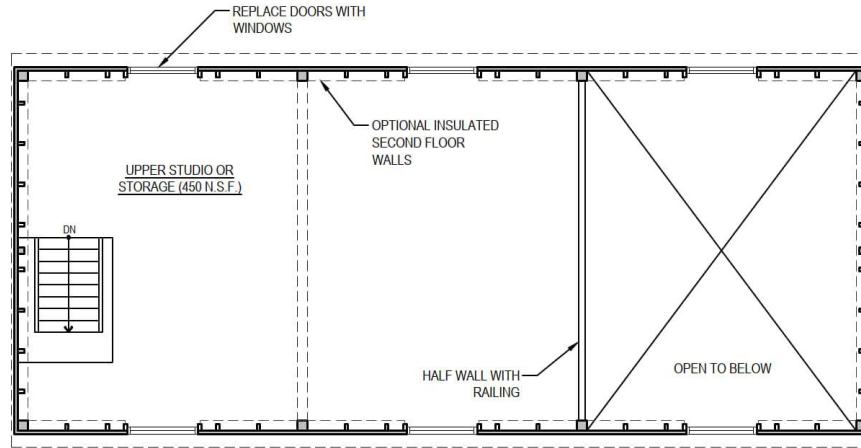
Arts & Culture

Business Storage

Hospitality Related

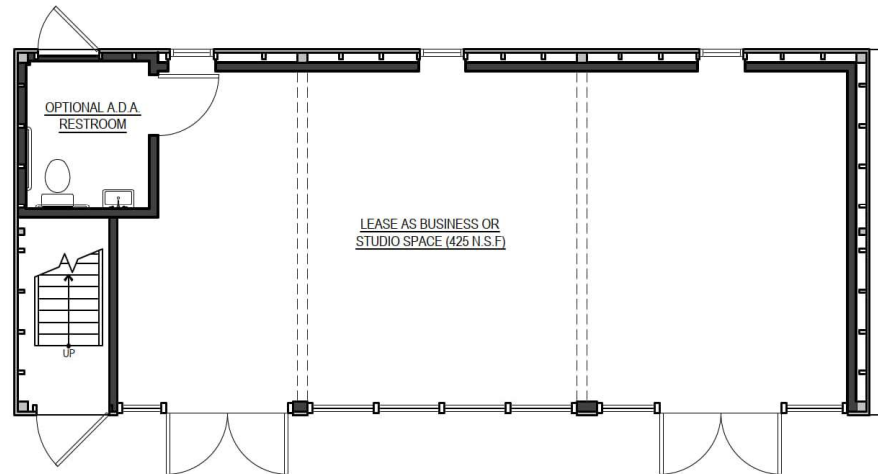
Professional Services

Township Use



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"





The Caretaker House is a one-story former residence containing 818 s.f. of space. The structure is currently used as an artist's studio. Outlined below are 2 options for the utilization of the building, and the associated revenue potential.

Caretaker House(P3)

Option 1: Upgrading the interior to allow for the same, or a similar tenant to utilize the space as a business or studio. The space can also be used as an upgraded studio space with basement storage.

Projected Public Improvement Costs: \$28,055
Projected Annual Gross Revenues: \$4,908

Option 2: This option renovates the building to be used as a rental residence. This use requires upgrades to the kitchen, bathroom and sleeping area. It may require more maintenance on the Township's part than a business use will.

Projected Public Improvement Costs: \$97,175
Projected Annual Gross Revenues: \$14,400

