

**CCI Concerned Citizens Group, Inc.**  
**Report on Community Survey Regarding Future Use of**  
**CCI Property after Cleanup**  
**July 1, 2005**

**Introduction**

CCI is a 1.5 acre Superfund site at 320 South Blake Street, Olathe, with cleanup decisions being made under Environmental Protection Agency direction. The CCI Concerned Citizens Group, Inc., (CCI CCG) partnered with the Technical Outreach Services for Communities (TOSC) Program at Kansas State University to develop and administer a survey of neighborhood residents. TOSC has been providing technical support to CCI CCG since 2003 to assist the community in understanding underlying technical issues related to the CCI Superfund Site. The purpose of the survey was to garner input from neighborhood residents regarding the future use of the CCI property following cleanup activity and to encourage and guide the planning process.

This report presents the tabulated results for each survey question. The Community Advisory Group has had numerous meetings involving EPA, KDHE, Olathe city staff, and Boeing regarding site investigation and cleanup decisions. The level of cleanup is, in part, determined by the expected future use of the property. This survey is a first step in community input on future plans for the CCI property following implementation of clean up and monitoring measures. The information can be used for two purposes, first, to help with cleanup decisions and, second, to begin planning for future use of the site.

**Methodology**

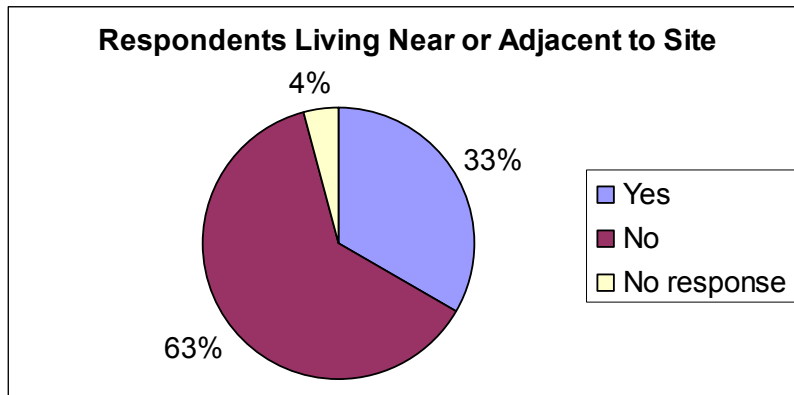
Survey questions were developed by TOSC staff and reviewed during meetings of the CCI Concerned Citizens Group, Inc. The survey was also reviewed by a consultant who provides survey services for the city of Olathe. Seventy-nine surveys were distributed to houses in the neighborhood adjacent to the CCI site by a Concerned Citizens Group member. The survey was in an envelope with a cover letter and a postage paid return envelope addressed to a CAG co-chair. A copy of the cover letter and survey document is included in Appendix 1. Twenty-four surveys were returned resulting in a response rate of 30%.

Results for each survey question are based on the responses of 24 participants. This report presents the tabulated results for each survey question.

## Respondents Background Information

The survey included three introductory questions to assess the respondent's frame of reference related to the CCI Site and the community advisory group's activities.

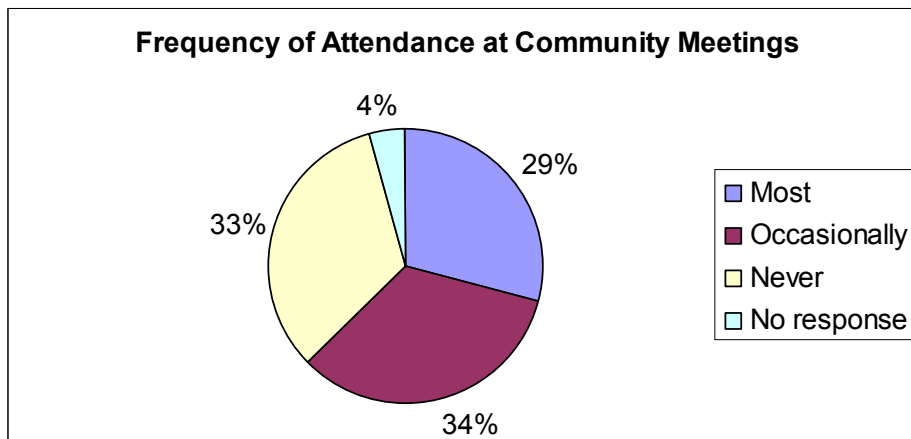
**Do you live next to or across the street from the CCI Site?**  
YES NO



