West Brookside
2023 Neighborhood Conditions Index Report

CITY OF **Tulsa**
A New Kind of *Energy*

Overview

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[1] 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.
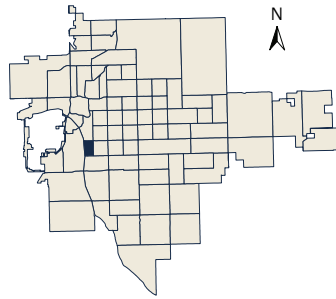
Location within City of Tulsa

About this Area

The West Brookside Neighborhood Statistical Area covers a little more than 0.5 square miles in a narrow band between 31st St, 41st St, the Arkansas River, and Peoria Ave. The residential areas are a mix of detached homes, townhouses, duplexes, and apartment complexes. Peoria Avenue is home to a walkable strip of restaurants, retail, and religious uses, and is seeing a great deal of redevelopment. West Brookside is home to a portion of the Gathering Place and River Parks, which feature a skate park, sports courts, the dual River Parks Trail, a rugby pitch, the 41st Street Plaza, the Discovery Lab children's museum, and Crow Creek.
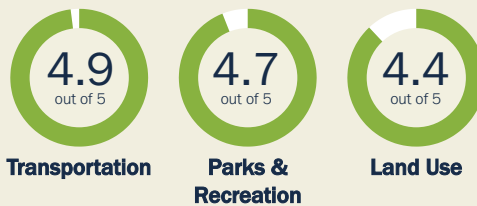
West Brookside (Census Tract: 44)

Score Overview

Overall Score

4.8
out of 5

based on a composite score that includes data from the nine Category Scores (pages 2-3) and selected equity data from the Area Snapshot (page 4)

Top Category Scores

4.9 out of 5 — **Transportation**

4.7 out of 5 — **Parks & Recreation**

4.4 out of 5 — **Land Use**

These scores reflect some assets and strengths. (more on pages 2-3)

Priority Group

3
out of 3

based on the Overall Score, with 1 being the highest priority group (bottom 25% of scores) and 3 being the lowest priority group (top 25% of scores) among 80 NSAs

Bottom Category Scores

3.8 out of 5 — **Housing & Neighborhoods**

2.9 out of 5 — **Public Services**

1.6 out of 5 — **Environment & Natural Resources**

These scores reflect some opportunities for improvement. (more on pages 2-3)

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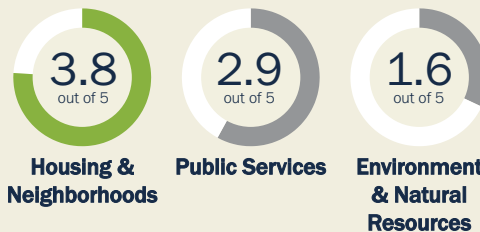
NCI is a tool for collaboration and community strengthening, with the goal of creating opportunities for the City of Tulsa and neighborhoods to work more closely together.

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

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[1] **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 purpose 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).

🟢 Results above 3.75

⚪ Results between 1.25 and 3.75

🔴 Results below 1.25

4.4 out of 5

Land Use

Data Point	Area Score	Tulsa
Proximity to Schools	⚪ 1.4	2.5
Proximity to Healthcare	🟢 4.7	3.1
Proximity to Social Services	⚪ 2.7	2.7
Proximity to Financial Services	⚪ 3.2	2.8
Proximity to Eating Places	🟢 4.5	3.2
Proximity to Libraries	🔴 1.2	1.0
Proximity to Parks	🟢 5.0	2.4
Proximity to Retail	🟢 4.2	2.6
Proximity to Social Clubs	⚪ 3.2	2.5
Proximity to Places of Worship	⚪ 3.1	1.9
Proximity to Arts & Entertainment	🟢 4.4	3.1
Proximity to Healthy Food Sources	🟢 5.0	2.5

3.8 out of 5

Economic Development

Data Point	Area Score	Tulsa
Population Growth	🔴 0.1	3.7
Educational Attainment	🟢 4.8	3.0
Employment Density	⚪ 3.5	3.2
Labor Force Participation	🟢 4.8	2.7
Median Income	⚪ 3.5	2.8
Health Insurance Coverage	🟢 3.9	2.5
Employment Rate	🟢 4.7	2.2
Poverty Rate	⚪ 3.0	2.4
Office & Industrial Density	⚪ 1.3	3.4

4.9 out of 5

Transportation

Data Point	Area Score	Tulsa
Access to Sidewalks	⚪ 1.8	3.0
Access to Trails	⚪ 2.4	2.0
Access to Bicycle Infrastructure	🟢 5.0	2.5
Access to Public Transit	🟢 4.9	2.6
Access to Motor Vehicle	⚪ 3.6	1.8
Auto-Auto Collisions	⚪ 2.3	3.3
Auto-Cyclist Collisions	⚪ 3.2	2.8
Auto-Pedestrian Collisions	🔴 0.8	3.1
Arterial Street Surface	🟢 4.7	2.3
Neighborhood Street Surface	⚪ 1.7	2.8
Streetlights	⚪ 1.9	1.9

