

July 20, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

AGENDA

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of a Quorum - Lesli Smith, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation - Akilas Abraham, Bethel India Christian Assembly**
- D) **Pledge of Allegiance - Joyce G. Calvert, Mayor**
- E) **Management Report**
- F) **Mayor Report - Joyce G. Calvert, Mayor**
- G) **Council Comments**
- H) **Public Comments**
- I) **Consideration and appropriate action relating to a request for approval of the Consent Agenda.**
(All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1) To approve the minutes from the July 6, 2026, meeting.
- J) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- K) **Scheduled Business**
 - 1) Presentation and discussion of the Glenpool Housing Market Assessment conducted by Catalyst Commercial.
(Chad Coomer, Economic Development Manager)
 - 2) Discussion and possible action to approve, amend, or deny Ordinance #840, an ordinance creating a new section of the City Code of the City of Glenpool, Oklahoma, to be codified as Section 4-3C-1 through 4-3C-4 of Article C of Chapter 3 of Title 4 of the City Code prohibiting smoking and the use of tobacco products and vapor products on City property, providing definitions; providing for signage, enforcement, penalties, severability, repealer, and an effective date.
(Lea Ann Reed, Chief Administrative Officer)

- 3) Discussion and possible action to enter into Executive Session for the purposes of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within the City of Glenpool because public disclosure of the matter discussed would interfere with the development of products or services and would violate the confidentiality of such business, pursuant to 25 O.S. § 307.C.11 of the Open Meeting Act;
(David Tillotson, City Manager)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on 7-17-2026 at 11:30 a.m.

Signed: Lesli Smith
 City Clerk

CITY COUNCIL

MEETING MINUTES

JULY 6, 2026

COUNCIL PRESENT:	Tim Fox, Jaci Triplett-Lund, Joyce Calvert
COUNCIL ABSENT:	Chris Brobst, Shayne Buchanan
STAFF PRESENT:	David Tillotson, LeaAnn Reed, Lesli Smith.
STAFF ABSENT:	David Agbetunsin,

A) Call to Order - Joyce G. Calvert, Mayor

Mayor Calvert called the meeting to order at 6:00 p.m.

B) Roll Call, Declaration of a Quorum - Lesli Smith, City Clerk; Joyce G. Calvert, Mayor

Lesli Smith called the roll; Mayor Calvert declared a quorum present. Jana Burk, Attorney, of Rosenstein, Fist & Ringold, were also in attendance.

C) Invocation - Brad Ross, One Church, Glenpool

Brad Ross of One Church, Glenpool gave the invocation.

D) Pledge of Allegiance - Joyce G. Calvert, Mayor

E) Presentation Ceremony – Kevin McCullough Accreditation Assessor, Oklahoma Association of Chiefs of Police

Kevin McCullough Accreditation Assessor of the Oklahoma Association of Chiefs of Police, presented the Glenpool Police Department with the OLEEP Small Agency Accreditation.

F) Management Report

1) City Manager Report

City Manager Tillotson introduced Quinton Firey as the new Communications Director. He shared an update on the City's annual goals, including new in-house supervisor training that will begin in late July or early August. He reported that the City's social media accounts grew by 4% last year, and the Police Department's social media increased by 244%, and he praised staff for their efforts to improve communication and transparency with residents. He also thanked City staff,

departments, and community partners for their help during the recent flash flooding caused by heavy, unusual rainfall.

G) Mayor Report - Joyce G. Calvert, Mayor

Mayor Calvert stated she attended the recent Mayors of the State event in Miami, Oklahoma, and found it helpful, noting she heard valuable information and speakers.

H) Council Comments

Councilor Fox thanked the Tulsa County Commissioners' Office for replacing cages and retaining walls damaged last fall on 123rd Street and for repairing the system that helps prevent flooding. He noted their care in avoiding damage to residents' yards and their efficient work.

Councilor Lund wanted to remind the public that the annual Red White and Boom celebration is set for Friday July 10th, at 6 p.m., with the fireworks starting at approximately 10 p.m.

I) Public Comments

There were no public comments.

J) Consideration and appropriate action relating to a request for approval of the Consent Agenda.