**Figure 1.** One-third of respondents reported that they lived near to or adjacent to the site.

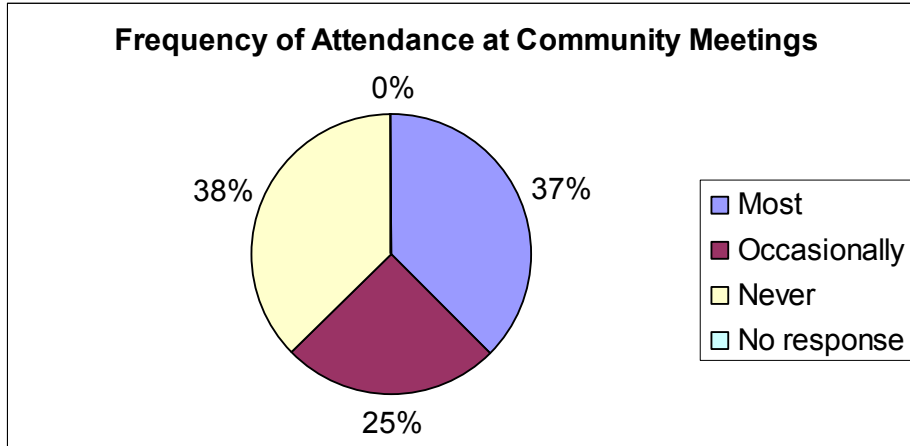
The CCI property is adjacent to residents on Blake, Cedar, and Keeler streets. A number of houses are located directly across Keeler Street from the site. Eight respondents live near or adjacent to the site. Since these people will be most directly affected by future use of the site, responses to the survey for this group will be included in the summary of all respondents and in a separate summary for only this group.

**How many community meetings regarding this site have you been to in the last two years?**  
MOST OCCASIONALLY NEVER



**Figure 2a.** Almost two-thirds of respondents reported that they have attended community meetings either most of the time or on occasion.

The Community Advisory Group has been meeting for several years, usually every three months. Two-thirds of the respondents have occasionally or frequently attended these meetings. This shows that a most of the respondents are at least somewhat knowledgeable about the situation.



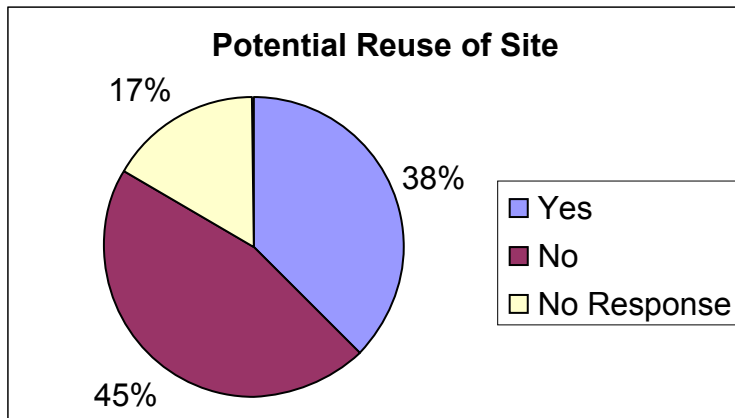
**Figure 2b.** Almost two-thirds of the people who live next to the site have attended community meetings.

There are many potential types of uses of a Superfund property after cleanup, including residential, industrial, commercial, open space, or an empty lot. Open space could range from a park to a minimally improved landscaped area. This contrasts with leaving the property as an empty lot with no improvements or amenities.

**Do you think there is any potential reuse of this site in the future?**

**YES**

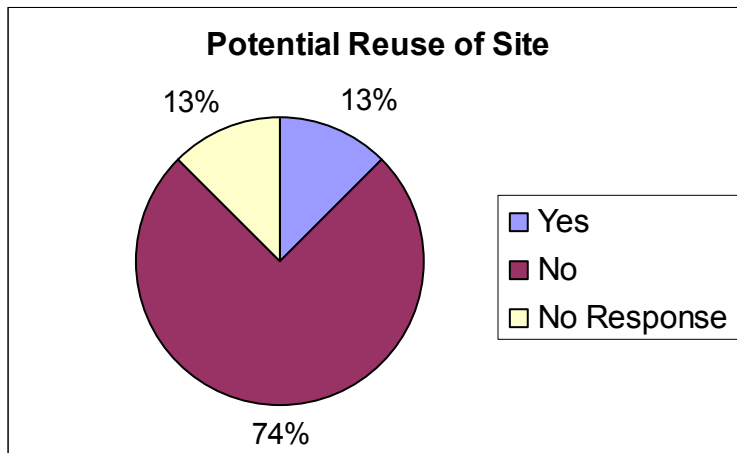
**NO**



**Figure 3a.** Thirty-eight percent of respondents indicated they thought the site could be reused.

The results of this question may indicate differences in people's interpretation of what reuse means. Forty-five percent said there was no potential reuse. This would clearly rule out residential, industrial, and commercial development. We assume the respondents read

the question to include some types of open space in the no reuse option. Thirty-eight percent of respondents said the site could be reused.



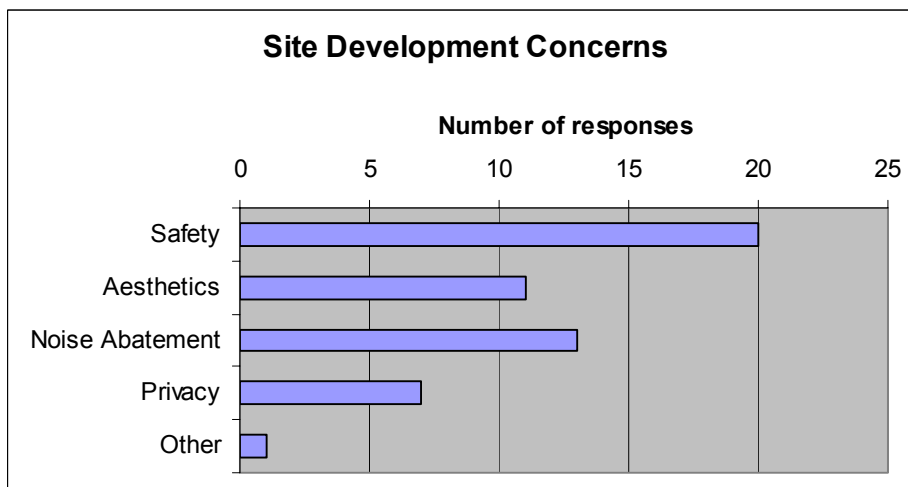
**Figure 3b.** Seventy-four percent of people who live next to the site said their was no potential reuse of the site.

