REDACTED VERSION

Wilcox Oil Superfund Site Reuse Assessment

Bristow, Oklahoma
February 2018

Overview

In 2017, with support from the EPA's Superfund Redevelopment Initiative (SRI), EPA Region 6 initiated a reuse assessment for the Wilcox Oil Company Superfund Site located in Bristow, Oklahoma. The purpose of the reuse assessment is to evaluate reasonably anticipated future use to help inform the EPA's cleanup plans for the site.

Figure 1. Location Map

On October 24 and 25, 2017, EPA Region 6, ODEQ and EPA's reuse consultant, Skeo Solutions, met to conduct interviews with property and business owners and local government to gather stakeholder perspectives and provide information to the community about reuse suitability for the site based on current information. This reuse assessment summarizes information gathered during the interviews, site visit and document review and outlines reasonably anticipated future land use recommendations.

Site Considerations

The sections below outline remedial, land use and natural considerations associated with the site.

Remedial: The site was used as a crude oil refinery from approximately 1915 to 1963 and includes the inactive and abandoned Lorraine and Wilcox Oil Refineries. Historically, the site contained approximately 80 storage tanks of various sizes, a cooling pond, and approximately 10 buildings housing refinery operations[1]. The site was placed on the National Priorities List on December 12, 2013. Properties of concerned residents were sampled in mid-2015 and soil data was analyzed to determine the potential for immediate human health risks. At the time, no immediate health risks were identified. Properties where refinery waste is present at the surface are fenced and locked to deter trespassing and potential contact with the refinery waste.

EPA is working closely with Oklahoma Department of Environmental Quality (ODEQ) to plan and implement investigation and future cleanup activities. A potential Early Action to remove contamination

[1] https://semspub.epa.gov/work/06/500023340.pdf

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from certain portions of site is anticipated early 2018 and the Remedial Investigation/Feasibility Study (RI/FS) is expected to be completed in late 2019.

Land use: The site occupies an area of 140 – 150 acres and land uses include residential, an abandoned church, and vacant parcels under commercial owners and two properties under foreclosure. Some areas of the site are also used as temporary staging and storing. The site is located at West 221st Street South about 0.35 miles east of U.S. Highway 66 and south of Turner Turnpike, which will be expanded from 4 to 6 lanes by winter 2019. An active railway crosses through the middle of the site. The site includes an overhead utility (power) corridor and an active product pipeline crossing several parcels.

Landscape features: Previous excavation activities have created a depressed area north of the Church property along 221st Street South, this low area currently holds water after rain events. The drainage pattern is primarily towards Sand Creek, which runs along the western and southwestern borders of the site and includes a 100-year floodplain.

