



CONSULTANTS' UPDATE
AD-HOC COMMITTEE MEETING
June 08, 2023

TASKS AND SCHEDULE

FROM PROPOSAL TO TOWNSHIP NOVEMBER 2022

Task One: Evaluations & Assessments:

1. Survey and review structural condition of all buildings
2. Create Drawings of each
3. Assess Features of overall site
4. Conduct Economic Analysis

Task Two: History Statement

1. Review available material
2. Conduct surveys & document character defining features
3. Provide outline of preservation priorities
4. Prepare statement to assist with Nat. Register Nomination by others

Task Three: Program Analysis

1. Conduct focus interviews with Stakeholders
2. Identify review other facilities that may be prototypes for this site
3. Prepare a programmatic matrix of possible uses for buildings

Task Four: Plan Recommendations

1. Prepare building plans showing possible uses
2. Devise strategies for uses based on low to high cost-impacts

Task Five: Cost and Viability Review

1. Develop cost estimates based on Concept options from task Four
2. Develop “constructability” options with pros and cons of different approaches

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2. Develop “constructability” options with pros and cons of different approaches.

Task Six: Final Report and Presentation

1. Assemble info and data into a single document. Provide four copies.
2. Present at Supervisors’ meeting

Four Public Meetings:

After Tasks One & Two:	5-22-23
After Task Three:	6-29-23
After Task Four:	8-03-23
After Tasks Five & Six:	9-20-23

Tentative Project completion for end of September 2023

INSTEAD BUILD SCHEDULE AROUND AD HOC MEETINGS:

FIRST TRANCHE

Ad Hoc #1 – 3/9/23

Kick-Off announcement and meet the Master Plan Team
(Took place on Zoom and on Facebook)

Ad Hoc #2 – 4/3/23

Discussed preliminary efforts and results of Stakeholder interviews
(Took place on Zoom and on Facebook)

Ad Hoc #3 – 5/11/23

Progress Update and Prelim Economic Study
(Took place on Zoom and on Facebook)

Ad Hoc #4 – 6/8/23

Review Approach, Share Data
with **Additional** Economic/Use Update
(Tonight's meeting on Zoom and on Facebook)

Proposed In-Person Public Forum #1 toward end of June
(Preliminary findings/data with Q & A)

SECOND TRANCHE

Ad Hoc #5 – 7/13/23 - Tentative date

Review Building **Conditions, Historicity and Preservation Philosophy**

Is a separate night needed to run down the possible uses and discuss pros/cons?

Ad Hoc #6 – 8/10/23 - Tentative date

Planning Update with discussion of reuse options

Proposed In-Person Public Forum #2 toward end of August/early September
(Present reuse options/concepts with Q & A)

THIRD TRANCHE

Ad Hoc #7 – 9/14/23 - Tentative date

Present preliminary Use recommendations

Ad Hoc #8 – 10/12/23 - Tentative date and subject matter

Discuss **Draft Report Conclusions and Prepare for Final Public Meeting**

Final In-Person Public Forum #3 Sometime in Late October Early November
(Presentation of Final Master Plan at Supervisors' meeting)

PRINCIPLES AND OBSERVATIONS

GUIDING PRINCIPLES

A - **The Patterson Farm** should Remain Largely Agricultural

B - The Township (with community support) should do its best to Preserve Historic Buildings

C – A Building Without a Purpose cannot be Financially Viable, or Sustainable

D – Any Proposals for the Reuse, **or Preservation**, of these Buildings **should be based on a Holistic Analysis** and Best Planning **Practices** (Site, Economics, History, Ecology, Buildings, Agency)

E - Our charge is to NOT give the Community a “rose-colored” **assessment, but instead, as impartial** professionals, present what we believe to be true.