Color Key for Category of Use Options

Ag Heritage

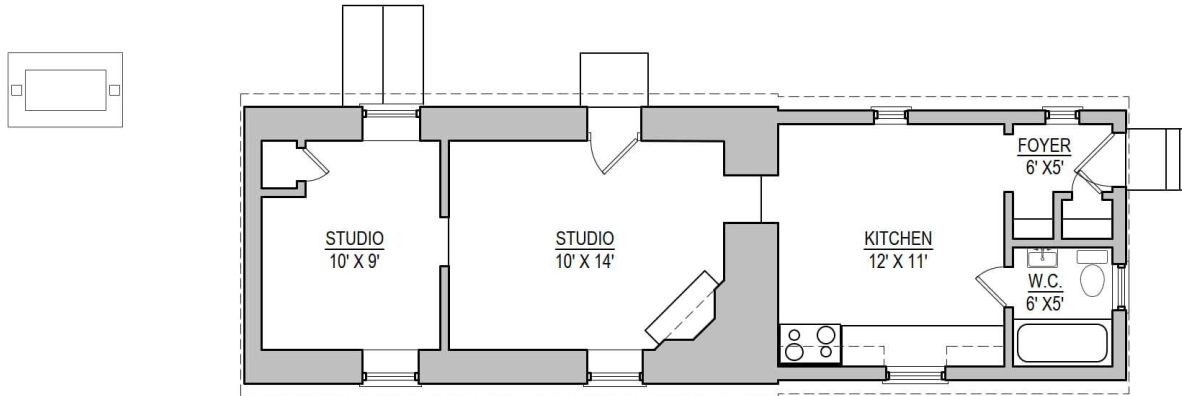
Arts & Culture

Business Storage

Hospitality Related

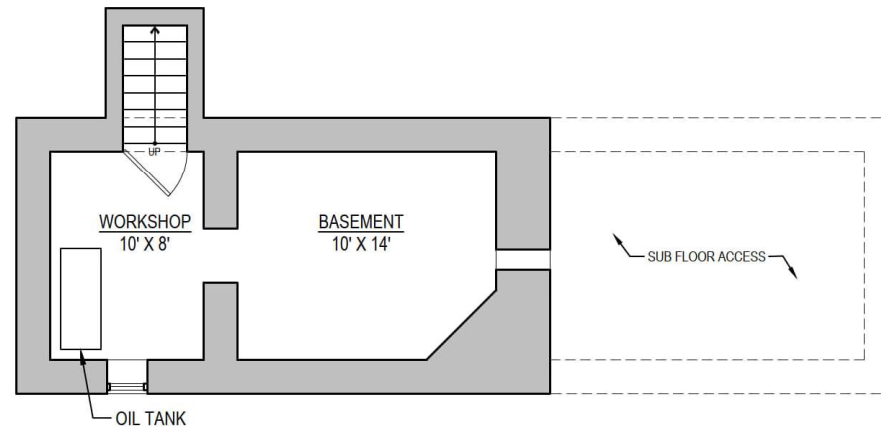
Professional Services

Township Use



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"





The Tenant Garage is a one-story structure containing 306 s.f. of space. Below are two options for the utilization of this garage, The first is to continue the use as storage and the second is to convert the building to public restrooms. uses for the garage won't add capital value but will be more for public use and storage

Tenant Garage (P4)

Option 1: The Tenant Garage will be repaired to extend the building's life. The option contemplates the building's continuing to be used for unconditioned storage. This is similar to how it is used now.

Projected Public Improvement Costs: \$14,175
Projected Annual Gross Revenues: \$1,530

Option 2: The Tenant Garage has a central location on the Patterson farmstead and is near the site's proposed trail network. If used as a public restroom, certain some of the smaller building's could be developed to not need their own W.C. and tenant's guests can use this one. This option shows both a gender-neutral layout (with shared sinks) and a gender-specific option.

Projected Public Improvement Costs: \$109,718
Projected Annual Gross Revenues: \$0

Color Key for Category of Use Options

Ag Heritage

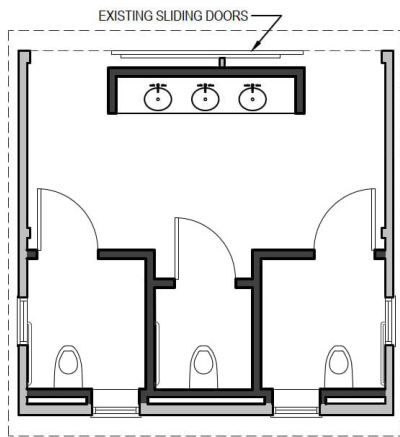
Arts & Culture

Business or Storage

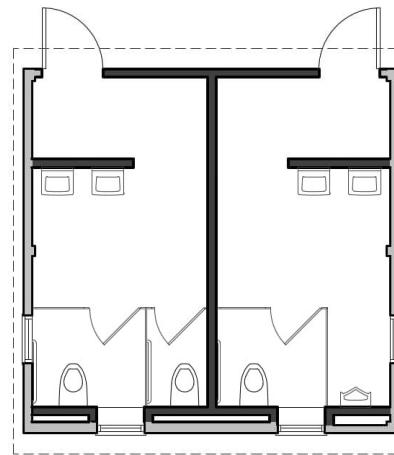
Hospitality Related

Professional Services

Township Use



OPTION A
SCALE: 3/16"=1'-0"



OPTION B
SCALE: 3/16"=1'-0"





The Satterthwaite House is a two and-a-half story structure with an attic containing 4,686 s.f. of space. The structure is currently vacant. Outlined below are three options for the utilization of the building, and the associated revenue potential and return on investment costs.