A higher proportion of people who live next to the site said there is no potential for reuse of the site. The following survey questions will help clarify the opinions of both these groups.

### Tabulation of Survey Question Results

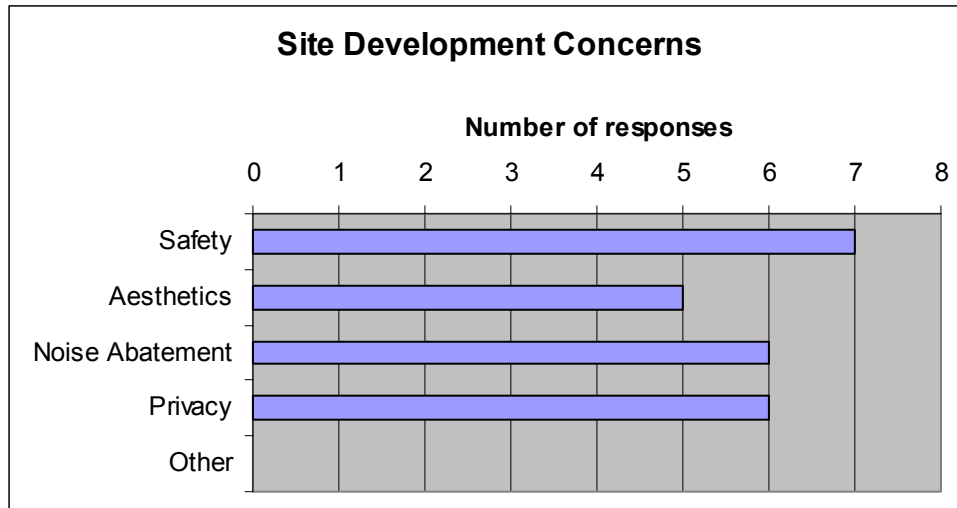
**1. What are your concerns about developing the site? (Circle all that apply)**

- a. safety**
- b. aesthetics**
- c. noise abatement**
- d. privacy**
- e. other:** \_\_\_\_\_



**Figure 4a.** Respondents concerns about site development.

Respondents were asked what concerns they had about developing the site. They were provided a list of concerns and could respond to more than one category. Safety and noise abatement were most frequently listed as concerns, with 83% of respondents indicating safety as a concern and 54% listing noise abatement (Figure 4a).



**Figure 4b.** Concerns listed for respondents living next to the site.

Six of the seven respondents who listed privacy as a concern live next to the CCI property (Figure 4b). This shows that respondents who live next to the site have a different perspective on redevelopment compared to the other respondents.

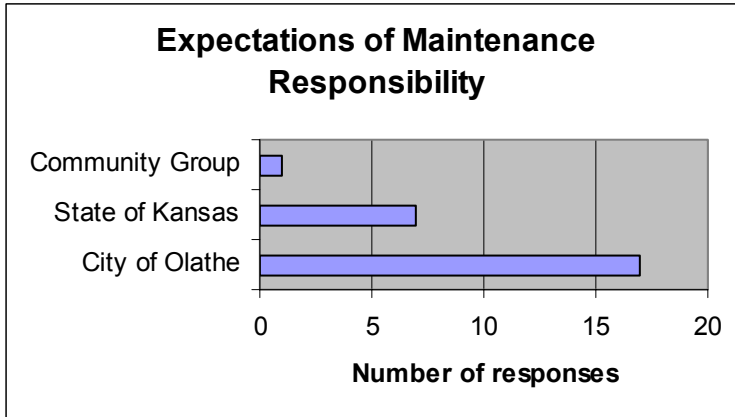
**2. If you have these concerns please rank them using 1-most, 5-least important.**

\_\_\_\_\_ **safety**  
 \_\_\_\_\_ **aesthetics**  
 \_\_\_\_\_ **noise abatement**  
 \_\_\_\_\_ **privacy**  
 \_\_\_\_\_ **other:** \_\_\_\_\_

When asked to rank the list of concerns, safety and noise abatement also were ranked as the greatest concerns. An average rank was calculated for each category with rank 1 representing the highest concern. No response for a category was given a rank of 5. Calculated concern ranks were: Safety – 1.27, Noise – 2.19, Aesthetics – 2.82, and Privacy – 3.13. Ranking of concerns for people who live next to the site were similar to the whole group except privacy ranked higher than aesthetics. Two people added health as a category of concern. In designing the survey, safety was assumed to include health. Considering the property is located along an active rail line, these results seem consistent with values residents in this situation would have.

