This 5.5-acre site contains the Churchill Senior Living Center. The property was approved for 255 independent living units for seniors and 45 assisted living units. The independent living units have been built but the assisted living units have not.

Previous planning visions for this area, which also included the vacant parcel to the north, recommended a village center concept, intended to provide commercial facilities and services for the surrounding neighborhoods. However, the 1989 Germantown Master Plan recognized the low probability of achieving a retail center at this location given the parcel’s proximity to other retail centers and the Germantown Town Center. As a result, an institutional/government land use category was approved for the property, concluding that a religious facility or senior housing was an appropriate use. The Churchill Senior Center apartments, constructed in two phases in 2001 and 2016, were built on part of this land. Today, 4.8 acres of this area remain undeveloped.

A 2017 Planning Department study indicates an unmet demand for the Neighborhood Goods and Services (NG&S) retail category. This includes establishments such as specialty food stores, hair salons, dry cleaners and similar uses. This master plan recommends residential uses mixed with small-scale commercial uses that could serve area residents. The recommended Commercial/Residential Neighborhood (CRN) zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges in which retail tenant ground floor footprints are limited to preserve community scale.

With a modest increase in density on the property, Churchill Senior Living could add a small number of additional units and some ground-floor retail establishments, ideally those which could serve the residents of the building in addition to providing goods and services to others in the vicinity.