EARLY OBSERVATIONS

1. Prior efforts to solve the Patterson Farm “puzzle” have failed because the wrong, or too narrow, of an approach was taken.
2. The Township took possession in 1990s, with considerable improvements made to the buildings and many studies prepared.
3. There is an urgency to act now, as the buildings need considerable attention and a plan is needed before committing more public money to their preservation.
4. All of you are here tonight, because Patterson Farm is a remarkable place and your Community had the wherewithal to bring us together.
5. Reaching a consensus-based outcome is essential for success, even though a multi-faceted analysis and differing viewpoints can make reaching one difficult.

EXHIBIT EXCERPTS



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
- + HP High Point
- - - 5' Contours
- Sheet Flow
- Streams
- █ Water Bodies
- █ Farmed Area
- █ Forested Wetland
- █ Woodlands





SATTERTHWAITE FARMSTEAD MATTERPORT

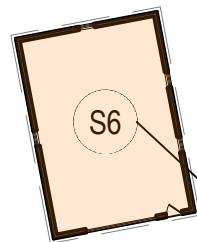
PATTERSON FARM MASTER PLAN
949 MIRROR LAKE RD, YARDLEY, PA 19067



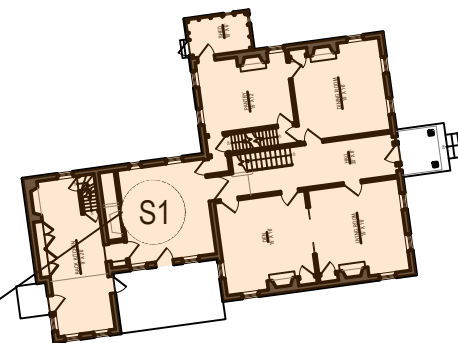
SATTERTHWAITE MAIN HOUSE POINT CLOUD WITH DRAFTED OVERLAY

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

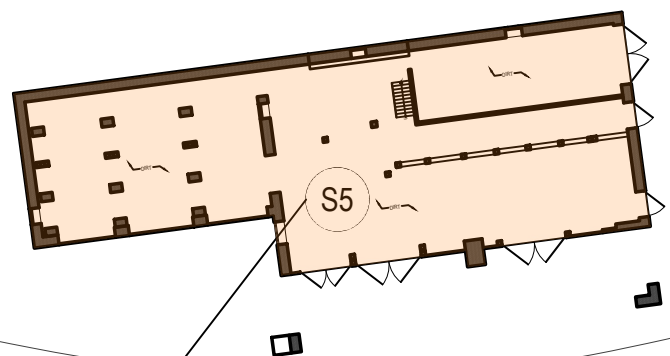




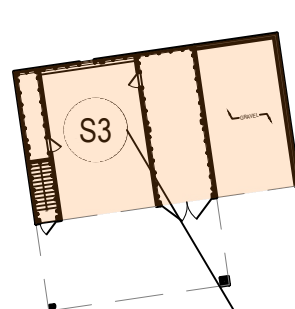
S6 TOOL SHED
FOOT PRINT AREA: 760 SQ. FT.
TOTAL AREA: 760 SQ.FT.



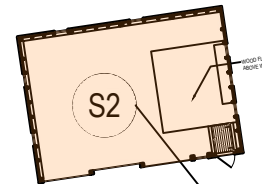
MAIN HOUSE
FOOT PRINT AREA: 1,815 SQ. FT.
TOTAL AREA: 6,530 SQ.FT.



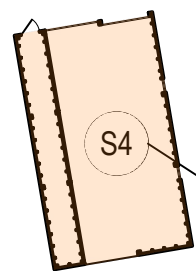
MAIN BARN
FOOT PRINT AREA: 2,995 SQ. FT.
TOTAL AREA: 6,160 SQ.FT.