Satterthwaite House (S1)

Option 1: The Satterthwaite House is sold fee simple to an operator of a veterinarian business, along with the bank barn (see bank barn options); this option would save the town several hundred thousand dollars in preservation and renovation expenses.

Projected Public Improvement Costs: \$0
Projected Annual Gross Revenues: NA

Option 2: The Satterthwaite House is operated as a bed and breakfast business. The property would need to be sold fee simple to accommodate the operator's need to make extensive interior improvements. The lot size would be smaller than with Option 1 and access would be by way of the shared driveway.

Projected Public Improvement Costs: \$0
Projected Annual Gross Revenues: NA

Option 3: Similar to option one, the Satterthwaite House is sold fee simple to person to use the property as a single-family residence, or business. Like option two, the lot size will be smaller than option one and access is by way of the shared driveway.

Projected Public Improvement Costs: \$0
Projected Annual Gross Revenues: NA

Color Key for Category of Use Options

Ag Heritage

Arts & Culture

Business Storage

Hospitality Related

Professional Services

Township Use



The Satterthwaite House is a two and-a-half story structure with an attic containing 4,686 s.f. of space. The structure is currently vacant. Outlined below are three options for the utilization of the building, and the associated revenue potential and return on investment costs.

Satterthwaite House Continued (S1)

Option 4: The Satterthwaite House is managed by a separate 501(c)3 as a private event space and retreat facility. Only the ground floor will be the occupied area, with limited storage occupancy on the upper floors. Tented events as potential complement.

Projected Public Improvement Costs: \$272,430
Projected Annual Gross Revenues: \$6,000

Option 5: The Satterthwaite House would be renovated to accommodate professional offices, such as an engineering or legal firm. This prospective tenant would be responsible for upgrades to the building and pay a commensurate monthly rent, in return.

Projected Public Improvement Costs: \$499,973
Projected Annual Gross Revenues: 39,100

Option 6: This is a mixed-use option. A portion of the first floor of the Satterthwaite House is leased to an Ag Heritage non-profit for office, education and display uses. The balance of the house would be leased as a 3-bedroom residence. Each use will have a separate entrance.

Projected Public Improvement Costs: \$706,523
Projected Annual Gross Revenues: 27,600

Color Key for Category of Use Options

Ag Heritage

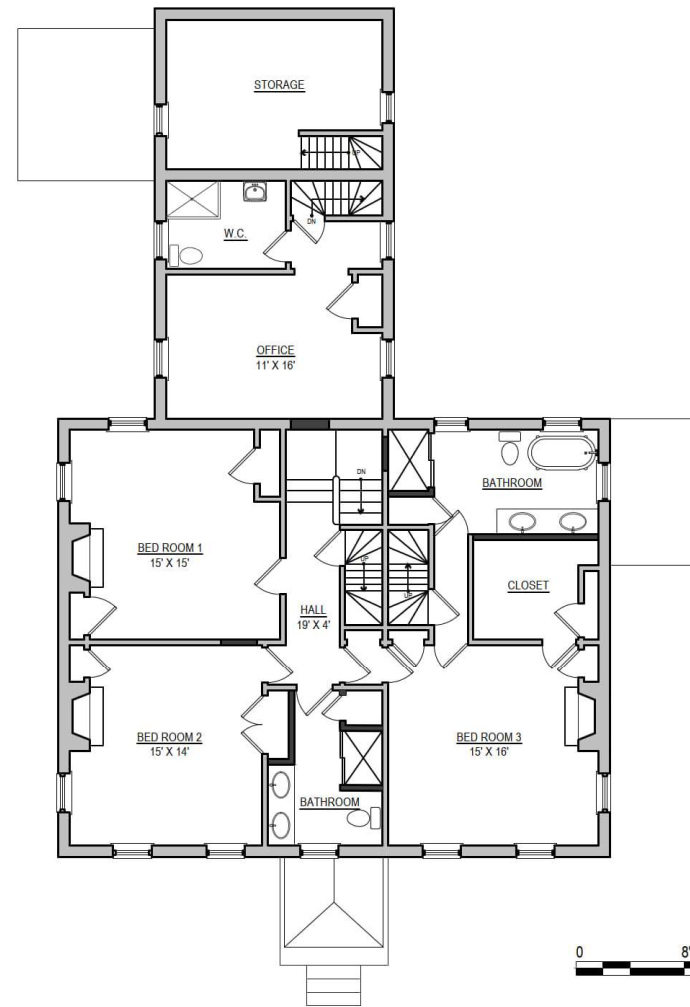
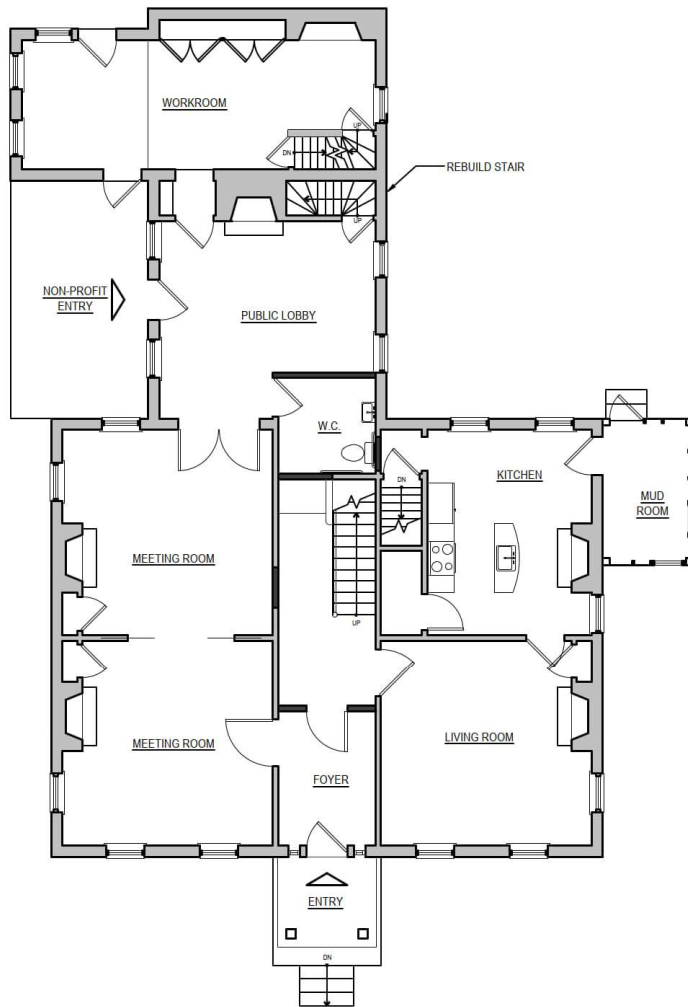
Arts & Culture

