

EVANS-FINTUBE SITE CLEANUP

TULSA, OKLAHOMA



The Evans-Fintube site is located on roughly 23 acres adjacent to downtown Tulsa and the historic Greenwood District. The site was originally developed as Oklahoma Steel Works and included a foundry, forge, machining - even its own power plant.

The facility was, at one time, the largest steel producer west of the Mississippi. In recognition, the Evans building was placed on the National Register of Historic Places. After the steel plant closed the site was used for heat exchanger and electric motor manufacturing.

Environmental impacts to the site resulting from prior use, as well as subsequent vandalism, were barriers to redevelopment. In 2013, the City of Tulsa was awarded a grant from the Environmental Protection Agency to clean up the site. Cleanup was completed in 2019.

PROJECT ACTIVITIES

Cleanup of the site addressed both indoor pollutants, including asbestos and lead-based paint, as well as contaminants, including petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs).

Asbestos was abated from both the Evans and Fintube buildings. Lead-based paint was abated from only the Evans building. The Fintube building was later demolished.

Impacted soil was removed from across the site. Groundwater was not found to require remediation. The south and eastern portions of the site, along Archer and Lansing, were cleared for residential reuse by the Oklahoma Department of Environmental Quality. The Evans building and former Fintube building locations were cleared for non-residential reuse.

PROJECT TIMELINE

Project planning for cleanup began in 2015 and permitting with the Oklahoma Department of Environmental Quality and Department of Labor followed in 2016. Abatement of asbestos was completed in 2017, followed by lead-based paint abatement the same year. Soil cleanup was completed in two phases beginning in 2018 and concluded at the end of 2019 with issuance of agency Certificates of Completion.

CHALLENGES

Work on this site began slowly in the absence of a solid plan for reuse. With approval of the Vision sales tax package in 2015, funds were available to bring USA-BMX's National Headquarters to Tulsa. When the proposed location at the fairgrounds fell through, Evans-Fintube became the new site.

With a plan for reuse, risk-based cleanup levels were determined and a cleanup plan developed. Relocation of USA-BMX also served as a catalyst for redevelopment of the remaining portion of the property.

NEXT STEPS

The construction of USA-BMX has proceeded quickly and should be completed in 2021. The USA-BMX facility will occupy the northern half of the 23 acre parcel, with a covered racing track, Hall of Fame museum, offices, and event parking. A Market Feasibility Study for the Evans Building and outparcels began in 2020. An RFQ/RFP will be issued for redevelopment of the Evans Building and outparcels in 2021.