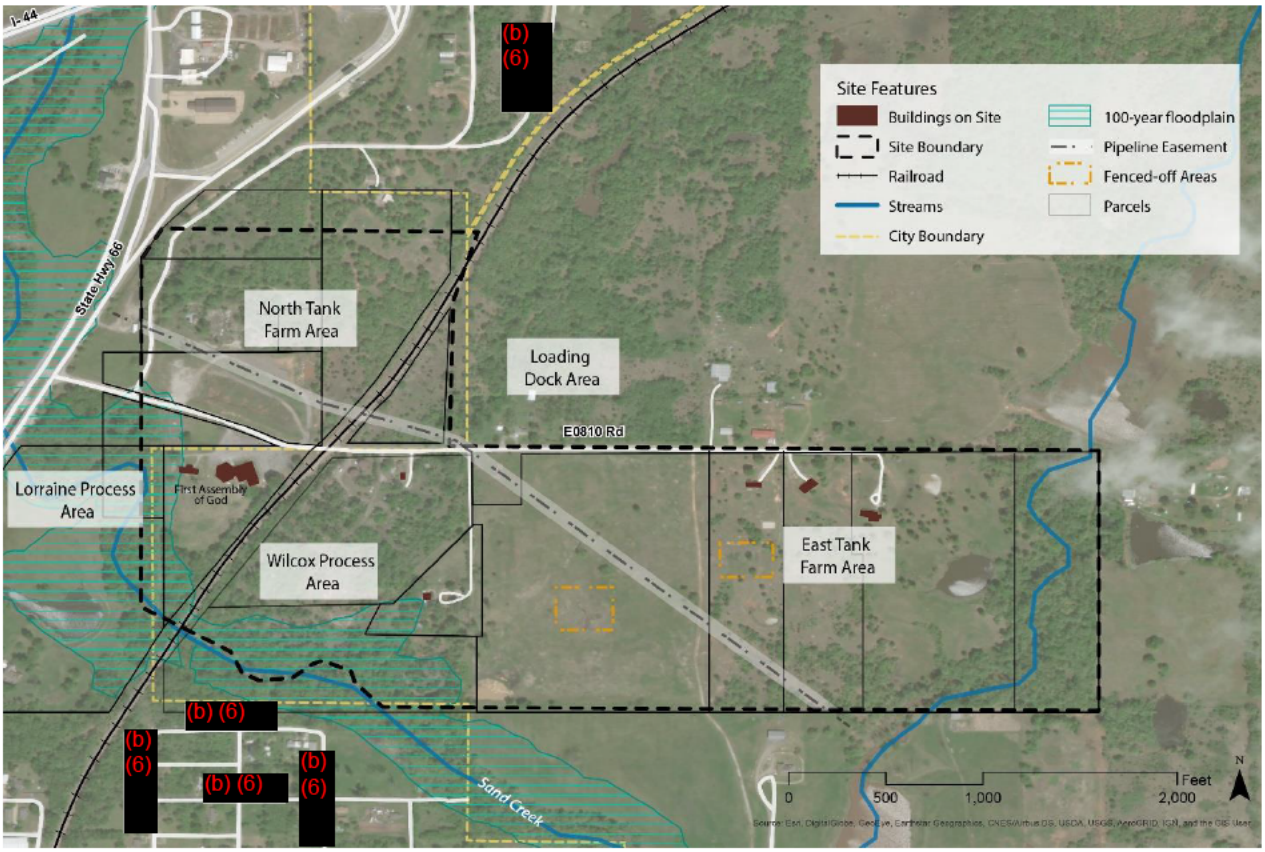

Figure 2. Site Features Map

Existing conditions images: the following images document existing conditions of properties along or near Route 66.

Figure 4. View of site from Route 66

Figure 5. Vacant residence on site

Figure 6. Vacant church on site

Stakeholder Perspectives

The SRI team interviewed property owners and the City Mayor to gather future use goals for different portions of the site. Commercial parcel owners, the City Mayor and an owner of vacant residential property consider the area closest to Route 66 ideal for commercial or light industrial reuse given its proximity to highway and an active railway line. The current residents on site and the church pastor have expressed interest in continuing to use their properties as residential and church respectively. The table below summarizes specific reuse interests gathered during the site visit.

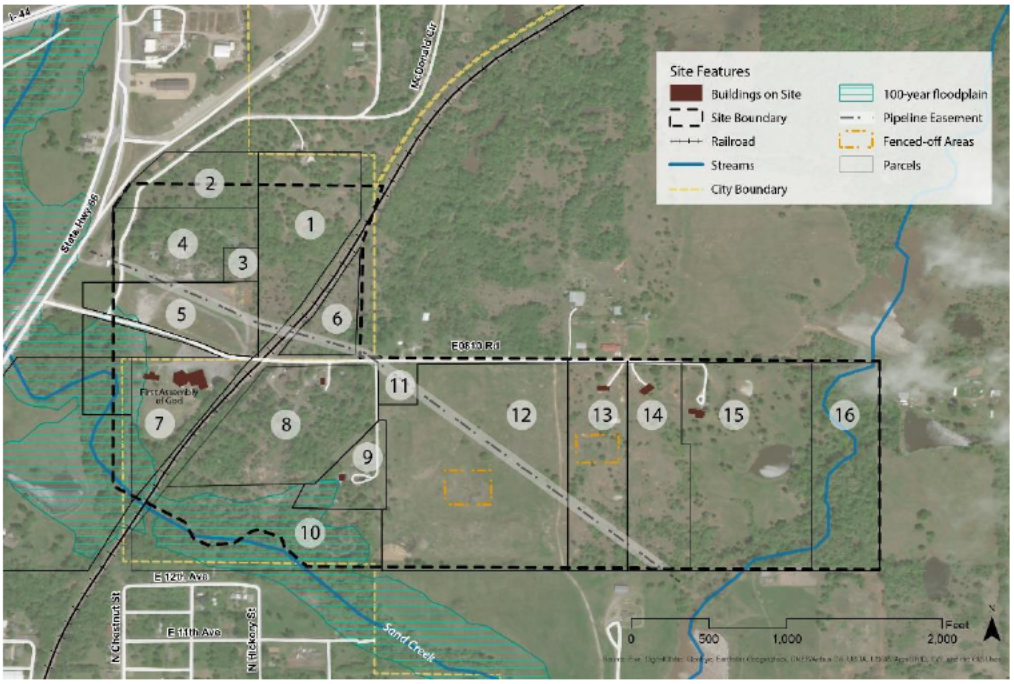

Figure 3. Property Ownership

ID	Owner	Future Use Interest (if known)
1	(b) (6) [redacted]	Current use: vacant residential, recently sold to new owner
2*	Church of Nazarene	
3	(b) (6) [redacted]	
4*		
5*	Circle B	Commercial
6	Falcon Oil Properties	Commercial
7	First Assembly of God Inc	Reestablish church or another community use
8	(b) (6) [redacted]	Commercial
9		Current use: vacant residential
10		Interest in selling property
11*	Magellan Midstream Partners, L.P.	Current use: lift station
12	(b) (6) [redacted]	Agriculture use, potential residential
13	Ocwen Ln Servicing	Current use: vacant residential
14	(b) (6) [redacted]	Current use: occupied residence
15		Current use: occupied residence, continued residential use
16		Current use: agricultural use
Notes: Parcel boundaries are approximate. Property owner information has been obtained from acrevalue.com unless noted with asterisk (*) which indicates information gathered during site visit.		