Business Storage

Hospitality Related

Professional Services

Township Use



SATTERTHWAITE HOUSE OPTION 6

PATTERSON FARM MASTER PLAN
949 MIRROR LAKE RD, YARDLEY, PA 19067



The Main Barn is a two-story structure containing 6,560 s.f. of space. The structure is currently vacant. The Lower Level has 3,280 s.f. of space. Below are two options for the utilization of this level, and the associated revenue potential and return on investment costs. The uses for the Upper Level can be mixed and matched with these as desired.

Satterthwaite Main Barn - Lower Level (S5)

Option 1: The Main Barn Lower Level (both levels in this option) could be sold as part of a fee simple sale, along with the Satterthwaite House for uses associated with a large animal veterinarian business.

Projected Public Improvement Costs: \$0
 Projected Annual Gross Revenues: NA

Option 2: A portion of the Main Barn Lower Level could serve in tandem with the Satterthwaite House to exhibit **ag related historic artifacts and demonstrations**.

Projected Public Improvement Costs: \$227,502
 Projected Annual Gross Revenues: \$6,000

Option 3: A portion of the Main Barn Lower Level could be used for **“Pop-up” events** leased from time to time by outside groups. When not used by an outside group, the “pop-up” space could be used by the Township’s parks and rec’s. department. Port-a-Johns would need to be placed on site during events, with possible use of the adjacent “event yard”. Optional interior catering space is available.

Projected Public Improvement Costs: \$458,865
 Projected Annual Gross Revenues: \$8,000