**3. Who do you expect will maintain the site following cleanup?**

- a. City of Olathe**
- b. State of Kansas**
- c. Community group**

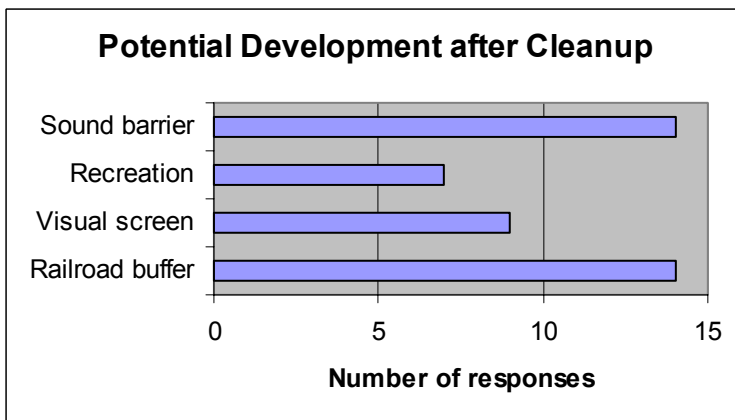


**Figure 5.** Seventy-one percent of respondents expect the city of Olathe to be responsible for site maintenance.

The issue of future site maintenance has been part of ongoing discussions in Community Advisory Group meetings. All respondents who live next to the site expect the city of Olathe to be responsible for maintenance.

**4. What should be the purpose of development after cleanup? (Circle all that apply)**

- a. provide railroad buffer**
- b. offer visual screen from rail line**
- c. recreational opportunities**
- d. provide sound barrier**
- e. other:** \_\_\_\_\_



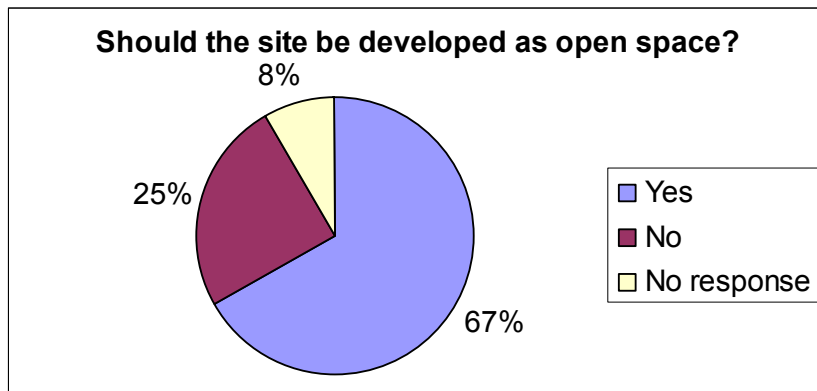
**Figure 6.** Respondents' input on potential development purposes.

Respondents were asked what should be the purpose of any development following cleanup. Respondents were provided with a list of potential development purposes and could select more than one category. The highest priorities for redevelopment purposes were to provide a railroad buffer and a sound barrier. These were also the highest priorities for people living next to the site. These results support a primary redevelopment goal of providing a screen or buffer from the rail line east of the CCI property. The visual screen option could have two interpretations including a visual screen from the railroad or a visual screen protecting the privacy of adjacent property owners.

**5. Should the site be developed as open space in some manner?**

**YES**

**NO**



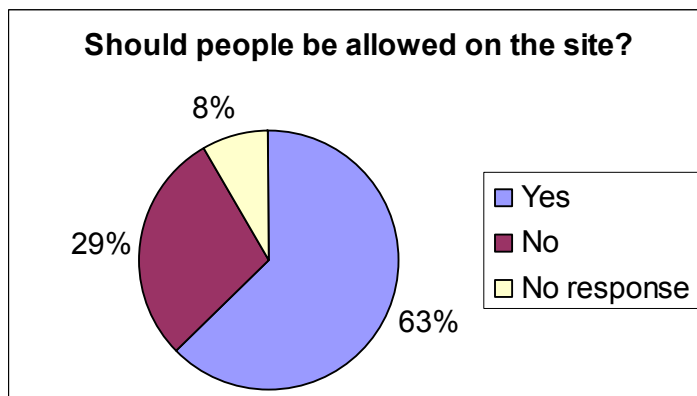
**Figure 7.** Sixty-seven percent of respondents indicated the site should be developed as open space.

Seventy-five percent of respondents living next to the site said it should be developed as open space. Since most of these people also said the site has no potential for reuse. Development of some form of open space seems to be consistent with the opinion of no potential for reuse.

**6. Should people be allowed on the site?**

**YES**

**NO**

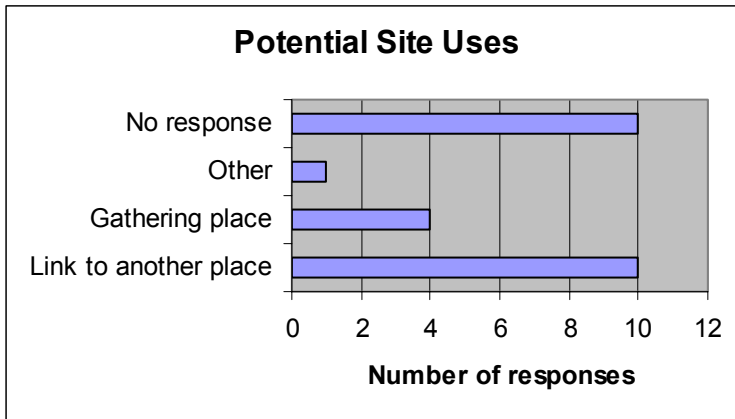


**Figure 8.** Sixty-three percent of respondents indicated people should be allowed access to the site.

This indicates that the majority of people do not want the site surrounded by a fence to prevent access, although almost a third of the respondents do not want access to the site. This represents a diversity of opinion. Respondents living next to the site responded in similar proportions.

