# **Tower Heights**

## 2023 Neighborhood Conditions Index Report

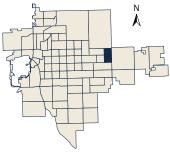


### **Overview**

About this Area

### **About Neighborhood Conditions Index**

Every Tulsan deserves to live, work, and play in a quality neighborhood. The Neighborhood Conditions Index (NCI) facilitates how to begin that work. Data collected at the neighborhood scale<sup>1</sup> has been compiled in these reports. This data does not define the neighborhood; it is meant to be a common reference point to empower citizens and neighborhood groups to shape and improve their communities.



Location within City of Tulsa

### The Tower Heights Neighborhood Statistical Area covers 1.9 square miles between Admiral PI, 21st St, and 129th & 145th East Avenues. The area is composed of a mix of low-density detached houses, with duplexes, apartments, industrial, commercial, and agricultural uses scattered throughout. Tower Heights is home to segments of the historic and current Route 66 alignments, Plaza Park, Wright Park, and Harvey Young Airport, which has been in continuous operation since it was established in 1941. Eastgate Metroplex, a large employment center in the former Eastland Mall, is adjacent to the area's southern edge.



### **Score Overview**



### What can you do?

Neighborhoods are more than just places where we live. They are a part of our identity and where we build and find community and prosperity. Access to services and places to work, study, shop, eat, or play, and safe ways to get to those places are all vital needs to ensure thriving communities.

NCI is a tool for collaboration and community strengthening, with the goal of creating opportunities for the City of Tulsa and neighborhoods to work more closely together.

### After reviewing this report, we recommend:

**DISCUSS** the report's findings with your neighbors and engage with neighborhood leaders and other local organizations to identify your priorities and set goals.

**VISIT** tulsaplanning.org/nci to learn more about the Neighborhood Conditions Index.

**CONTACT** us if you have any questions.

- nci@cityoftulsa.org
- & 918-596-7660 (Voicemail inbox)
- tulsaplanning.org/nci

<sup>1</sup> The data in this report is not personally identifiable. It was collected from the following public sources: United States Census Bureau, Data Axle, DemographicsNow, City of Tulsa, and INCOG. The City of Tulsa is composed of 80 Neighborhood Statistical Areas (NSAs), which are groupings of census tracts with neighborhoods of similar characteristics. For the pupose of the Neighborhood Conditions Index these NSA boundaries are the definition of a neighborhood. This may be somewhat different than the boundaries of neighborhood associations or other groups due to data availability.

## **Category Scores**

### How to read your results

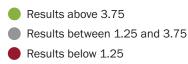
Area Scores within each category have an unweighted value on a scale of 0 to 5 comparing the NSA to all the other NSAs in the city. The "Tulsa" column contains the average score for the whole city for each data point.

Category Scores are not an average of the associated data points values. Additional weight is given to data points identified as priorities in the comprehensive plan.

### For detailed descriptions of each data point, please refer to the Data Points Glossary (pages 5-7).

0.0		
out of 5 Land Use		
Data Point	Area Score	Tulsa
Proximity to Schools	1.0	2.5
Proximity to Healthcare	0.9	3.1
Proximity to Social Services	2.2	2.7
Proximity to Financial Services	1.2	2.8
Proximity to Eating Places	1.6	3.2
Proximity to Libraries	0.0	1.0
Proximity to Parks	0.3	2.4
Proximity to Retail	0.8	2.6
Proximity to Social Clubs	1.2	2.5
Proximity to Places of Worship	2.8	1.9
Proximity to Arts & Entertainment	2.4	3.1
Proximity to Healthy Food Sources	2.0	2.5

4.4 out of 5 Transportation					
Data Point	Area Score	Tulsa			
Access to Sidewalks	4.3	3.0			
Access to Trails	0.0	2.0			
Access to Bicycle Infrastructure	0.9	2.5			
Access to Public Transit	3.2	2.6			
Access to Motor Vehicle	1.8	1.8			
Auto-Auto Collisions	3.8	3.3			
Auto-Cyclist Collisions	4.2	2.8			
Auto-Pedestrian Collisions	3.6	3.1			
Arterial Street Surface	3.7	2.3			
Neighborhood Street Surface	3.5	2.8			
Streetlights	0.9	1.9			





out of 5	Economic Development			
	Data Point	Area Score	Tulsa	
Population Gro	wth	2.6	3.7	
Educational At	tainment	0.8	3.0	
Employment Density		3.2		
Labor Force Participation		1.3	2.7	
Median Income		0.4	2.8	
Health Insurance Coverage		2.9	2.5	
Employment Rate		1.2	2.2	
Poverty Rate		0.3	2.4	
Office & Indust	rial Density	2.5	3.4	