Color Key for Category of Use Options

Ag Heritage

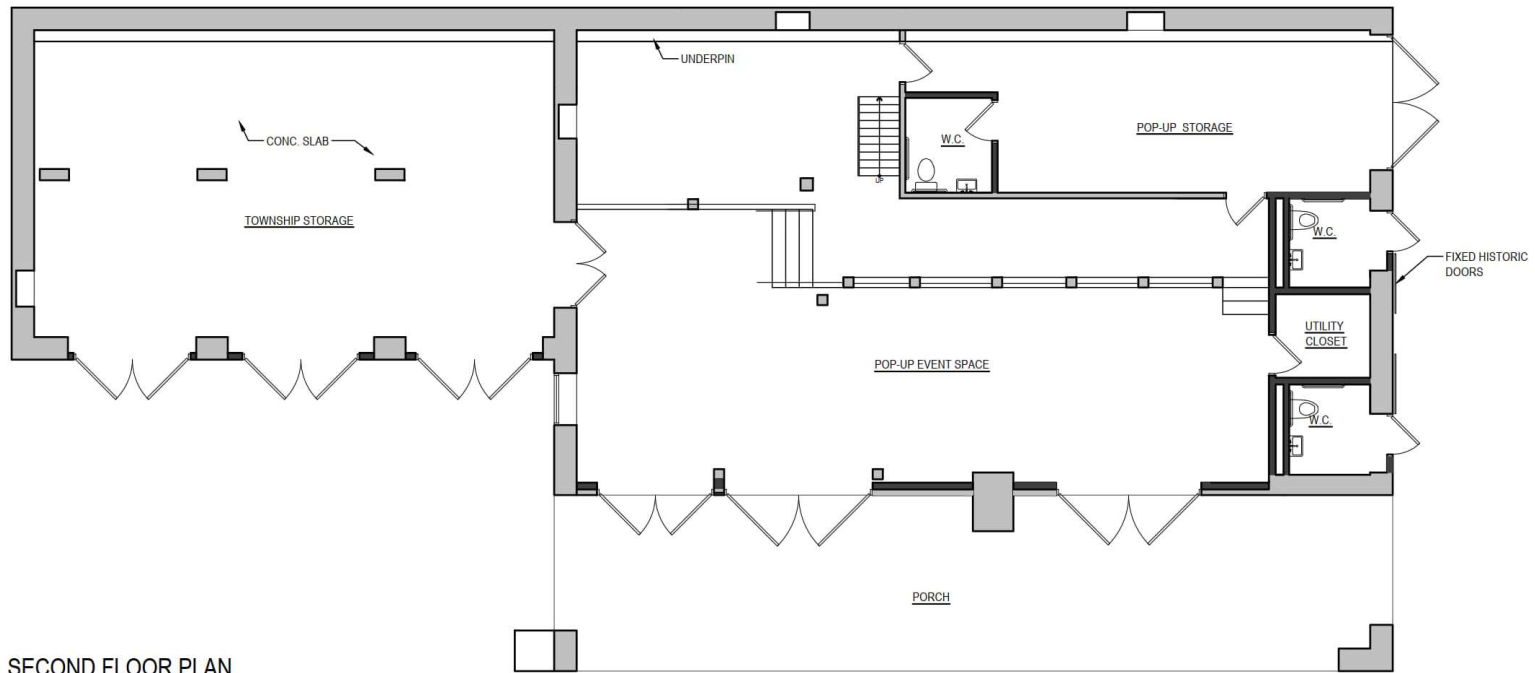
Arts & Culture

Business Storage

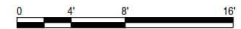
Hospitality Related

Professional Services

Township Use



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"





Patterson Farm Master Plan: Recommendations

- ❑ **Uses:** Based upon S+D compatible uses, 4Ward Planning market demand analysis, and community input/desires
 - ✓ **Low-impact uses** (e.g., avoid high-volume traffic, interference of farming operations, scenery, etc.), while fostering community access and community amenities
 - ✓ **Visual arts** (painting, ceramics, sculpture, ...) and **Trades/crafts** (ironworking/blacksmithing, woodworking, ...) *at Patterson Farmstead*
 - Synergistic opportunities exist between regional art organizations and programs, and potential new art offerings and community events
 - Consistent and compatible with farm, nature, historical setting
 - Strong community interest, especially given 'anchor tenant' AOY
 - ✓ **Home of a non-profit organization to manage property**
 - ✓ **Nature access, trails & Education**
 - ✓ **Cultural / Agricultural Heritage Education Center at Satterthwaite**

Patterson Farm Master Plan: *Recommendations*

Vision

The Patterson Farm is 234 acres of land that stands out from the surrounding highways and suburbs because of its unique and beautiful features. It's like an oasis with farm fields, trees, ponds, and wildlife. The farm is also home to two historical Pennsylvania Quaker farmsteads, which are important to our past and to our community today. People use and appreciate this special place for growing food, creating art, finding inspiration and providing education. The land is incredibly fertile soil that has been farmed for over 300 years without interruption.

Patterson Farm Master Plan: Recommendations

Cost estimates to execute long-term vision

- ✓ Cost estimates for long-term, full completion of the vision assume everything is done now & all at once, following current LMT bidding/costing requirements and starting from today's 'ground zero.' So, it is a theoretical figure of around \$5mm.
- ✓ Reality will be different, this 'elephant' can be & must, be 'eaten 1-bite-at-time.'
 - Future stages will build on Stage One successes & failures, which could change some conditions and priorities.
 - Sound execution must focus on what can be accomplished in the nearer-term, while keeping an eye on the ultimate destination.
 - Non-profit management can and will alter expenses significantly
- ✓ The **plan focuses on what needs to be executed in Stage One (1-3 yr.)** in order to provide a solid base upon which all other stages & decisions will build.