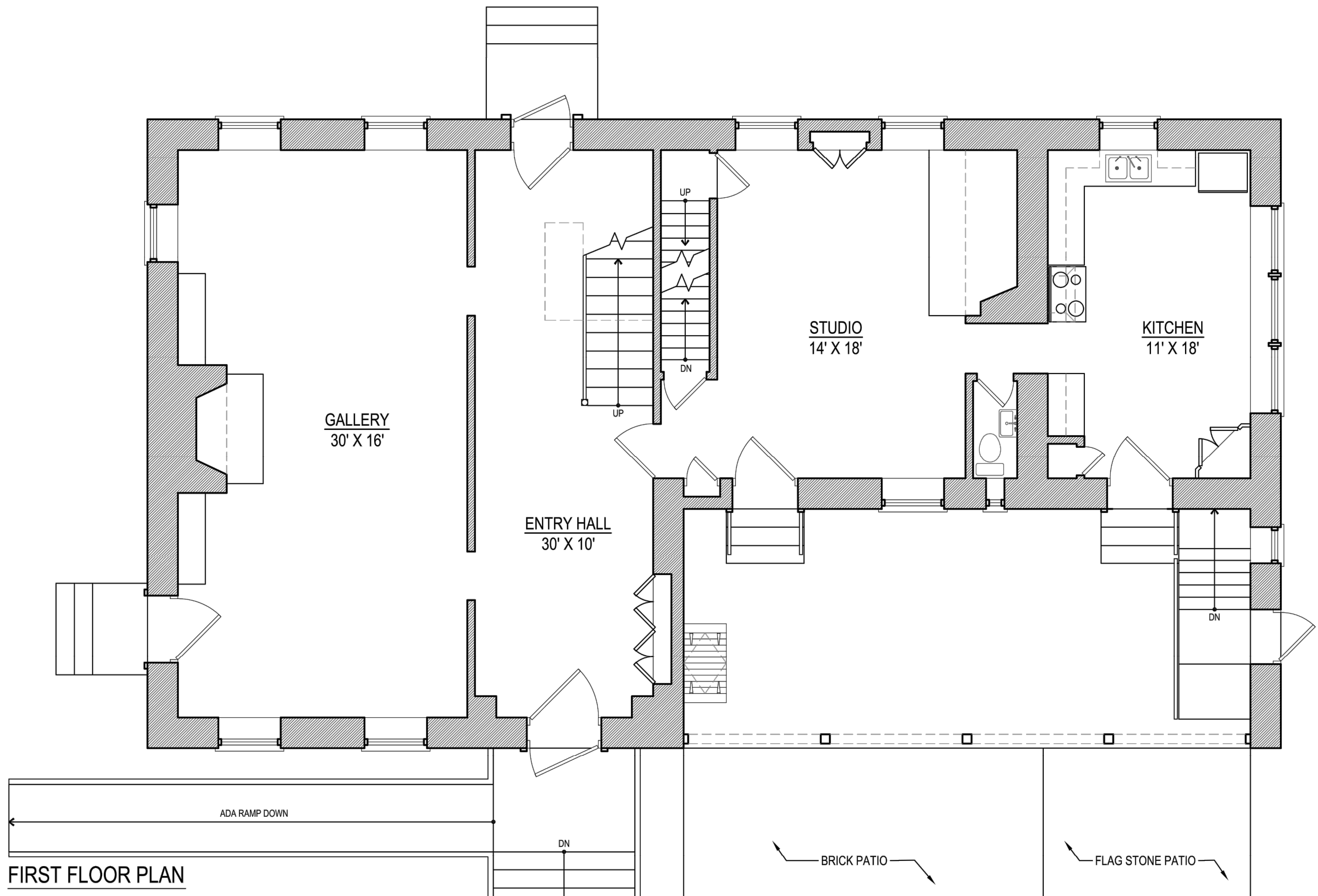
SMALL BARN
FOOT PRINT AREA: 1,090 SQ. FT.
TOTAL AREA: 1,860 SQ.FT.



WELL GARAGE
FOOT PRINT AREA: 790 SQ. FT.
TOTAL AREA: 950 SQ.FT.



CORN CRIB
FOOT PRINT AREA: 935 SQ. FT.
TOTAL AREA: 935 SQ.FT.