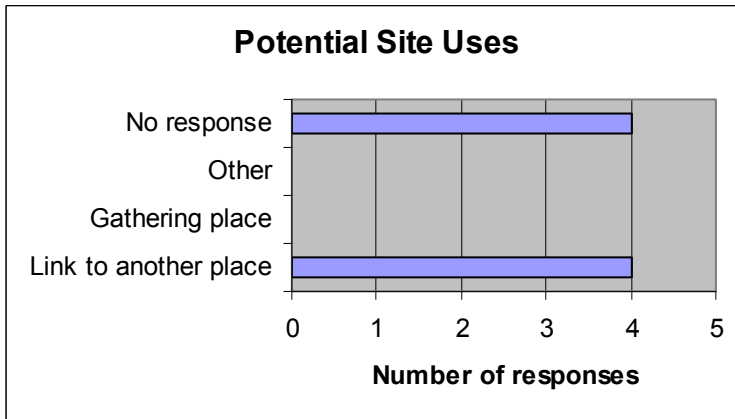
**7. Should the site be used for:**

- a. a way to get to another place, such as a link to a bike or walking trail**
- b. a place where people would like to gather**
- c. other:** \_\_\_\_\_



**Figure 9a.** Respondents’ preferences for potential site reuses.

Respondents were asked if the site should be used as a gathering place or as a way to get from one place to another, such as a link to a bike or walking trail. Forty-one percent of respondents preferred that the site be used as a link to another place, with 17% choosing a gathering place as their preference. Forty-one percent of respondents gave no response to this question. One respondent suggested a shelter similar to the Frisco Lake shelter. Although more people think the site should be a link to other places than a gathering place, the number of people not responding is significant enough to warrant further investigation.



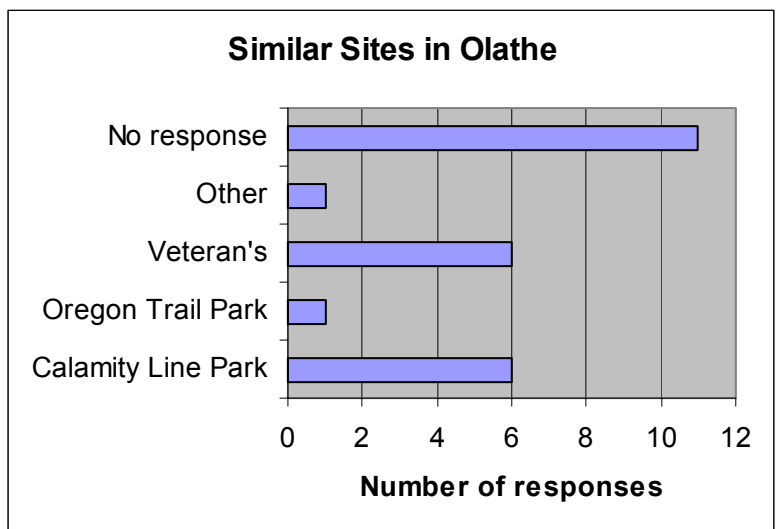
**Figure 9b.** Potential site use preferences for people living next to the site.



Among people living next to the site, half said the site should be a link to another place and half gave no response. None of these respondents indicated the site should be a gathering place. All people who did not respond to this question also said the site has not potential for reuse. This may express a preference for an open space use that does not attract visitors.

**8. Which place in Olathe is the most similar to what you would like to see?**

- a. Calamity Line Park - 901 W. Santa Fe**
- b. Oregon Trail Park - 1100 S. Robinson St.**
- c. Veteran’s Memorial Park at Dennis and Harrison**
- d. other: \_\_\_\_\_**



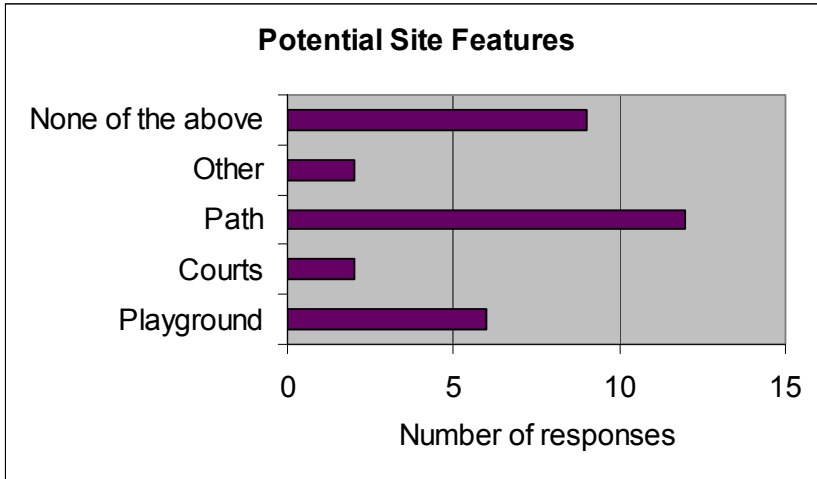
**Figure 10.** Respondents identify comparable sites in Olathe.