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

- 1. Management of Property** by a dedicated, focused non-profit that can fund-raise, win grants and use community volunteers.
 - ✓ Two strong, confident recommendations from professionals:
 - Municipal governments are not organized, nor structured to manage such properties. A well-know, fact, not particular to LMT
 - Dedicated, focused non-profit can fund raise, request grants and use community interests and volunteers to manage such sites and do so throughout US today.
- 2. National Register Submission**

Joe Camaratta, Committee Member & Chair, LMT Historical Commission

- ✓ Lessons from Case Studies of 501(c)3 Management
- ✓ National Register Submission for Patterson Farm

Patterson Farm Master Plan: Recommendations

1. Management of Property by a non-profit

Patterson Farm Management Models

Three deliverables from study of arrangements between 501(c)3 organizations managing historic resources and their owners in relation to fundraising, building preservation programs:

- **Key learnings for non-profit success**
- **Selection criteria and support for a non-profit**
- **Set of agreements to govern the relationship between a municipality and non-profit**

Patterson Farm Master Plan: Recommendations

1. Management of Property by a non-profit

Patterson Farm Management Models

➤ Key learnings include:

- ✓ Public engagement and involvement in a historic site is crucial
- ✓ Historic farms have multiple ways to leverage farmhouses to generate revenue
- ✓ Hosting educational programs and curating exhibits in barns and other outbuildings provide both revenue and public engagement
- ✓ Volunteers are a key source of expertise and skills for managing the non-profit, and “sweat equity” for preserving historic buildings.
- ✓ Board and staff selections based on expertise and ability to contribute are key for non-profit success

Patterson Farm Master Plan: Recommendations

1. Management of Property by a non-profit

Patterson Farm Management Models

➤ Selection criteria and support for a non-profit

- ✓ True partnering spirit, work closely with Twp - same 'page' & same vision
- ✓ Adequate financial resources (or well-defined plan to get those resources)
- ✓ Professional paid-staff (min. 1 FTE) experienced in museum Mngt & historic sites and/or program development
- ✓ Sustainable board of directors that can survive loss of 1-2 key individuals
- ✓ Ability to engage and manage volunteers in support of preservation efforts

➤ Agreements governing municipality & non-profit relationship

- ✓ Wide variety
- ✓ Strong performance clauses
- ✓ Strong reversion clauses

Patterson Farm Master Plan: Recommendations

2. National Register Submission for Patterson Farm

Listing on the National Register of Historic Places offers several benefits for the preservation of Patterson Farm:

- ✓ Prioritization for funds from state and federal grants
 - Keystone Preservations Grants (PA)
 - Save America's Treasures Grants (National Park Service)
 - National Trust Preservation Funds (National Trust)
- ✓ Recognition and prestige for private historic preservation grants
 - Historic Barn & Farm Foundation of Pennsylvania (HBFF) Barn Preservation Grant
 - Summerhill Foundation
- ✓ Increased public awareness to support (educational) program development and private fundraising
- ✓ Federal tax credits (only for private ownership)

Patterson Farm Master Plan: Recommendations

2. National Register Submission for Patterson Farm

Received the following recommendations:

“A nomination should be submitted early on in the planning process so that a fuller understanding of the resources can be obtained to better plan for their renovation/reuse. It would be best to determine the building evolution and establish a Period of Significance (POS) before renovations occur. That way there is a clear path for the undertaking.”

“We recommend contacting the National Register coordinator at PA SHPO to conduct a site visit to obtain their thoughts & comments on moving forward with either individual National Register Nominations or incorporating both farmsteads into existing Edgewood National Register Historic District.”

ACTION: Authorize Historical Commission to move forward with submission of Patterson Farm to the National Register of Historic Places by completing the following steps:

- ✓ Update "determination of eligibility" so it is current (i.e. issued within the last 5 yr.)
- ✓ Engage the PA SHPO to explore possible strategies for listing the farm on the National Register including:
 - ✓ List the farmsteads separately
 - ✓ List Patterson Farm as its own historic district, OR
 - ✓ Extend existing Edgewood Village Historic District to include Patterson Farm?

