

Patterson Farm Master Plan



Lower Makefield Township Ad Hoc Property Committee

Feb 15, 2023

Patterson Farm Master Plan

Background:

- ❖ 1998 LMT foresight to purchase ~234Ac farm, saving it from development
- ❖ Includes historic buildings & productive & scenic farmland at key entry point to LMT
 - Historic Janney Farmstead: 2 houses, bank-barn and 6 outbuildings
 - Historic Satterthwaite Farmstead: house, bank barn and 4 outbuildings
- ❖ No long-range plan for the use, care and maintenance of the property
 - Farmland leased to Charlann Farms, generating \$~25k/yr.
 - Two houses on Janney Farmstead leased for art centers, \$~19k/yr.
 - 2019-2022 maintenance & taxes averaged \$~48k/yr.
 - A building without a use is dead, it will not be maintained.
 - Lack of use and maintenance has led to deterioration with most buildings (except 2 rented houses & a few outbuildings) in useable condition.
- ❖ Repairs, restoration and/or reconstruction would now be a major financial expense totaling \$millions, plus current levels of maintenance shown to be inadequate.
- ❖ How to proceed?

Patterson Farm Master Plan

Path Forward to a Better Future:

1. BoS formed the Ad Hoc Property Committee to analyze the condition of the buildings, potential expenses and to make recommendations on future uses and plans.
2. Summary of recommendations made March 2022:
 - A. Patterson Farm should remain in agriculture as the top-priority, any other uses to be designed to accommodate this primary use. (183Ac in agriculture easement)
 - B. Historic buildings should be preserved - historically important + important to character and culture of Lower Makefield community
 - C. Without a use buildings die and will not be maintained –
 - Productive uses/re-uses are necessary so the buildings' use provide utility/value that generate revenue and community support to support repair & maintenance.

Patterson Farm Master Plan

Path Forward to a Better Future:

3. Thus, future plans need to balance 3 (sometimes competing) goals of:
 - A. Preserve agriculture and historical structures,
 - B. Create community utility/value and support, and
 - C. Fiscally responsible.



Patterson Farm Master Plan

Path Forward to a Better Future:

4. A multi-staged approach: First, to create a comprehensive master plan for the site.
 - A. LMT earmarked up to \$300,000 for engineering, architectural, site planning and professional services to support development of a professional, factual, comprehensive long-term master plan
 - B. Can be used to guide decisions on uses, repairs, renovations and investments
 - C. The Committee has dedicated time and energy to this task

Patterson Farm Master Plan

Diligence: The following work has been done on this assignment:

1. Retained services of Avison-Young architectural & real estate to provide project management and subject matter expertise.
2. Expanded participation with Invited Stakeholders to enhance community/stakeholder voice
3. Formed a Community Outreach & Engagement sub-committee to inform community of committee actions and processes and to assure community voices are incorporated
4. Developed & issued RFP to qualified firms, reviewed proposals and selected successful bidder within LMT procurement policies
 - a) RFP issued to 5 qualified suppliers, 11/14/22
 - b) 2 responsive proposals received, 12/14/22
 - c) Proposals leveled, discussed, analyzed and exchanged Q&A's
 - d) Conducted public bidder interviews, 1/5/23
 - e) Reached consensus on recommending proposal from Seiler+Drury (S+D) and requested additional clarifications and inclusion of optional services, 1/12/23
 - f) Received & reviewed proposal for a market analysis study in support of use/re-use evaluations
5. Committee concluded to make the following recommendation

Patterson Farm Master Plan

Recommendation

As the result of this diligence, the Ad Hoc Property Committee reached a consensus at 2/9/23 public meeting to recommend that Lower Makefield Township award the contract for preparation of the Patterson Farm Master Plan to Seiler+Drury Architects. We have tasked this selected consulting architectural/engineering firm to assess the conditions and provide recommendations for compatible uses to the preservation mission to preserve the integrity of the structures, create financially sustainable enterprises to support the maintenance of the buildings, and address the vision of the steering committee, stakeholders and the general public who will partake in the process as ideas are vetted. Seiler+Drury will be coordinating the work of their staff and consultants, consisting of Charles Timbie, Structural Engineer, Martarano Engineering Inc. (HVAC engineer), Simone Collins Landscape Design & Planning (cultural landscape architect), ICI Inc. (cost estimating), 4Ward Planning Inc. (market analysis). The total cost of \$113,900 is considerably less than competitive bid, with an estimated delivery of Master Plan by Sept 2023.⁷