Respondents were asked to identify a place in Olathe that is most similar to what they would like to see the CCI site become. Of the sites provided, 25% of respondents identified Veteran’s Memorial Park at Dennis and Harrison and 25% identified Calamity Line Park at 901 W. Santa Fe. Other responses included that there should be no public use at the site, that it should be like Water Works Park, left as an open grassy area, and used for railroad purposes. Responses for people living next to the site were similar to the whole group.

These results suggest about half the respondents do not want a park with comparable features to the parks listed. This response may also account for the high number of people who said there is no potential reuse of the site. These results suggest that more feedback is needed to understand the character of open space desired by the local residents.

**9. Which features should the site include: (Circle all that apply)**

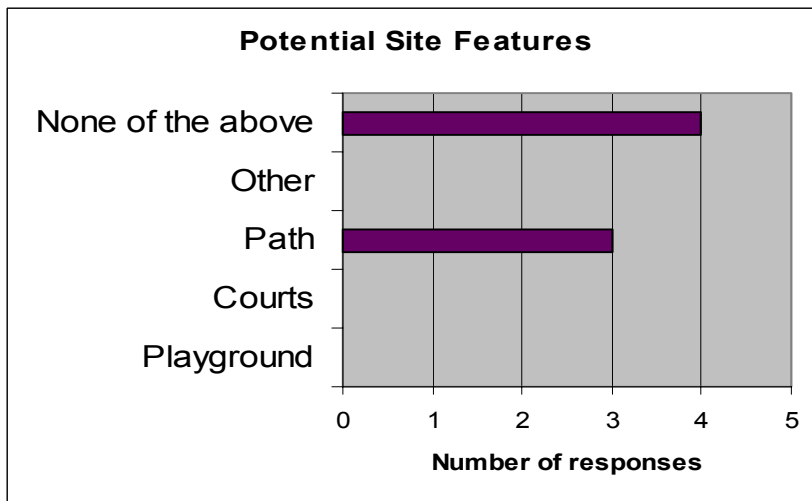
- a. playground**
- b. tennis or basketball courts**
- c. walking path**
- d. other: \_\_\_\_\_**
- e. none of the above**



**Figure 11a.** Respondent preferences for potential site features.

Respondents were provided a list of potential features for a redeveloped site. They were allowed to choose as many categories as they wished. 50% of respondents selected a walking path as a desirable site feature. 38% selected none of the above. Other responses included a garden and fountains, and a shelter.

The responses to this question show there is diversity of opinion regarding features of potential open space. Twenty-five percent (six people) suggested having playground equipment and two people suggested tennis/basketball courts.



**Figure 11b.** Respondent preferences for potential site features for people living next to the site.

A path is the only site feature preferred by three of eight people who live next to the site.

