Evans-Fintube Community Meeting #2: Key Takeaways

Background

On October 19, the second of three community input sessions took place to inform the public about progress being made on development concepts at the Evans-Fintube site.  During this meeting, the developers presented their ideas for what they would want to build on the site and sought community feedback. The following is a summary of key takeaways from the feedback forms filled out after development teams gave their pitches.

## Key Takeaways

1. The project must honor the past, but also plan for the future. Development should be focused on building wealth for North Tulsans, but also protect against gentrification that may come with a development project of this scale.
2. The site must be connected to downtown, but creating linkages between the site, Greenwood, and North Tulsa a crucial step in making the development equitable and affordable.
3. A project can always benefit from getting more North Tulsans involved, both in getting community input and by hiring contractors.

## Evaluation Criteria and Common Comments

In-person and virtual participants in the event evaluated all proposals utilizing the criteria which will be used by the Steering Committee charged with the evaluation of all final proposals. The below notes represent common themes for the development teams across feedback forms. Each development team has also received the compiled feedback specific to their proposal.

**Development Concept**

* More affordable housing is needed, and conversations need to be held on what affordable housing means
* Smaller, focused investments are better than large, broader investments
* Teams should share more details about their funders

**Community Ownership, Wealth Building, and Economic Opportunity**

* Community land trusts have potential, but these trusts and the benefits that they would bring should be defined
* Black businesses should be given grants and other incentives to move into retail space on the site
* Steps need to be taken to prevent gentrification of rents in the area

**Incorporating Community Input and Site History**

* Development is good, but teams should be sure to emphasize historical preservation as well
* There needs to be specific details about how developers can use this project to benefit descendants of the Tulsa Race Massacre
* Creating connections between the site and the rest of Tulsa is vital, but teams should prioritize creating connections with Greenwood and the rest of North Tulsa

**Local Participation**

* A surefire way to create wealth while working on this project would be to hire Black contractors, landscapers, interior decorators, etc.
* There needs to be both leadership and partners on every team from North Tulsa