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

- 3. Necessary water abatement to keep buildings dry**
 - Selected roofs & some gutters
- 4. Paint most, if not all, buildings** (requires light carpentry)
 - Stop deterioration + Visible improvement, showing change and progress
- 5. Environmental clean-ups**
 - Remove any concerns supporting volunteer preservation efforts
- 6. Improve Farmer access & Improve public access** (& thus, engagement)
 - Improve farm operations access while allowing greater public access
 - Design (no build) first nature trail
- 7. Ready 'first rung' lease opportunities**
 - Post-non-profit management in place

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

List of Potential Components of Stage One Master Plan from which Recommendations will be selected				Committee Member Support						
Potential Stage One Element	Est. Cost	Comment	Votes	7 of 7	6 of 7	5 of 7	4 of 7	3 of 7	1 or 2 of 7	
Common to Site										
1	LMT turns over property management to a "Friends of Patterson Farm Foundation," a LMT-formed non-profit for this purpose. (Name TBD, placeholder only)	\$10,000	Legal cost, Place holder	7	\$10,000					
2	Update/revise zoning classification of site	\$5,000	Place holder	1						\$5,000
3	New Farmer Driveway access to Yardley-Langhorne Rd with gate (design and construct)	\$80,000	includes \$20k design/permits	7	\$80,000					
4	New Farmer drive around Patterson Farmstead	\$18,000		6		\$18,000				
5	Design & build driveway 'pull-offs' for current 1-way driveway	\$20,000	Includes 4 pull-offs	5			\$20,000			
6	Engineering & design of trails, nature trail within non-easement area	\$30,000		7	\$30,000					
7	Construct portion of trail to ponds from Satterthwaite	\$65,000	1,400 linear feet at \$40/ft	0						
8	Design/construct Pedestrian crosswalk, at Mirror Lake road near Satterthwaite driveway	\$25,000	Place holder, Twp to est.	1						\$25,000
9	Patterson Farm listed on the Nat. Registry, w/in Edgewood Village District	\$10,000	Likely PHMC preference	4		\$10,000		\$10,000		
10	or, Patterson Farm listed on the National Registry, as own district	\$25,000	(not included in subtotal)	1						\$25,000
Common Site Included Sub-Total					\$120,000	\$28,000	\$20,000	\$10,000	\$0	\$30,000

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

List of Potential Components of Stage One Master Plan from which Recommendations will be selected				Committee Member Support						
Potential Stage One Element	Est. Cost	Comment	Votes	7 of 7	6 of 7	5 of 7	4 of 7	3 of 7	1 or 2 of 7	
Patterson Farmstead										
11	Janney House: Repair & paint rotted wood/sills, fix paint dormers & high trim	\$30,000		7	\$30,000					
12	ALL Patterson Farmstead Buildings: Paint & min. necessary carpentry for painting	\$185,000	Likely high, or prioritize subset	6		\$185,000				
13	Main Barn: Basic Structural repairs, ground hog holes, repair windows, gutters/downspouts	\$30,000	Sound enough to postpone	3				\$30,000		
14	Main Barn: Replace lower shed roof, plus cover potato pit by Pubic Works	\$25,000	new asphalt shingles	1					\$25,000	
15	Equip Garage: Basic Struct. repairs, groundhog holes, repair windows, gutters/downspouts	\$20,000		1					\$20,000	
16	Caretaker House: Repair basement windows & bilco door	\$10,000		6		\$10,000				
17	Well House: Water abatement, postpone other stabilization elements	\$6,000		2					\$6,000	
18	Pack House: Paint windows & doors, gutter/downspout, clean, selective interior demolition	\$10,000	depends on use selected	2					\$10,000	
19	Corn Crib: Repair slate roof, gutters not needed, postpone other structural repairs	\$8,000		1					\$8,000	
20	Initial landscaping, tree trimming, clean-up	\$10,000		7	\$10,000					
21	Run water/sewer from Satterthwaite to Central Patterson location, w/o building hook-ups	\$180,000	cost from township	0						
22	Connect water & Sewer to Janney and Caretaker from Patterson central location	\$12,000	Requires Item 21 first	1					\$12,000	
23	Run water and Sewer to Tenant Garage for future public restrooms	\$6,000	Requires Item 21 first	0						
24	Address current tenant lease terms, renewals, Use/conditions, etc. (template for future)	\$10,000	legal cost, Place holder	7	\$10,000					
Patterson Farmstead Included Sub-Total					\$50,000	\$195,000	\$0	\$0	\$30,000	\$81,000