**10. Should the site have: (Circle all that apply)**

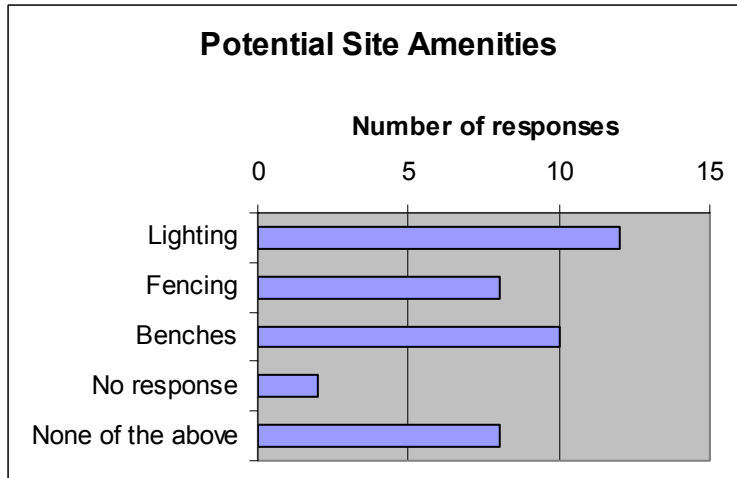
**a. lighting**

**b. fencing**

**c. benches**

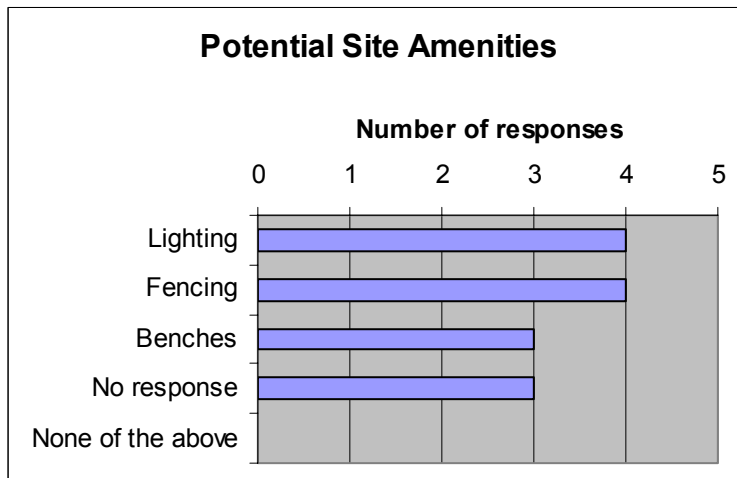
**d. other:** \_\_\_\_\_

**e. none of the above**



**Figure 12a.** Respondent preferences for potential site amenities.

Respondents were provided a list of potential amenities for a redeveloped site. They were allowed to choose as many categories as they wished. Lighting and benches were the most frequently selected categories, with 50% and 42% of respondents selecting these categories. Thirty-three percent selected none of the listed choices. Other responses included drinking fountains, sidewalk paths, and wrought iron fencing.

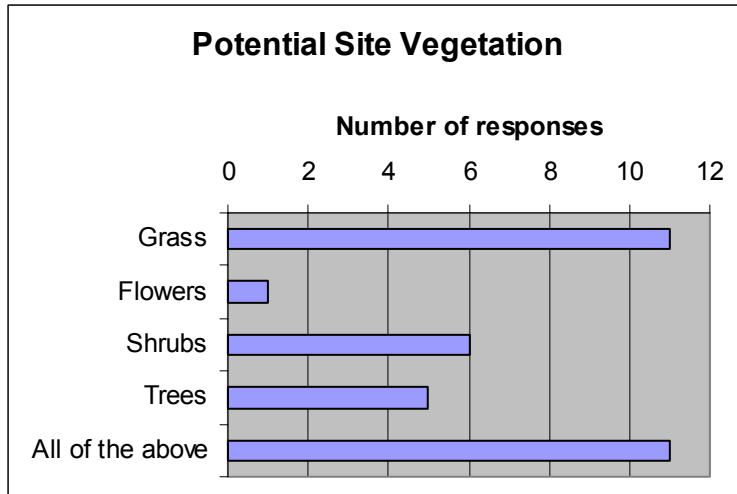


**Figure 12b.** Potential site amenities for respondents living next to the site.

Five of eight respondents who live next to the site expressed a desire for at least one of the amenities listed.

**11. What kind of vegetation would you like to see? (Circle all that apply)**

- a. grass
- b. flower beds
- c. shrubs
- d. trees
- e. all of the above



**Figure 13.** Respondent preferences for potential site vegetation.

Respondents were provided a list of plant materials that might be used as landscaping for a redeveloped site. They were allowed to choose as many categories as they wished. Forty-six percent of respondents selected all of the listed choices as their selection for site vegetation. These responses probably suggest most people want professionally planted landscaping although, they do not rule out a preference for minimal site alternation and allowing for natural revegetation. People living next to the site gave similar responses to the whole group suggesting they also prefer some form of professional landscaping.

**12. What other issues or ideas do you have concerning future use of the property?**

Other ideas or issues respondents had concerning the future use of the site are listed below.

- If budget does not allow for a fully developed park, fence the area, plant at least a few trees and designate it as an off-leash dog park. West Olathe does not have one. The dog park at Black Bob and 159<sup>th</sup> is very popular, as is Shawnee Mission Dog Park.
- This property should not be used for recreational purposes that would allow people to remain upon it for extended periods of time due to its contamination.

- I do not believe that the site should be a park/walk area. The city will end up with its maintenance. Location and access do not lend itself to a full park.
- Separate from Keller and roadway so children and pets don't go in the street.
- Value of the other homes in three block area.
- Let's get it cleaned up and move on.
- I cannot afford a privacy fence along the property lines. I'm concerned with MY privacy if it is used for any type of park.
- Safety is number one priority.
- A park with walking trails, I think, would benefit the area quite well, especially if a link could be made between it and the walking trail around Frisco Lake.
- I think that the more we disturb the site the more we disturb the chemicals that are there. I'm concerned that we might spread the contamination if we do too much digging or allow too much traffic on the site.
- Looking out at the horrible sites all those years, I'm just grateful for the change that has occurred with the EPA cleanup. I would prefer not having A LOT of people gathering in the area, perhaps a walking path and all of no. 11 (survey question regarding vegetation preference) would be a very good idea. Thanks to you all for helping the neighborhood through the cleanup. I doubt seriously we'd have accomplished as much as we have.
- Unfortunately, I do not feel I am knowledgeable enough to answer these questions intelligently.
- Keep it looking nice.
- I have no other suggestions other than what is circled above.

## **Discussion**

The EPA uses assumptions about the future use of a Superfund site, like the CCI property, in deciding on cleanup approaches. The CCI Concerned Citizens Group chose to get feedback from the community before taking the next step in recommending a future use of the property. The CCI CCG wants to incorporate the diverse opinions of the local residents in taking further action.

The results of this survey suggest a majority of the respondents prefer site development after cleanup with some form of planned open space characterized by landscaping,

possibly including walkways, benches or lights. Given the relationship of the site to the railroad, development should address the needs of safety, noise abatement and privacy to provide a buffer and screen from rail activity. Based on the size of the property and the proximity to residences, the options for development are limited. Special consideration needs to be given to residents who live next to or across the street from the CCI property. These people also indicated privacy is an important concern. Based on the results of this survey, there are still some areas of clarification needed concerning the character and specific features of an open space amenity.