Patterson Farm Master Plan

Recommendation

As the result of this diligence +
consensus at 2/9/23

Township awarded
to Seiler+L

architectural
recommend

the integrity

support the m

committee, sta

as ideas are ve

Library will be coordinating the work of their staff and consultants, consisting of Charles Timbie, Structural Engineer, Martarano Engineering Inc. (HVAC engineer), Simone Collins Landscape Design & Planning (cultural landscape architect), ICI Inc. (cost estimating), 4Ward Planning Inc. (market analysis). The total cost of \$113,900 is considerably less than competitive bid, with an estimated delivery of Master Plan by Sept 2023.⁷

Thank you,
Q & A

reached a
Wakefield
Master Plan
ing

to preserve

able enterprises to

address the vision of the steering

general public who will partake in the process

Patterson Farm Master Plan



Lower Makefield Township Ad Hoc Property Committee

Invited Stakeholders

Invited Stakeholders:

- Property Owner, LM Township – Jim Majewski, Planning & Zoning
- LM Historical Architectural Review Board – Steve Heinz, Chair
- LM Environmental Advisory Board – Kevin Gallen, Member
- Patterson Farm Preservation, Inc. – Jeff Hirko, President
- Farming Tenant – Sam and Tim Stewart, Charlann Farms
- Artist Tenant – Colleen Tarata

Plus, AHPC Members

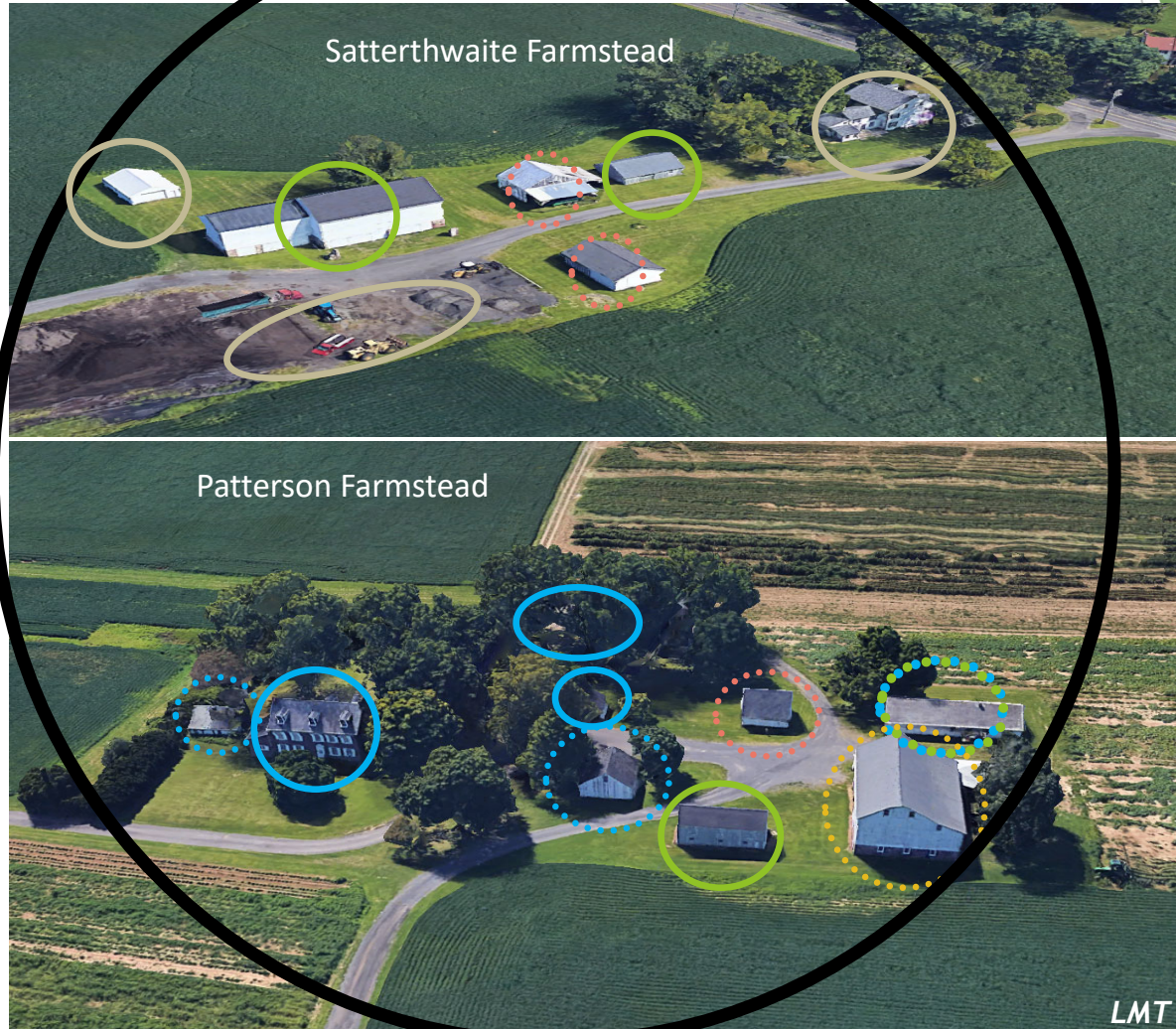
- Art Community Tenant – Bette Sovinee, AOY Coordinator
- LM Historical Commission – Joe Camaratta, Chair