3.4					
out of 5 Housing	g & Neighborhoods	oorhoods			
Data Poin	t Area Scor	e Tulsa			
Occupancy Rate	4.4	2.3			
Cost-Burdened Home Own	iers 🛛 🛑 4.5	2.6			
Cost-Burdened Renters	0.6	2.4			
Exposure to Violent Crimes	s <b>3</b> .4	2.8			
Housing Density	0.8	1.7			
Evictions	2.9	1.0			
Reported Code Violations	3.6	2.0			
Number of Police Calls	3.5	3.2			

1.6				
out of 5 Communities	Area Score         Tulsa           2.6         3.7           2.2         2.7			
Data Point	Area Score	Tulsa		
Population Growth	2.6	3.7		
Proximity to Social Services	2.2	2.7		
Proximity to Places of Worship	2.8	1.9		
Proximity to Social Clubs	1.2	2.5		
Voter Registration	1.1	3.1		
Internet Access	1.8	2.5		

0.4	Parks & Recrea	tion	
out of 5	Data Point	Area Score	Tulsa
Proximity to Pa	Parks 0.3 2.4		
Proximity to Senior Centers		0.0	0.8
Proximity to Playgrounds		0.5	1.9
Access to Trails	6	0.0	2.0



<b>4.</b> <i>C</i> out of 5	Environment &	Environment & Natural Resources		
	Data Point	Area	Score	Tulsa
Flood Risk			2.0	3.6
Electric Vehicle Charging Stations			0.0	2.4
Tree Canopy			3.9	3.1
Highway Noise & Pollution			4.9	2.7
Permeable Sur	face		4.2	3.7



1.4				
4 out of 5	Public Services			-
	Data Point	Area	Score	Tulsa
Proximity to Schools			1.0	2.5
Proximity to Libraries			0.0	1.0
Fire Response Time			0.9	3.2
Water Service			2.5	3.7
Sewer Service			3.2	3.5
Loose Animal Complaints			2.2	2.9
Streetlights			0.9	1.9

History, Culture & Creativity				
Data Point	Area Score	Tulsa		
Proximity to Eating Places	1.6	3.2		
Proximity to Schools	1.0	2.5		
Proximity to Libraries	0.0	1.0		
Proximity to Retail	0.8	2.6		
Proximity to Arts & Entertainment	2.4	3.1		
Proximity to Places of Worship	2.8	1.9		
National Register of Historic Places	s 🕘 0.0	2.9		
Destination Districts	0.0	2.2		
Historic Preservation Districts	0.0	1.7		

Sources: US Decennial Census 2020, American Community Survey (ACS) 2016-2020 5-year Estimates, DemographicsNow 2021 Estimates, Data Axle, City of Tulsa, INCOG, and in-house databases.

### **Considerations**

The City of Tulsa can collect the data, but it cannot know what matters to an individual community. That is why the goal of the NCI report is to inspire neighborhood discussion and action. When a neighborhood is informed, organized and motivated, change is possible.

