



Maryland Department of the
Environment

FACTS ABOUT: Laytonsville Control Site

Site Location

The property identified as the Laytonsville Control Site (LCS) site is a 9.73-acre parcel east of Zion Road just north of the intersection of Zion Road and Gregg Road, in Olney, Montgomery County, Maryland 20833. The angular shaped parcel of land is defined by the two roads and the Rachel Carson Conservation Park. The site sits at about 540 feet above mean sea level in the eastern division of the Piedmont geographical province. The geographic coordinates for the site are 39.210656° north latitude and -77.090154° west longitude. The Maryland Grid coordinates are 774,300 east and 501,200 north. The site is referenced by the Maryland Department of Assessment and Taxation as Map HV32 Parcel N800 with a tax account number of 02879610.

The Nike Control portion of the Laytonsville/Olney battery is located at 21515 Zion Road. This parcel is presently owned by Community Services for Autistic Adults and Children. (8615 East Village Avenue, Montgomery Village, MD 20886). Community Services for Autistic Adults and Children (CSAAC) is a non-profit organization that operates a therapeutic center and manages housing for the developmentally disabled. The former Nike Control site is now occupied by the CSAAC offices and school and a series of group homes housing clients and their caregivers.

Site History

Prior to 1947 the property was farmland. In 1947 several farmers defaulted on loans and the Mutual Life Insurance Company acquired the property. The acquisition by the federal government is not recorded.

The site of Laytonsville Control was transferred in June 1947 to the Mutual Life Insurance Company. The military acquired the property through a taking in 1954 and constructed a Nike Missile control facility on the site. The site was the control portion of a functional Nike Missile Battery from 1954 to 1960. Operations at the Nike site were discontinued in 1960; the property however remained under the control of the federal government until January 1974.

The government turned the facility over to the American Foundation for Autistic Children in January 1974 with stipulations that the property be used for children's health purposes. The American Foundation for Autistic Children held the property through July 2002 when it passed to the Maryland Department of Health and Mental Hygiene (DHMH) through a quitclaim deed. DHMH turned the property over to Community Services for Autistic Children in September 2005. Community Services for Autistic Children transferred ownership to Residential



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Continuum, Inc. in August 2006. Residential Continuum returned the property to Community Services for Autistic Adults & Children, Inc. in April 2013. Community Services for Autistic Adults & Children, Inc. is the current owner of record.

Environmental Investigation and Action

The Control area was assessed by MDE in the late 1980s and found to have little in the way of environmental issues.

The as-built plan for the Control site shows a 1500 gallon underground storage tank (UST) behind the barracks building. Army Corps of Engineers reports document that several USTs were excavated and removed from the Nike Battery following MDE guidelines. The UST excavations were backfilled with pea gravel and clean soil in keeping with MDE requirements for tank abandonment. Most investigations of the Nike Battery concentrated on the Launch area and military housing.

Current Status

Groundwater and soil samples were analyzed for metals, volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), select pesticides and PCBs. No detected contaminants in groundwater exceeded EPA or MDE recommended levels of risk.

A toxicological evaluation was prepared for the LCS, assuming a residential future use scenario for the site. Site contamination was found to generally be below EPA and MDE acceptable levels of risk. Several detected inorganic contaminants including aluminum, cobalt, total chromium, iron, manganese and vanadium, exceeded their respective EPA RSLs. The levels of these metals identified in the LCS area are within anticipated levels; however residents and construction workers who come in contact with area soils should wash their hands frequently and before eating. Residents should also discourage their children from eating dirt, putting their hands in their mouths or hand-to-mouth activity.

Analysis of samples collected from soil and groundwater at the LCS revealed acceptable levels of contamination for most analytes. The main problem identified at the site was due to naturally occurring metals in site soil and groundwater. Risks from these metals are associated with ingestion of soils and inhalation of soil dust. Reasonable care should be taken to avoid ingestion and inhalation of area soils.

Based on the levels of contamination found at the site, MDE recommends that no further action be taken with respect to this property pending future determinations.



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