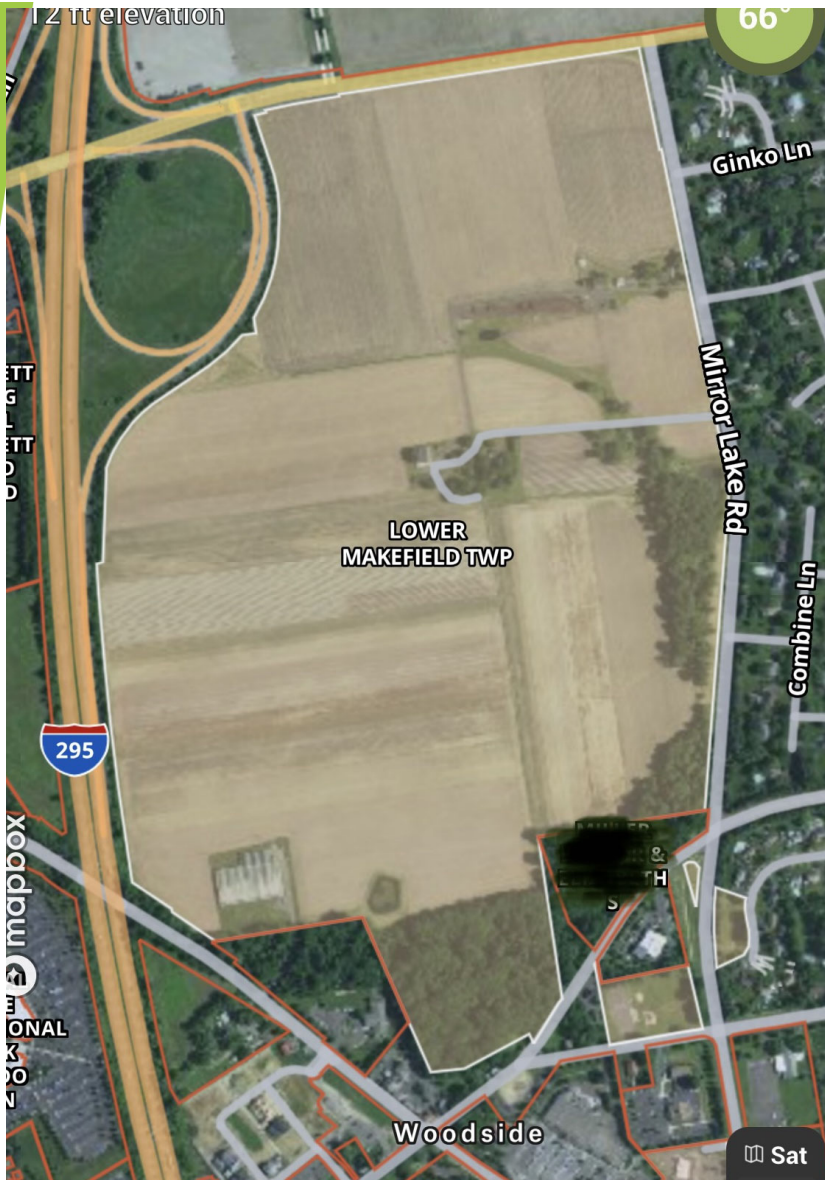
Patterson Farm, Summary March 2022 Recommended Uses



Recommended Uses

-  Farming
-  Community
-  Township
-  Overall Site Plan
-  Dismantle Phase 2
-  TBD, Phase 2





LMT Ad Hoc Property Committee



LMT Ad Hoc Property Committee