JANNEY HOUSE FIRST FLOOR PLAN

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



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"

DRAFT STRUCTURAL REPORT EXCERPT

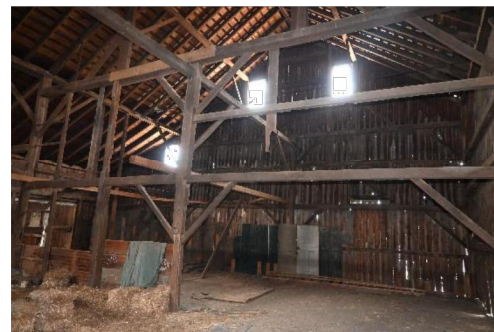
P9 Patterson Main Barn

The Building Structure

The original barn is a three bay traditional Pennsylvania bank barn with heavy timber posts, sills, purlins, braced purlin posts, and diagonal knee braces, all with mortise-and-tenon connections and pegged joints, built over stone basement walls. The original roof's spaced sheathing remains in place covered with plywood and asphalt roofing shingles. The three exterior walls are covered with both horizontal and diagonal sheathing boards, unusual for Pennsylvania barns. Another unusual feature of the barn is a swing beam at one bent supported above by a timber truss carrying the roof and a loft floor. The loft is framed with 3"x 7" @ 16"oc mortised into the 11"x 11" trussed swing beam. An added fourth bay is similarly framed with heavy timber but with vertical exterior siding.

The older portion of the upper barn floor is framed with 10"x 8" @ 30"oc log joists spanning east-to-west bearing on the stone basement walls and interior stud walls. One interior bay is framed with 3"x 7-1/2" @ 14"oc joists supported by timber stud walls.

The upper barn floor in the added bay are 3"x 7" @ 14"oc floor joists supported by three lines of timber



The Satterthwaite Farm



S1 Satterthwaite Farmhouse

The Building Structure

The roof of the farmhouse is framed with 3"x 4-1/2" @ 20"oc rafters spanning east-to-west (front-to-back) covered with 1-1/8"x 2" spaced sheathing plywood and asphalt shingles. The attic floor is framed with 3"x 7" @ 19" joists, spanning north-and-south (side-to-side), opposite from the rafter spans. The second and first floors are framed with 3"x 8" @ 16"oc joists spanning north-to-south (front-to-back). The flooring on each floor is 1"x 6", 8", 10", and 12" boards, surface attached with cut nails. The exterior walls are wood frame with 3"x 4" @ 27"oc (balloon framed) on the second floor and 16"oc to 22"oc in the lower floor exterior walls. The exterior front wall is covered with 5" to 6" wide flush board siding. The exterior wall siding is 1/2"x 7-1/4" clapboard siding with a 6" exposure fastened with cut nails.



In the rear addition the gable roof rafters were 3"x 4-1/2" @ 24"oc covered with board sheathing and asphalt shingles. The exposed floor joists were 3"x 7" @ 16"oc. The exterior wall studs are spaced mostly at about 17"oc to 20"oc, but as much as 28"oc.

FRAMEWORK FOR SUCCESS

SUGGESTED FRAMEWORK FOR OBSERVABLE FACTS

1. We believe that there are four Primary Use Areas

A. Farm Operations Focused

183 acres defined by the 1998 Easement with Bucks County Agricultural Land Preservation Board

B. Arts Focused

Generally denoted by the Patterson Farmstead cluster

C. Farm Heritage Focused

Generally denoted by the Satterthwaite Barn and outbuildings

D. Satterthwaite House with Compatible Use

This includes the c. 1760/1850 house with a portion of land along Mirror Lake Road

2. Each building should be assessed and planned based on its **individual characteristics.**

This applies to any proposed use as well as to the Preservation Philosophy and/or Standard that will be applied when determining its future viability & utility.

Any building within a Use Area could be occupied by an individual, an organization (501.c.3), a business, or combination of all three.