Table 1. Future Use Interest by Parcel

Summary of Potential Future Use Zones

Based on the stakeholder interviews and the land use context, the map and table below summarize future use goals and current use for different areas of the site.

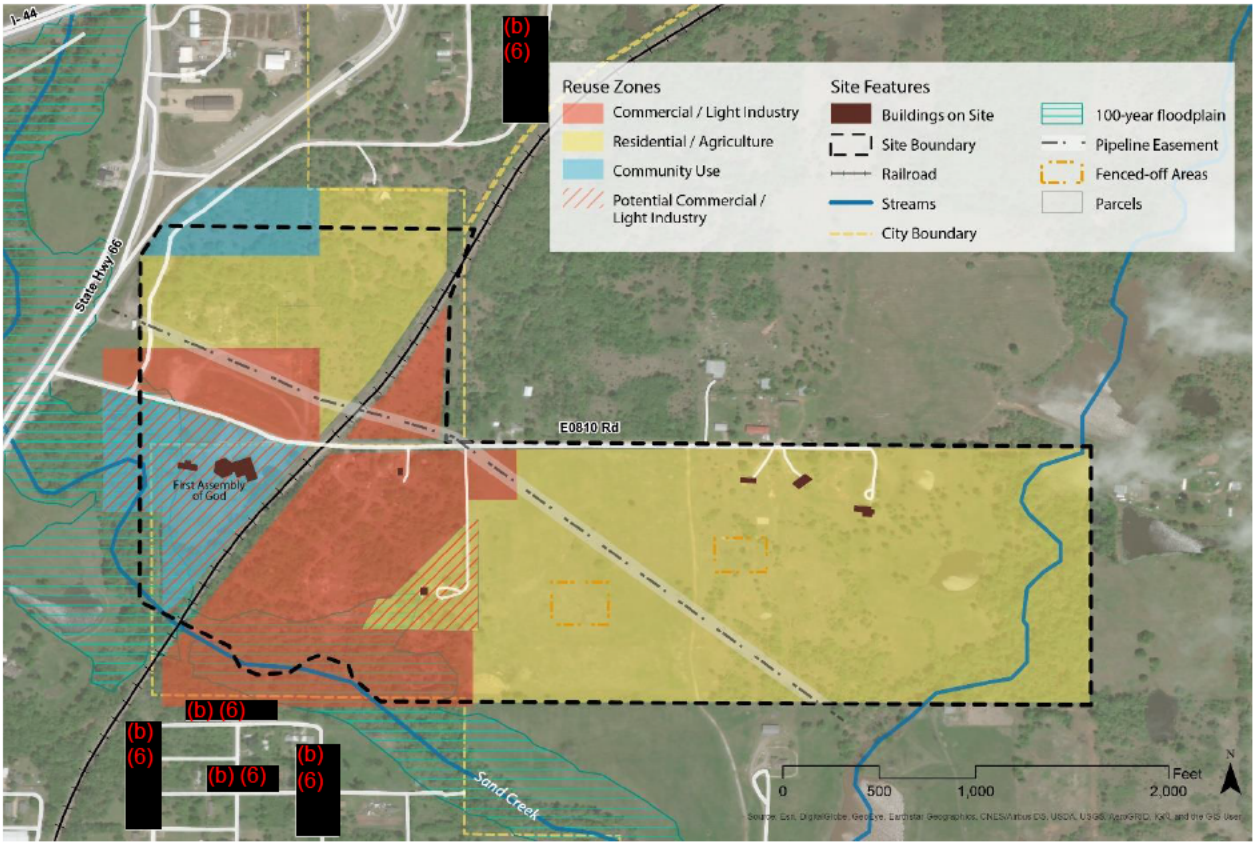

Figure 4. Potential Future Use Zones

Anticipated Future Use	Description
Commercial/Light Industrial Use	Property owners in these areas are interested in commercial or light industrial uses and see the proximity to I-44 and Route 66 as an asset to economic development.
Community Use (Continued)	Churches own or use these areas of the site. The Pastor for First Assembly of God expressed interest in resuming use of property as a church if cleanup allows, or commercial and community use, such as recreation if not.
Residential/ Agricultural Use (Continued)	These areas include residential owners who have expressed interest in continuing to live on site. Some areas are also vacant residential homes or used for agricultural uses such as grazing.
Potential Commercial/Light Industrial Use	Potential areas where commercial or light industrial uses may be expanded.

Table 2. Potential Future Use Zones Descriptions

Summary

A reuse assessment helps EPA understand and incorporate current and potential future uses into the cleanup process and support the long-term beneficial reuse of the site. The reuse zones outlined in this document will help the Agency determine Reasonably Anticipated Future Land Use (RAFLU) and inform remedial design options for the site cleanup. Reuse goals for areas of the site will need to be revisited as new information becomes available and ownership changes. EPA can also work with property owners to provide reuse tools and site information to help them redevelop their properties.