3.8 out of 5

Housing & Neighborhoods

Data Point	Area Score	Tulsa
Occupancy Rate	🟢 4.3	2.3
Cost-Burdened Home Owners	🔴 0.8	2.6
Cost-Burdened Renters	⚪ 2.0	2.4
Exposure to Violent Crimes	⚪ 3.2	2.8
Housing Density	🟢 4.1	1.7
Evictions	🟢 4.1	1.0
Reported Code Violations	⚪ 2.0	2.0
Number of Police Calls	⚪ 2.3	3.2

4.3 out of 5 — Communities

Data Point	Area Score	Tulsa
Population Growth	🔴 0.1	3.7
Proximity to Social Services	⚪ 2.7	2.7
Proximity to Places of Worship	⚪ 3.1	1.9
Proximity to Social Clubs	⚪ 3.2	2.5
Voter Registration	🟢 4.3	3.1
Internet Access	⚪ 3.7	2.5

4.0 out of 5 — History, Culture & Creativity

Data Point	Area Score	Tulsa
Proximity to Eating Places	🟢 4.5	3.2
Proximity to Schools	⚪ 1.4	2.5
Proximity to Libraries	🔴 1.2	1.0
Proximity to Retail	🟢 4.2	2.6
Proximity to Arts & Entertainment	🟢 4.4	3.1
Proximity to Places of Worship	⚪ 3.1	1.9
National Register of Historic Places	⚪ 2.6	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.

4.7 out of 5 — Parks & Recreation

Data Point	Area Score	Tulsa
Proximity to Parks	🟢 5.0	2.4
Proximity to Senior Centers	🟢 5.0	0.8
Proximity to Playgrounds	⚪ 1.6	1.9
Access to Trails	⚪ 2.4	2.0
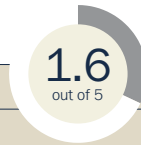
1.6 out of 5 — Environment & Natural Resources

Data Point	Area Score	Tulsa
Flood Risk	🔴 0.4	3.6
Electric Vehicle Charging Stations	🟢 4.4	2.4
Tree Canopy	⚪ 3.3	3.1
Highway Noise & Pollution	🟢 5.0	2.7
Permeable Surface	⚪ 2.8	3.7
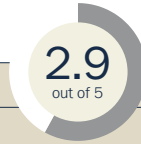
2.9 out of 5 — Public Services

Data Point	Area Score	Tulsa
Proximity to Schools	⚪ 1.4	2.5
Proximity to Libraries	🔴 1.2	1.0
Fire Response Time	⚪ 1.6	3.2
Water Service	🟢 4.2	3.7
Sewer Service	⚪ 1.4	3.5
Loose Animal Complaints	⚪ 2.5	2.9
Streetlights	⚪ 1.9	1.9

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.

West Brookside Area Snapshot

Demographics

Demographics		This Area	Tulsa
	Population	2,102	413,066
	Area (square miles)	0.600	201
	Density	3,501	2,055
	Male	49.5%	48.8%
	Female	50.5%	51.2%
	Median Age	36.9	35.3
	Persons under 18*	12.3%	23.4%
	Persons 65 and over*	15.4%	14.9%
	Marital Status		
	Married	32.3%	45.2%
	Never Married	39.4%	34.0%
	Divorced/Widowed	31.1%	20.8%
Race, Ethnicity & Ability	White	76.4%	51.8%
	Black*	3.1%	14.9%
	Asian/Pacific Islander*	1.7%	3.7%
	American Indian*	4.4%	5.2%
	Other*	1.4%	9.8%
	Two or more*	13.0%	14.6%
	Hispanic/Latin American*	3.0%	17.4%
	People with Disabilities*	10.9%	21.9%
	Limited English Proficiency*	0.4%	4.6%
	Foreign Born Population*	2.9%	11.2%
Households	Total Households	1,165	163,801
	People per Household	1.7	2.42
	Median Household Income	$57,206	$49,611
	Low Income Household*	9.4%	17.5%
	Single Parent Household*	8.5%	12.9%
	Vehicles Available per Household		
	Zero Vehicles	3.8%	8.4%
	One Vehicle	58.5%	40.9%
	Two+ Vehicles	37.7%	50.7%
Workforce	Age 16+ in Labor Force	75.0%	63.4%
	Employed	97.4%	94.2%
	Per Capita Income	$43,234	$33,182
	Blue Collar Workers	22.1%	40.4%
	White Collar Workers	77.9%	59.6%
Housing	Units	1,639	190,223
	Occupied	91.8%	90.0%
	Owner-Occupied	33.5%	51.7%
	Renter-Occupied	66.6%	48.3%
	Vacant	8.2%	10.0%
	Average rent cost	$977	$846
	Average property value	$237,143	$203,719
	Type of Housing		
	Single family	64.7%	63.4%
	Missing Middle	12.6%	10.1%
	Multi-family	22.6%	26.4%
Highest Level of Education (Age 25+)	Less than High School*	1.9%	12.5%
	High School Diploma/GED	10.2%	25.4%
	Some College/No Degree	18.7%	22.8%
	Associate/Bachelor Degree	48.6%	28.2%
	Graduate Degree	20.5%	11.1%