An example of this concept is the Edison and Ford Winter Estates Museum, in Ft. Meyers, Florida.

3. There are three classes of buildings:

A. The two large Houses (plus caretaker's house/cabin)

B. The two large Barns

C. Various other accessory structures

An excerpt from the draft Structural report:

Each of the farm buildings have their own unique size, shape, configuration, and purpose. The structures in themselves may not be remarkable, but collectively, they support one unified purpose: the production of food. One building may shelter cows and horses. Another is used for drying corn. The purpose of most can be identified just by looking at their exterior. They are ordinary 19th century out-buildings working together toward an extraordinary purpose.

The farmhouses are quite different. Farmhouses are upscale buildings which, as a rule, are often in good condition and well maintained as a place to eat, sleep and gather. On these farms, the Janney farmhouse has been nearly continuously occupied and is in good condition today. Parts of the Satterthwaite house suffer from deferred maintenance. Though neglected, it is not lost.

OBSERVABLE FACTS CONTINUED

4. **Patterson Farm** has had several successes:

1. The land has been preserved
2. The agricultural easement has been created
- 3. The agricultural operation is on-going**
4. The LMT Community is engaged
5. AOY's **use of the Janney House and Patterson grounds** is ongoing
6. The Township has installed roofs & made repairs

5. The Property has also had some failures:

1. The LMT Community hasn't **figured out** how to go forward
2. A lack of Vision has allowed deferred maintenance to take its toll

6. **Finding Appropriate and Compatible Uses won't be easy**

1. A non-consensus driven framework, or a less than rigorous plan will likely fail
2. For these buildings, as they stand today, failure to **find a use**, or a reason to properly **mothball, equals demolition**
3. Success will require (at a minimum) three things:
 - a. Looking at the structures in detail
 - b. Studying their relationship to the site/community**
 - c. Responding to **the relationship between any proposed uses and the Social & Economic realities beyond Patterson Farm's Borders.**



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- WATERWAY
- EXISTING DRIVE
- NEW DRIVE & PARKING
- GATE
- POTENTIAL TRAIL LOOP

PRIMARY USE AREAS

- A** ACTIVE FARMING
- B** ARTS FOCUS
- C** FARM HERITAGE FOCUSE
- D** SATTERTHWAITE HOUSE WITH COMPATIBLE USE

LAND USE CHANGES AND SWAPS

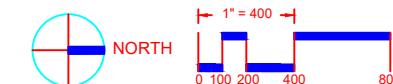
- ADDED TO AGRICULTURAL EASEMENT (2X WHAT IS TRADED FOR OTHER USES)
- COMPOST OPERATION TO BE REMOVED
- COMPOST COMPOST OPERATION RELOCATED
- NEW "BARN" NEW FARM SUPPORT BUILDING (ACTIVE FARM USES REMOVED FROM PATTERSON ARTS)
- REMOVED FROM AGRICULTURAL EASEMENT (FOR DRIVEWAY ACCESS, PARKING, & OTHER USES)



PATTERSON FARM
 LOWER MAKEFIELD TOWNSHIP
 BUCKS COUNTY, PA

ANALYSIS OF POTENTIAL USES - DRAFT

SC# 22081.10
 6/7/23



LAND USE ECONOMICS



Patterson Farm Reuse Market Study

Makefield Township, Pennsylvania

June 8, 2023



Patterson Farm at sunset. Photo by Karen Klein-Schaffer

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



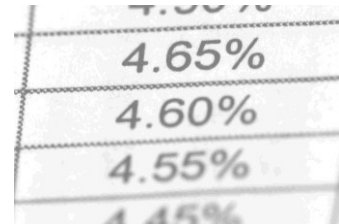
4WARD
PLANNINGTM

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMESTM

Our Services

We provide services to the public, private, and non-profit sectors and focus in the following practice areas:

- Real Estate Market Analysis
- Development Advisory Services
- Financial Feasibility Analyses
- Fiscal & Economic Impact Analysis
- Park & Open Space Revenue Generation Analysis



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

PHILADELPHIA

PITTSBURGH

NEW YORK



Our Project Team



Todd Poole
*Managing
Principal*



Erin Camarena
Senior Associate



**Susan Crowell-
Berigan**
Senior Associate

A black and white photograph of a table with interest rate data.