## **Tower Heights Area Snapshot**

Demographi	ics	This Area	Tulsa
	Population	2,885	413,066
	Area (square miles)	1.876	201
	Density	1,538	2,055
	Male	47.2%	48.8%
1	Female	52.8%	51.2%
	Median Age	29.2	35.3
n	Persons under 18*	32.1%	23.4%
Demographics	Persons 65 and over*	17.2%	14.9%
6. apino0	Marital Status		
	Married	46.6%	45.2%
	Never Married	28.9%	34.0%
	Divorced/Widowed	24.5%	20.8%
	White	34.9%	51.8%
	Black*	12.8%	14.9%
	Asian/Pacific Islander*	7.7%	3.7%
1MAN	American Indian*	5.8%	5.2%
<b>N H</b>	Other*	19.5%	9.8%
Race,	Two or more*	19.3%	14.6%
Ethnicity &	Hispanic/Latin American*	31.8%	17.4%
Ability	People with Disabilities*	13.7%	21.9%
	Limited English Proficiency*	7.9%	4.6%
	Foreign Born Population*	20.3%	11.2%
	Total Households	1,002	163,801
	People per Household	2.54	2.42
	Median Household Income	\$27,109	\$49,611
	Low Income Household*	28.2%	17.5%
111	Single Parent Household*	20.2%	12.9%
•• •• ••	Vehicles Available per Hous	sehold	
Households	Zero Vehicles	7.7%	8.4%
	One Vehicle	39.2%	40.9%
	Two+ Vehicles	53.1%	50.7%
	Age 16+ in Labor Force	59.5%	63.4%
	Employed	91.1%	94.2%
	Per Capita Income	\$19,273	\$33,182
	Blue Collar Workers	51.8%	40.4%
Workforce	White Collar Workers	48.2%	59.6%
	Units	1,054	190,223
	Occupied	92.9%	90.0%
	Owner-Occupied	45.6%	51.7%
	Renter-Occupied	54.4%	48.3%
	Vacant	7.1%	10.0%
	Average rent cost	\$683	\$846
	Average property value	\$113,813	\$203,719
Housing	Type of Housing		
	Single family	72.5%	63.4%
	Missing Middle	22.5%	10.1%
	Multi-family	4.9%	26.4%
	Less than High School*	21.5%	12.5%
	High School Diploma/GED	34.0%	25.4%
Highest Level	Some College/No Degree	18.6%	22.8%
of Education	Associate/Bachelor Degree	21.7%	28.2%
(Age 25+)	Graduate Degree	4.2%	11.1%

<sup>1</sup> Areas eligible for financial incentives to encourage development, including New Market Tax Credits, Opportunity Zones, Tax Increment Financing (TIF) districts, Low-Income Housing Tax Credit (LIHTC), and Commercial Revitalization Areas. Commercial Revitalization Areas comprises BRT corridors, Destination Districts, and City of Tulsa Retail Market Study priority locations. See Tulsa's comprehensive plan for details.

<sup>2</sup> Includes child care, counseling services, charitable institutions, etc.

<sup>3</sup> Includes civic, social, veterans, and fraternal organizations, community clubs, HOAs, etc.
<sup>4</sup> Includes theaters, galleries, museums, recreation centers, gyms, sports venues, etc.

-			
Economy		This Area	Tulsa
	Total Businesses	104	22,930
_	Retail	19	4,025
	Dining	4	1,283
¢	Office	15	4,703
P	Lodging	-	135
Businesses	Full-Service Grocery Store	-	57
	Convenience Store/Gas	-	190
	Manufacturing	8	1,517
	Total Jobs	593	256,388
	By Age		
	29 or younger	23.6%	23.6%
	30 - 54	54.3%	52.6%
	55 or older	22.1%	23.8%
	By Monthly Earnings		
Employment	\$1,250 or less	13.2%	17.0%
	\$1,251 - \$3,333	35.2%	34.7%
	\$3,334 or more	51.6%	48.3%
	Manufacturing (28.2%)		
	Wholesale Trade (27.5%)		
Top 5 Industry Sectors	Professional, Scientific, & Te	ech. Service	es (10.8%)
3601013	Transportation and Warehou	using (9.8%	)
	Admin. & Support, Waste Management (5.1%)		
	New Market Tax Credits	1	70
Development	Opportunity Zones	-	19
Incentive	TIF Districts	-	26
Areas <sup>1</sup>	LIHTC	1	41
	Commercial Revitalization	1	15

<b>Public Servi</b>	ces	This Area	Tulsa
	Schools	-	170
	Healthcare Providers	1	5,348
	Social Services <sup>2</sup>	2	762
TITT	Financial Services	3	1,535
	Social Clubs <sup>3</sup>	1	126
Services &	Police Station	-	7
Institution	Fire Station	1	29
monution	Government	-	270
	Child Care	2	85
	Libraries	-	14
	Places of Worship	14	518
Culture &	Arts & Entertainment <sup>4</sup>	2	315
Recreation	Parks	2	175

#### **Neighborhood Groups**

• Block Group: Tower Heights

Neighborhood Association: Tower Heights, Eastland Park

## \*Equity Data: Data points marked with an asterisk (\*) were used to calculate the Overall Score on page 1.

**Sources:** US Decennial Census 2020, American Community Survey (ACS) 2016-2020 5-year Estimates, DemographicsNow 2021 Estimates, Data Axle, City of Tulsa, INCOG, and in-house databases.

