
Evans-Fintube Redevelopment

Frequently Asked Questions.

The Project

Q: What is the Evans-Fintube Project?

A: The Evans-Fintube Project is a planned redevelopment of an 11-acre property along Archer and Lansing, northeast of Downtown Tulsa and part of Tulsa's Historic Greenwood District. The property features the historic Oklahoma Ironworks building and multiple acres of land suitable for new vertical development.

Q: Who is facilitating the Evans-Fintube Project?

A: The City of Tulsa owns the 11-acre property and is seeking a private development partner to redevelop the site. The City will select a developer through a two-stage process. First, the City will select a short-list of qualified developers through a Request for Qualifications (RFQ) where developers will demonstrate their past experience and qualifications. Then, the City will select a final developer through a Request for Proposals (RFP), where the developers will submit final project plans. The Tulsa Authority for Economic Opportunity (TAEO) will manage this process on behalf of the City.

Q: What will be at the site when the project is complete?

A: The final development plans will be determined through the RFP process and will involve multiple community engagement sessions and opportunities for the public to provide input on their goals for the project. The final Evans-Fintube project is expected to be a multi-phase, mixed-use development with potential multi-family residential, retail, cultural and entertainment, flexible office, and hotel uses.

Q: When will the project start? When will it be complete?

A: The RFQ is expected to open in late April/early May and be completed by early Summer. Following the RFQ, the RFP will begin with an anticipated finalist selected in late 2021/early 2022. The redevelopment is expected to be a multi-phase project and take multiple years for full buildout, with the first building dependent on final project design.

Goals and Principles

Q: What has the community advocated for?

A: Dozens of individuals and organizations provided input on community priorities for the Evans-Fintube development. Based on these engagement efforts, stakeholders provided several key priorities: (1) ownership opportunities for Black Tulsans, (2) opportunities for Black Tulsans in the decision-making process and construction of the site, (3) increased connectivity between the site and surrounding neighborhoods, (4) wealth creation for Black Tulsans through entrepreneurial opportunities, and (5) uses focused on creating a destination such as retail and entertainment that leverage the history of Greenwood.

Q: What are the City's goals for Evans-Fintube?

A: The City aims to fulfill the community's vision through a robust community engagement process and measurable project outcomes. The Evans-Fintube project itself must create opportunity for local small businesses to participate, with a focus on the Greenwood and North Tulsa communities. Additionally, the final development must offer ongoing economic opportunity for North Tulsa entrepreneurs and business ventures, potentially through affordable rents and targeted tenanting, and wealth-creation through small business and property ownership for the local community and descendants of victims of the Tulsa Race Massacre. Finally, the project must create meaningful fiscal impact for the public through a combination of ground lease revenues, land sale, and property and sales taxes.

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