4.65%
4.60%
4.55%
4.45%



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

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NEW YORK



Our Charge

- Identify market profile by examining local and regional socio-economic trends
- Consider market viable adaptive reuses which support preserving vacant and underutilized structures within the farmsteads.
- For market viable uses, identify revenue generating potential and third-party funding supportive of operations and ongoing capital expenses.
- Develop ownership and management options for the prospective uses

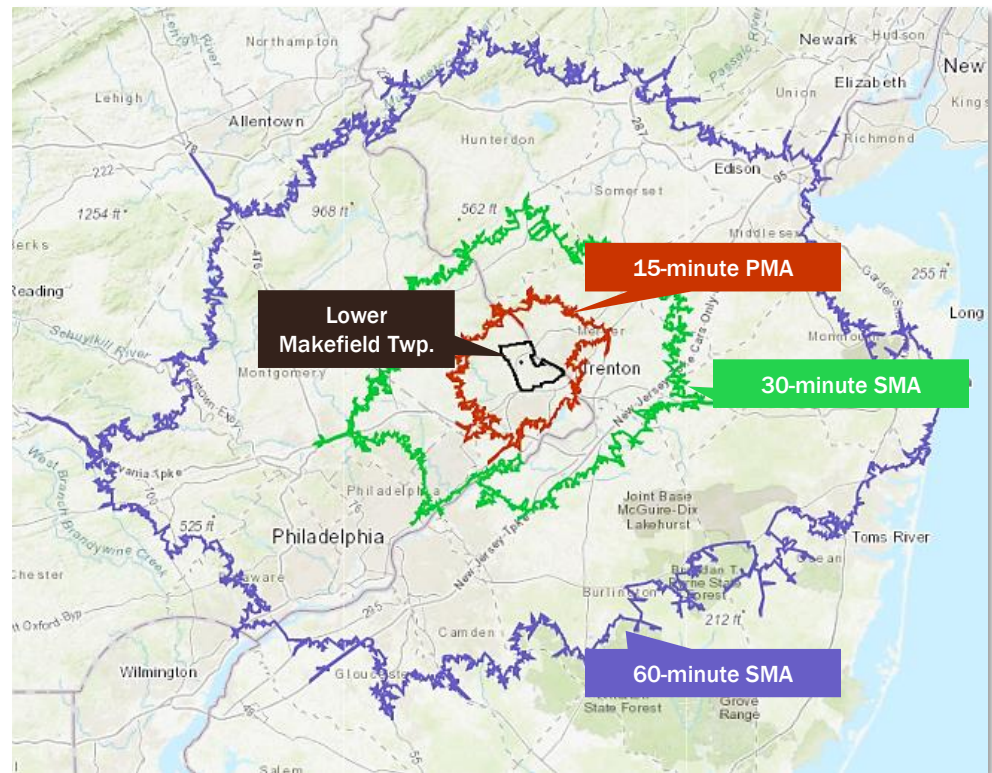
Our Methods

- Utilization of public and third-party data
- Review of background information provided by township
- Interviews with industry professionals
- Interviews with current users of the farmsteads
- Review of third-party research reports
- Socio-economic trend analysis
- Internal discussions with architecture team members