## Data Points Glossary

## Land Use

Data Point	Description							
Proximity to Schools	Percentage of households within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.							
Proximity to Healthcare	Percentage of households within 0.5 miles of healthcare facilities and providers, such as hospitals, clinics, physicians, pharmacists, dentists, etc.							
Proximity to Social Services	Percentage of households within 0.5 miles of social service facilities, such as human services, senior services, child care, counseling, charitable institutions, addiction treatment centers, etc.							
Proximity to Financial Services	Percentage of households within 0.5 miles of financial services, such as ATMs, banks, credit unions, insurance offices, etc.							
Proximity to Eating Places	Percentage of households within 0.5 miles of eating places, such as restaurants and coffee shops.							
Proximity to Libraries	Percentage of households within 0.5 miles of libraries.							
Proximity to Parks	Percentage of households within 0.5 miles of parks and stormwater areas.							
Proximity to Retail	Percentage of households within 0.5 miles of stores and retail services, such as clothing, furniture, hardware, auto dealership, electronics, convenience store, pharmacy, etc.							
Proximity to Social Clubs	Percentage of households within 0.5 miles of social clubs, such as community clubs, homeowners associations, and civic, fraternal, and veteran organizations, etc.							
Proximity to Places of Worship	Percentage of households within 0.5 miles of churches, temples, mosques, etc.							
Proximity to Arts & Entertainment	Percentage of households within 0.5 miles of arts and entertainment venues, such as arenas, halls and auditoriums, theaters, art galleries, museums, gyms, sports venues, etc.							
Proximity to Healthy Food Sources	Percentage of households where the poverty rate is 20% or greater, and that are further than 1 mile from a full-service grocery store or farmers' market. A full-service grocery store allocates at least 500 sq ft to fresh produce, dairy, and meat.							

## Transportation

Data Point	Description							
Access to Sidewalks	Percentage of households that have access to sidewalks within 20 feet of their property.							
Access to Trails	Percentage of households that have access to multi-use trails and unpaved trails within 0.5 miles.							
Access to Bicycle Infrastructure	Percentage of households that have access to bicycle infrastructure within 0.5 miles, including bike lanes, sharrows, and signed routes.							
Access to Public Transit	Percentage of households that have access to transit service within 0.5 miles.							
Access to Motor Vehicles	Percentage of households that have access to at least one motor vehicle.							
Auto-Auto Collisions	Number of auto-on-auto collisions with injuries per square mile. Lower numbers of collisions scored higher.							
Auto-Cyclist Collisions	Number of auto-on-bicycle collisions with injuries per square mile. Lower numbers of collisions scored higher.							
Auto-Pedestrian Collisions	Number of auto-on-pedestrian collisions with injuries per square mile. Lower numbers of collisions scored higher.							
Arterial Street Surface	Surface conditions of arterial streets surrounding or within the area based on the Pavement Condition Index (PCI), a nationwide street surface rating system on a 100-point scale.							
Neighborhood Street Surface	Surface conditions of neighborhood streets within the area based on the Pavement Condition Index (PCI), a nationwide street surface rating system on a 100-point scale.							
StreetlightsNumber of streetlights per mile of streets within and surrounding the area.								

## **Economic Development**

Data Point	Description					
Population Growth	Population change from 2010 to 2020, according to Census data.					
Educational Attainment	Percentage of the population aged 25 and over with a bachelor's degree.					
Employment Density	Number of jobs per square mile.					
Labor Force Participation	Percentage of people aged 16 and over in the labor force and living in the area.					
Median Income	Median income per household.					
Health Insurance Coverage	Percentage of the population with health insurance.					
Employment Rate         Percentage of employed people among the labor force.						
Poverty Rate Percentage of population whose income in the past 12 months was below the poverty level.						
Office & Industrial Density Total office and industrial square footage per square mile.						