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

List of Potential Components of Stage One Master Plan from which Recommendations will be selected				Committee Member Support						
Potential Stage One Element	Est. Cost	Comment	Votes	7 of 7	6 of 7	5 of 7	4 of 7	3 of 7	1 or 2 of 7	
Satterthwaite Farmstead										
25	Satterthwaite House: Paint and necessary carpentry for painting	\$60,000		7	\$60,000					
26	Clean biologic waste and remove debris from interior of Satterthwaite house	\$15,000	Mold and animal waste	6		\$15,000				
27	Satterthwaite House: Abate asbestos within	\$40,000	cost from township	6		\$40,000				
28	ALL Satterthwaite (ex. corn crib): Paint & min. necessary carpentry for painting	\$115,000	Generous estimate	1					\$115,000	
29	Satterthwaite House: Environmental soil remediation around	\$25,000	cost from township	7	\$25,000					
30	Water & Sewer utility to Satterthwaite Farmstead from Stapler Drive	\$100,000	cost from township	0						
31	Run water and sewer laterals to Satterthwaite House	\$6,000	Requires Item 30 first	0						
32	Satterthwaite house: List w/~1Ac parcel for sale to assess this potential scenario	\$10,000	subdivide/legal description/other	5		\$10,000				
33	Main Barn: Limited underpin of North wall, ground hog holes, clean & Gutters	\$35,000		3				\$35,000		
34	Well Garage: Minor structural repairs, water abatement (gutters/downspouts)	\$5,000		4			\$5,000			
35	Small Barn: New roof, gutter/downspout	\$21,000		3				\$21,000		
36	Demolish Corn Crib	\$5,000		3				\$5,000		
Satterthwaite Farmstead Sub-Total					\$85,000	\$55,000	\$10,000	\$5,000	\$61,000	\$115,000

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

List of Potential Components of Stage One Master Plan from which Recommendations will be selected				Committee Member Support					
Potential Stage One Element	Est. Cost	Comment	Votes	7 of 7	6 of 7	5 of 7	4 of 7	3 of 7	1 or 2 of 7
Common to Site									
Common Site Included Sub-Total	\$263,000	(items 1 to 9 only)		\$120,000	\$28,000	\$20,000	\$10,000	\$0	\$30,000
Patterson Farmstead									
Patterson Farmstead Included Sub-Total	\$542,000			\$50,000	\$195,000	\$0	\$0	\$30,000	\$81,000
Satterthwaite Farmstead									
Satterthwaite Farmstead Sub-Total	\$437,000			\$85,000	\$55,000	\$10,000	\$5,000	\$61,000	\$115,000
Full Site plus both Farmsteads - Grand Total									
	\$1,242,000			\$255,000	\$278,000	\$30,000	\$15,000	\$91,000	\$226,000
General Comments			Grand Total Cumulative	\$255,000	\$533,000	\$563,000	\$578,000	\$669,000	\$895,000
a. Estimated cost for design/scope clarification for bidding included in costs									
b. Funding expected from grants, contributions, non-profit property Mngt events and LMT									

- # Elements shaded in dark green are supported by all 7 Committee Members
- # Elements shaded in light green are supported by all 6 of 7 Committee Members

Patterson Farm Master Plan: Recommendations

7 Stage One Priorities: Executable tangible progress to realize Vision

✓ Stage One (years 1 to 3) cost estimates total \$533k

1. Estimates based upon Twp bidding / costing requirements
2. Stage One focuses on getting buildings dry & stable and environmental conditions, thus,
 - Stage One depends largely on LMT expenditures with goal of getting buildings and site into condition for non-profit management
 - Stage Two can be more reliant upon non-profit
 - Non-profit to get underway in Stage One for sound “baton passing.”
3. If managed by non-profit partner, e.g., “*Patterson Farm Friends Foundation*”
 - Not subject to same governmental requirements, saving \$,
 - Some work could be done via volunteer expertise & labor,
 - New funding sources from programs, fund-raising, and grants

Patterson Farm Master Plan: Closing

- I. With LMT commitment & public engagement, this beautiful historical, natural, agricultural site owned by LMT can be a point of distinction, a source of pride and a true community resource.
- II. While buildings & site need work, they are not beyond repair, nor use.
- III. The Community places importance on this site via a mix of
 - Historical / cultural significance
 - Open space, natural landscape
 - Locally raised produce
 - Scenic vistas at LMT gateway
 - Artistic/photographic inspiration
 - Farm fields currently being rapidly lost & now largely limited to only “preserved” farmland.



Patterson Farm Master Plan: Closing

- IV. LMT and its residents have invested \$~134k and countless hours in developing a balanced, executable plan that is fiscally responsible.
- V. Expectations are high, but so is community patience, just want & need to see tangible directional change.
- VI. Time to ACT, to break long-standing inertia and create positive momentum
- VII. With positive momentum, we are likely to be astonished as to how much can be accomplished and how much community value can be created at his distinctive resource for Lower Makefield Township.

Thank you,

LMT Ad Hoc Property Committee