Project Study Areas: Drive Time Areas

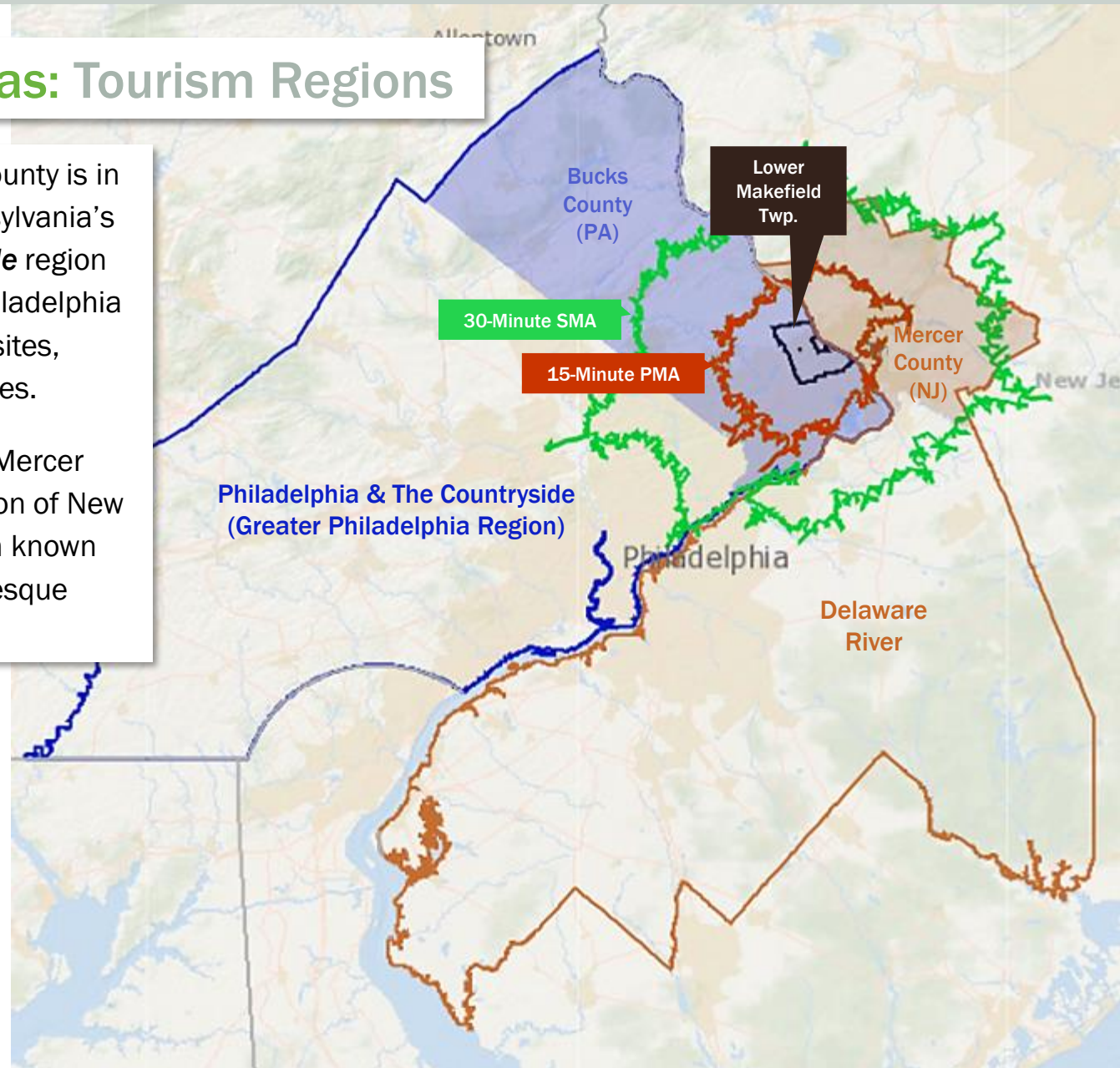
Given the site will hold appeal for local area residents, as well as those who may live and/or work in the region, the analysis focuses on the following drive time areas:

- **15-Minute Drive Time:** The primary market area encompasses a 15-minute drive time from the entrance to Patterson Farm and represents 70 to 80 percent of the likely frequent user base.
- **30-Minute Drive Time:** The secondary market area encompasses a 30-minute drive time from the farm and represents those who may patronize Patterson Farm and its prospective offerings once or twice annually.
- **60-Minute Drive Time:** The tertiary market area encompasses a 60-minute drive time from the farm and represents those who may patronize prospective farm heritage center offerings, equine veterinarian facilities and services at the farm.