## Housing & Neighborhoods

Data Point	Description						
Occupancy Rate	Percentage of occupied housing units.						
Cost-Burdened Home Owners	Percentage of home owners whose monthly housing costs are 30% or more of their household income. Lower percentages (indicative of low cost burden) scored higher.						
Cost-Burdened Renters	ercentage of renters whose rent is 30% or more of their household income. Lower percentages (indicative f low cost burden) scored higher.						
Exposure to Violent Crimes	Number of violent crimes per square mile, including homicide, rape, aggravated assault, and robbery. Lowe concentrations (indicative of less exposure to violent crimes) scored higher.						
Housing Density	Number of housing units per square mile. Higher concentrations scored higher.						
Evictions	Number of evictions per 1,000 people in the area. Lower numbers of evictions scored higher.						
Reported Code Violations	Number of code violation filings per 1,000 people in the area, including nuisance, unkempt property, chronic nuisance, and demolition. Fewer numbers of violations scored higher.						
Number of Police Calls	Number of police calls per square mile in the area, including cases of assault, auto theft, burglary, etc. Lower numbers (fewer police calls) scored higher.						

## History, Culture & Creativity

Data Point	Description						
Proximity to Eating Places	Percentage of households within 0.5 miles of eating places, such as restaurants and coffee shops.						
Proximity to Schools	Percentage of households within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.						
Proximity to Libraries	Percentage of households within 0.5 miles of libraries.						
Proximity to Retail	Percentage of households within 0.5 miles of stores and retail services, such as clothing, furniture, hardware, auto dealership, electronics, convenience store, pharmacy, etc.						
Proximity to Arts & Entertainment	Percentage of households within 0.5 miles of arts and entertainment venues, such as arenas, halls and auditoriums, theaters, art galleries, museums, gyms, sports venues, etc.						
Proximity to Places of Worship	Percentage of households within 0.5 miles of churches, temples, mosques, etc.						
National Register of Historic Places	Percentage of households in the area located within 0.125 miles of assets included in the National Register of Historic Places.						
Destination Districts	Percentage of households within Destination District/Main Street program boundaries, which are aimed at revitalizing commercial districts or corridors through economic development and community building.						
Historic Preservation Districts Percentage of households in the area located within Historic Preservation zoning district boundaries.							

### Communities

Data Point	Description						
Population Growth	Population change from 2010 to 2020, according to Census data.						
Proximity to Social Services	ercentage of households within 0.5 miles of social service facilities, such as human services, senior ervices, child care, counseling, charitable institutions, addiction treatment centers, etc.						
Proximity to Places of Worship	Percentage of households within 0.5 miles of churches, temples, mosques, etc.						
Proximity to Social Clubs	Percentage of households within 0.5 miles of social clubs, such as community clubs, homeowners associations, and civic, fraternal, and veteran organizations, etc.						
Voter Registration	Percentage of population aged 18 and over who are registered to vote.						
Internet Access	Percentage of households with internet access.						

## **Parks & Recreation**

Data Point	Description					
Proximity to Parks Percentage of households within 0.5 miles of parks and stormwater areas.						
Proximity to Senior Centers	Percentage of households within 0.5 miles of senior centers.					
Proximity to Playgrounds	Percentage of households within 0.5 miles of playgrounds.					
Access to Trails	Percentage of households that have access to multi-use trails and unpaved trails within 0.5 miles.					