This process is designed to ensure that citizen concerns and their vision for the site are captured. This survey is only a first step for getting community support, involvement, and feedback. The next step is to discuss these results with EPA, KDHE, the city of Olathe, and Boeing. The results can also be presented at a CCI CCG meeting for further input and discussion. This will help identify what additional information gathering is needed. Knowledge of the community vision for future development of the site can initially be useful to help guide cleanup decisions. The next strategies might include collection of additional information or development of a conceptual site plan with community input to provide a visual representation of what the site might look like in the future.

#### **TOSC Information**

This report was prepared by TOSC staff at the Midwest Hazardous Substance Research Center (HSRC) at Kansas State University. The Midwest HSRC receives funding via an EPA grant to provide non-biased technical assistance to stakeholders, free of charge, at Superfund, RCRA, brownfields, and other types of contaminated sites. Information herein was gathered in cooperation between TOSC staff and CCI CCG Inc., the community advisory group for the CCI Superfund Site. It does not represent the views of Kansas State University nor the EPA. No preferences or warranties, express or implied, are intended or made.

## **Appendix 1**



## **CCI CONCERNED CITIZENS GROUP, INC.**

The CCI Concerned Citizen's Group, Inc, a nonprofit corporation founded by your neighbors, is concerned with the health and economic well being of our neighborhood. We unite in a common purpose to share information and be proactive in seeking timely resolution and effective remediation of the CCI Superfund Site.

---

February 23, 2005

Dear Neighbor:

We are writing this letter on behalf of the CCI Concerned Citizens Group Inc., a nonprofit corporation formed to provide a unified voice for our neighborhood on matters relating to the CCI Superfund site. CCI is a 1.5 acre Superfund site at 320 South Blake Street, Olathe with cleanup decisions being made under Environmental Protection Agency direction. Our neighborhood citizens group works to insure our concerns are considered in the process of making cleanup decisions and deciding the future use of the CCI property after cleanup.

This is our survey to learn what people want the CCI Site to be used for after cleanup decisions are made. We value your opinions and ideas. The survey responses will be compiled to express our neighborhood's desires regarding future use of this property. This information will be used to encourage and guide the planning process.

Please take a moment to answer each question and return the survey in the enclosed envelope by March 20, 2005. If you have questions please call Ron McVeigh (913-782-1504).

We will look forward to your participation in this survey. Thank you very much for your time.

Sincerely,

Glen Andrews, Vice President

CCI Concerned Citizens Group, Inc.  
[gandrews@kumc.edu](mailto:gandrews@kumc.edu)

Ronald D. McVeigh, President

CCI Concerned Citizens Group, Inc.  
[rmcveigh@birch.net](mailto:rmcveigh@birch.net)



**CCI CONCERNED CITIZENS GROUP, INC.  
COMMUNITY SURVEY  
REGARDING FUTURE USE OF CCI PROPERTY  
AFTER CLEANUP**

Name (optional): \_\_\_\_\_

Do you live next to or across the street from the CCI Site?

YES

NO

How many community meetings regarding this site have you been to in the last two years? MOST OCCASIONALLY NEVER

Do you think there is any potential reuse of this site in the future?

YES

NO

1. What are your concerns about developing the site? (circle all that apply)

a. safety

b. aesthetics

c. noise abatement

d. privacy

e. other: \_\_\_\_\_

2. If you have these concerns please rank them using 1-most, 5-least important.

\_\_\_ safety

\_\_\_ aesthetics

\_\_\_ noise abatement

\_\_\_ privacy

\_\_\_ other: \_\_\_\_\_

3. Who do you expect will maintain the site following cleanup?

d. City of Olathe

e. State of Kansas

f. Community group

4. What should be the purpose of development after cleanup? (circle all that apply)

f. provide railroad buffer

g. offer visual screen from rail line

h. recreational opportunities

i. provide sound barrier

j. other: \_\_\_\_\_

5. Should the site be developed as open space in some manner?

YES

NO

6. Should people be allowed on the site?

YES

NO

7. Should the site be used for:

- a. a way to get to another place, such as a link to a bike or walking trail
- b. a place where people would like to gather
- c. other: \_\_\_\_\_

8. Which place in Olathe is the most similar to what you would like to see?

- a. Calamity Line Park - 901 W. Santa Fe
- b. Oregon Trail Park - 1100 S. Robinson St.
- c. Veteran's Memorial Park at Dennis and Harrison
- d. other: \_\_\_\_\_

9. Which features should the site include:

(circle all that apply)

- a. playground
- b. tennis or basketball courts
- c. walking path
- d. other: \_\_\_\_\_
- e. none of the above

10. Should the site have:

(circle all that apply)

- a. lighting
- b. fencing
- c. benches
- d. other: \_\_\_\_\_
- e. none of the above

11. What kind of vegetation would you like to see? (circle all that apply)

- f. grass
- g. flower beds
- h. shrubs
- i. trees
- j. all of the above

12. What other issues or ideas do you have concerning future use of the property?