Economy

Economy		This Area	Tulsa
Businesses	Total Businesses	117	22,930
	Retail	29	4,025
	Dining	15	1,283
	Office	25	4,703
	Lodging	-	135
	Full-Service Grocery Store	1	57
	Convenience Store/Gas	1	190
	Manufacturing	3	1,517
Employment	Total Jobs	822	256,388
	By Age		
	29 or younger	44.5%	23.6%
	30 - 54	38.2%	52.6%
	55 or older	17.3%	23.8%
	By Monthly Earnings		
	$1,250 or less	32.7%	17.0%
	$1,251 - $3,333	41.7%	34.7%
	$3,334 or more	25.5%	48.3%
Top 5 Industry Sectors	Accommodation and Food Services (34.1%)		
	Retail Trade (27.3%)		
	Other Services excluding Public Admin. (11.1%)		
	Health Care and Social Assistance (6.4%)		
	Professional, Scientific, & Tech. Services (6%)		
Development Incentive Areas [1]	New Market Tax Credits	-	70
	Opportunity Zones	-	19
	TIF Districts	-	26
	LIHTC	-	41
	Commercial Revitalization	-	15

Public Services

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

Neighborhood Groups

- Business Association: Brookside
- Homeowners Association: Madison Court
- Neighborhood Association: Brookside North, Brookside Riverside
- Tenant Association: Madison Square
- Umbrella Association: Brookside

[1] 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.

[2] Includes child care, counseling services, charitable institutions, etc.

[3] Includes civic, social, veterans, and fraternal organizations, community clubs, HOAs, etc.

[4] Includes theaters, galleries, museums, recreation centers, gyms, sports venues, etc.

*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.
Streetlights	Number 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	Percentage of renters whose rent is 30% or more of their household income. Lower percentages (indicative of low cost burden) scored higher.
Exposure to Violent Crimes	Number of violent crimes per square mile, including homicide, rape, aggravated assault, and robbery. Lower 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	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 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	Percentage of households within a flood hazard area. Lower percentages (indicative of low flood hazard) scored 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.
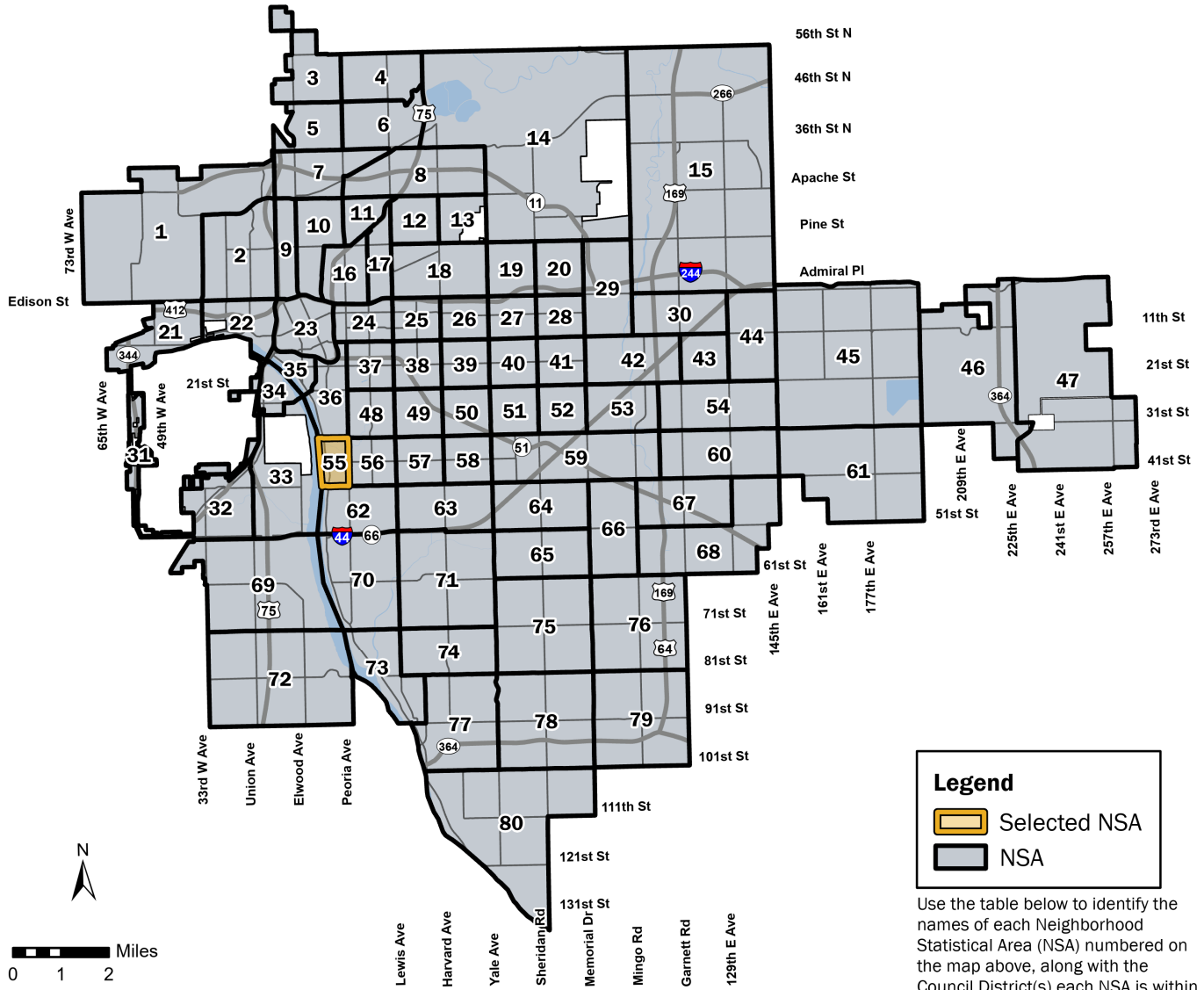
Legend
- Selected NSA
- NSA