Project Study Areas: Tourism Regions

- 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) famous for its historic sites, gardens, vineyards, and galleries.
- According to 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

Regional Visitor Profiles

Key Findings: Regional Visitor Profiles

Millions in visitor spending in Bucks and Mercer Counties

Patterson Farm's primary market area (PMA) crosses both Bucks County (Pennsylvania) and Mercer County (New Jersey). According to data provided by Tourism Economics, in 2021, visitors to Mercer County spent \$872 million, while visitors to Bucks County spent \$842 million. Although visitor activity remains below pre-pandemic levels, it increased significantly in both counties from 2020 to 2021, with traveler confidence rising and businesses and venues reopening.

Visitors to the region like galleries, historic sites, restaurants, and festivals

According to 2019 data provided by Visit Philadelphia, compared to the national average, a larger proportion of day-leisure visitors to the Greater Philadelphia region tour museums, galleries, or historic sites; eat at fine-dining restaurants; and attend festivals or concerts.

Regional visitors with average household income of \$74,000

According to data provided by Visit Philadelphia, 65 percent of day-leisure visitors to the Greater Philadelphia region have a bachelor's degree or higher level of education. The average day visitor to the region has an annual household income of \$74,000 (compared to \$66,000 nationally).

Socio-Economic Analysis

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



Key Findings: Socio-Economic Analysis

Target Baby Boomers, Gen Xers, and Millennials

While baby boomers (born between 1946 and 1964) represent the largest share of the population in the township, Gen Xers (born between 1965 and 1980) represent the largest share of the population within a 15-minute drive of the farm, and millennials (born between 1981 and 1998) represent the largest share of the population within a 30-minute drive of the farm. Given their large presence in the region, being aware of leisure preferences among these top generations can help ensure that new revenue-generating offerings and events at the farm are successful in drawing visitors from the region.

High discretionary household spending levels in the region

Notably, in 2022, the average household in Lower Makefield Township spent approximately \$1,810 per year on lodging and \$1,460 on food and beverages while traveling. Although regional household spending levels are relatively low compared to those of the township, regional household spending levels are relatively high compared to the nation. Prospective revenue-generating activities at Patterson Farm may be able to leverage some of this high discretionary household spending from regional households.

Strong participation in nature, culture, and arts activities in the region

The relatively high share of adults attending art galleries in the township and the region suggest there is likely strong support for the culture, nature, and arts programs at the farm, as well as opportunities for synergies between existing art organizations and programs.

Non-Market Viable Uses

Non-Market Viable Uses Identified

Restaurant

- Square footage of Satterthwaite House is limiting
- Cost of improvements would be cost prohibitive for such a small space

Residential (unrelated to farming activities)

- Undesirable location, so close to and exposed to Mirror Lake Road and Route 332
- Directly under flight path of commercial jets (Mercer-Trenton Airport)
- Magnitude of investment would far exceed the cost of comparable historical home in a more desirable location

Bed and Breakfast

- Similar issues to those for restaurant and a residential uses

Commercial Office

- Location is isolated from walkable amenities such as restaurants, cafes and personal services
- Cost of renovations is far to great when there is a glut of relatively inexpensive available office space nearby.

Potential Market Viable Uses

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Potential Market Viable Uses being Examined

Agricultural Heritage Center/Museum

Distillery

Event Space

In-residence Arts Workshops and Programs

Next Steps in Our Analysis

- Finalize market report
- Discuss findings with Ad Hoc Committee
- Determine which uses should be examined for financial viability
- Perform revenue generation analysis
- Identify ownership and management models
- Produce draft report identifying financially viable uses and associated ownership and management options



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