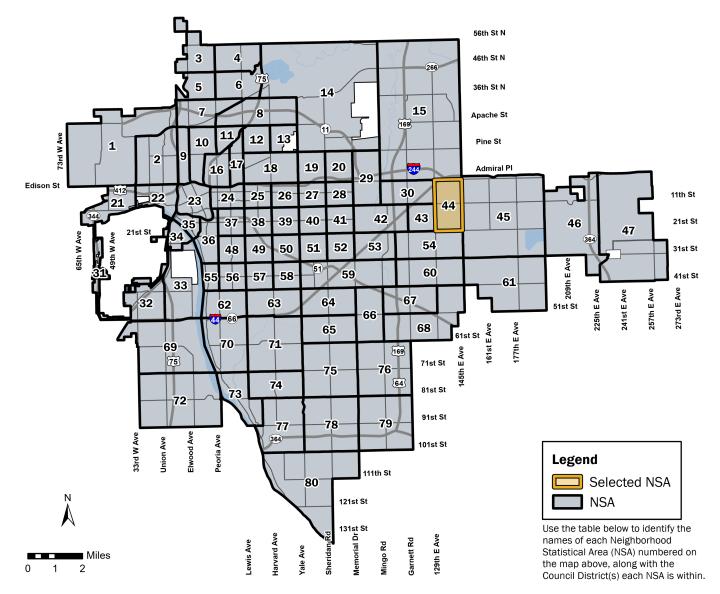
## **Environment & Natural Resources**

Data Point	Description						
Flood Risk	ercentage of households within a flood hazard area. Lower percentages (indicative of low flood hazard) cored higher.						
EV Charging Stations	Percentage of households within 0.5 miles of publicly available electric vehicle charging stations.						
Tree Canopy	Percentage of the land area covered by trees.						
Highway Noise & Pollution	Percentage of households located 0.25 miles or more away from highways. This analysis considers the potential negative effects of highways, such as noise and pollution. Higher percentages scored higher.						
Permeable Surface	Percentage of permeable surfaces such as lawns, gardens, and unpaved areas which allow precipitation to infiltrate into the ground. Higher percentages scored higher.						

### **Public Services**

Data Point	Description					
Proximity to Schools	Percentage of households within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.					
Proximity to Libraries	Percentage of households within 0.5 miles of libraries.					
Fire Response Time	Average fire response time. Lower response times scored higher.					
Water Service	Reliability of water service in the area, based on risk of water line failure per age, material, and/or capacity.					
Sewer Service	Reliability of sewer service in the area, based on risk of sewer line failure per age, material, and/or capacity.					
Loose Animal Complaints	Percentage of households in the area within 0.25 miles of a reported loose animal sighting. Lower percentages (indicative of fewer loose animal complaints) scored higher.					
Streetlights         Number of streetlights per mile of streets within and surrounding the area.						

### **Neighborhood Statistical Areas**



CD 

7,9

2, 9

2, 8

7, 8, 9

2, 8

2, 8

						-					
Area	NSA Name	CD	Area	NSA Name	CD		Area	NSA Name	CD	Are	NSA Name
1	Osage Hills	1	21	Charles Page	4	1	41	Leisure Lanes	5	61	Stone Ridge
2	Gilcrease Hills	1	22	Irving	4	1	42	Metcalfe-Magic Circle	3, 5	62	South Brookside
3	Chamberlain	1	23	Downtown	1, 4	1.	43	Cooper	3, 6	63	Patrick Henry
4	North Ridge	1	24	Pearl	1, 4	1	44	Tower Heights	3, 6	64	Park Plaza
5	Walt Whitman	1	25	Kendall-Whittier	3, 4	1 '	45	East Woods	6	65	Sungate
6	Flat Rock Creek	1	26	Turner Park	3, 4	1	46	Spunky Creek	6	66	Regency-Woodland
7	Hawthorne	1	27	Braden Park	3	1	47	Fair Oaks	6	67	Alsuma
8	Lloyd Park	1	28	McClure Park	3	1	48	Woodward Park	4	68	Crystal Creek-Quail Ridge
9	Reservoir Hill-The Heights	1	29	Layman-Clarland	3	1	49	Bryn Mawr-Lakewood	4	69	Turkey Mountain
10	Dunbar-Greenwood	1	30	Western Village	3	1	50	Мауо	4	70	Riverwood
11	Booker T Washington	1	31	Berryhill	2	1	51	Hoover	5	71	Southern Hills
12	Springdale	1	32	Red Fork	2	1	52	Terrace	5	72	Tulsa Hills
13	Louisville Heights	3	33	Garden City	2	1	53	Longview	5	73	Kensington
14	Mohawk Park-Dawson	1, 3	34	Eugene Field	2	1	54	Eastland	5, 6	74	Harvard Bend
15	Mingo Valley	3	35	Riverview	4	1	55	West Brookside	9	75	Grissom-Thoreau
16	Crutchfield	1	36	Maple Ridge	4	1	56	East Brookside	9	76	Woodland Hills
17	Cherokee Heights	1	37	Cherry Street	4	1	57	Ranch Acres	9	77	Vensel Creek
18	Sequoyah	3	38	Renaissance-Florence Park	4	1	58	Whiteside	9	78	Hunter Park
19	Maplewood	3	39	Fair	4	1	59	Southroads-Briarwood	5	79	South Ridge
20	McKinley-Mitchell	3	40	Wedgwood-Crowell Heights	5	]	60	Briarglen-Plaza	6	80	South Point