

# Herndon Farms

*An Active-Adult Compact Community*

## **Introduction to the Development – Executive Summary**

Herndon Farms is a uniquely conceived, multi-use, active-adult community on 97.86 acres located on Highway 15-501 between Chapel Hill and Pittsboro. The development will provide residents the opportunity to comfortably age-in-community in a vibrant, amenity-rich environment. This active-adult community is designed to meet the specific needs of active seniors but also affords comfortable living for all later-in-life stages with maximum independence.

The project incorporates many of Chatham County's expressed goals of providing for the older segment of the population, as specified in Chatham County's adopted Comprehensive Plan (Plan Chatham) and reflected in the Chatham County Council on Aging Vision statement:

*“Our vision is a Chatham County that offers older adults ..., a safe, affordable, accessible, and inclusive community that promotes wellness, presents and respects choices, values diversity, recognizes and uses people's strengths, and supports individuals aging in community with dignity.”*

While already a growing demographic Triangle-wide, “Empty Nesters” ready to downsize have particularly targeted Chatham County for its proximity to quality healthcare and accessibility to cultural and recreational activities in the Chatham County area.

The look and feel of Herndon Farms will be designed to create a truly unique and livable community. It will combine mindful design, environmentally friendly components, and a small farming operation, features that will come together to positively impact the quality of life of all residents. The proposed farm honors the agrarian history of Chatham County and the current and former residents of the property. There will be gardens dedicated to ornamental plants, flowering fragrant plants, and native North Carolina plants. A community dog park, a koi pond, and other water features that use reclaimed water are also planned as parts of the landscape. These amenities will facilitate healthy engagement for the residents and visitors to the community and provide opportunities to connect with one another.