Use the table below to identify the names of each Neighborhood Statistical Area (NSA) numbered on the map above, along with the Council District(s) each NSA is within.

Area	NSA Name	CD	Area	NSA Name	CD	Area	NSA Name	CD	Area	NSA Name	CD
1	Osage Hills	1	21	Charles Page	4	41	Leisure Lanes	5	61	Stone Ridge	6
2	Gilcrease Hills	1	22	Irving	4	42	Metcalfe-Magic Circle	3, 5	62	South Brookside	9
3	Chamberlain	1	23	Downtown	1, 4	43	Cooper	3, 6	63	Patrick Henry	9
4	North Ridge	1	24	Pearl	1, 4	44	Tower Heights	3, 6	64	Park Plaza	5
5	Walt Whitman	1	25	Kendall-Whittier	3, 4	45	East Woods	6	65	Sungate	7, 9
6	Flat Rock Creek	1	26	Turner Park	3, 4	46	Spunky Creek	6	66	Regency-Woodland	7
7	Hawthorne	1	27	Braden Park	3	47	Fair Oaks	6	67	Alsuma	7
8	Lloyd Park	1	28	McClure Park	3	48	Woodward Park	4	68	Crystal Creek-Quail Ridge	7
9	Reservoir Hill-The Heights	1	29	Layman-Clarland	3	49	Bryn Mawr-Lakewood	4	69	Turkey Mountain	2
10	Dunbar-Greenwood	1	30	Western Village	3	50	Mayo	4	70	Riverwood	2, 9
11	Booker T Washington	1	31	Berryhill	2	51	Hoover	5	71	Southern Hills	8, 9
12	Springdale	1	32	Red Fork	2	52	Terrace	5	72	Tulsa Hills	2
13	Louisville Heights	3	33	Garden City	2	53	Longview	5	73	Kensington	2
14	Mohawk Park-Dawson	1, 3	34	Eugene Field	2	54	Eastland	5, 6	74	Harvard Bend	2, 8
15	Mingo Valley	3	35	Riverview	4	55	West Brookside	9	75	Grissom-Thoreau	7, 8, 9
16	Crutchfield	1	36	Maple Ridge	4	56	East Brookside	9	76	Woodland Hills	7
17	Cherokee Heights	1	37	Cherry Street	4	57	Ranch Acres	9	77	Vensel Creek	2, 8
18	Sequoyah	3	38	Renaissance-Florence Park	4	58	Whiteside	9	78	Hunter Park	8
19	Maplewood	3	39	Fair	4	59	Southroads-Briarwood	5	79	South Ridge	7
20	McKinley-Mitchell	3	40	Wedgwood-Crowell Heights	5	60	Briarglen-Plaza	6	80	South Point	2, 8