- 1) To approve the minutes from the June 15, 2026, meeting.
- 2) To approve the surplus of six police vehicles, waive competitive bidding pursuant to City Code 2-2-6.B, and authorize the sale of the vehicles to Emergency Vehicle Resources, LLC in the amount of \$34,750.00 pursuant to City Code 2-2-6.D.3.
- 3) To approve the economic development services agreement with Retail Attractions for FY2026-2027.
- 4) To approve the School Resource Agreement with Glenpool Public Schools for school year 2026-2027.
- 5) To approve FY 26-27 Budget Amendment CITY-01, appropriating fund balances for unspent and unencumbered prior-year balances for one-time projects.

Moved by Jaci Triplett-Lund, seconded by Tim Fox

For	Against
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Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve the consent agenda.

CARRIED.

K) Consideration and appropriate action relating to items removed from the Consent Agenda

No items were removed from the consent agenda.

L) Scheduled Business

- 1) Discussion and possible action to approve amend or deny Ordinance #838, AN ORDINANCE ADDING CHAPTER 8 (MOTION PICTURES AND TELEVISION) TO TITLE 3 (BUSINESS AND LICENSE REGULATIONS) OF THE CITY CODE OF THE CITY OF GLENPOOL, OKLAHOMA, TO BE CODIFIED AS SECTIONS 3-8-1, 3-8-2, 3-8-3, 3-8-4 AND 3-8-5, RELATING TO THE PRODUCTION OF MOTION PICTURES AND TELEVISION PICTURES WITHIN THE CITY LIMITS; CREATING A PERMITTING PROCESS; ESTABLISHING A FINE FOR VIOLATIONS; REPEALING CONFLICTING ORDINANCES; CONTAINING A PARTIAL INVALIDITY SAVINGS CLAUSE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

Moved by Joyce Calvert, seconded by Tim Fox

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve Ordinance #838, AN ORDINANCE ADDING CHAPTER 8 (MOTION PICTURES AND TELEVISION) TO TITLE 3 (BUSINESS

AND LICENSE REGULATIONS) OF THE CITY CODE OF THE CITY OF GLENPOOL, OKLAHOMA, TO BE CODIFIED AS SECTIONS 3-8-1, 3-8-2, 3-8-3, 3-8-4 AND 3-8-5, RELATING TO THE PRODUCTION OF MOTION PICTURES AND TELEVISION PICTURES WITHIN THE CITY LIMITS; CREATING A PERMITTING PROCESS; ESTABLISHING A FINE FOR VIOLATIONS; REPEALING CONFLICTING ORDINANCES; CONTAINING A PARTIAL INVALIDITY SAVINGS CLAUSE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

CARRIED.

- 2) Discussion and possible action to approve, amend, or deny Resolution No. 2026008, a Resolution of the City of Glenpool, Oklahoma, establishing fees associated with film and television production permits pursuant to Title 3, Chapter 8 of the Glenpool City Code; and directing incorporation into the City's Master Fee Schedule.

Moved by Jaci Triplett-Lund, seconded by Joyce Calvert

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve Resolution No. 2026008, a Resolution of the City of Glenpool, Oklahoma, establishing fees associated with film and television production permits pursuant to Title 3, Chapter 8 of the Glenpool City Code; and directing incorporation into the City's Master Fee Schedule.

CARRIED.

- 3) Discussion and possible action to approve, amend or deny Resolution No. 2026009, a Resolution of the City Council of the City of Glenpool, Oklahoma, selecting a preferred intersection control alternative for the US-75 and State Highway 67 (151st Street) interchange corridor and providing for related matters.

Moved by Joyce Calvert, seconded by Jaci Triplett-Lund

For	Against
Jaci Triplett-Lund, Joyce Calvert	Tim Fox

2	1
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Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve, Resolution No. 2026009, a Resolution of the City Council of the City of Glenpool, Oklahoma, selecting a preferred intersection control alternative for the US-75 and State Highway 67 (151st Street) interchange corridor and providing for related matters.

CARRIED.

- 4) Glenpool Chamber of Commerce's Annual Report, presented by Jori Cowley, Executive Director.
This was a presentation only. No motions or votes were taken.
- 5) Discussion and possible action to approve, amend, or deny the agreement between the Glenpool Chamber of Commerce, the Glenpool Industrial Authority, and the City of Glenpool for FY2026-2027.

Moved by Joyce Calvert, seconded by Jaci Triplett-Lund

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve the agreement between the Glenpool Chamber of Commerce, the Glenpool Industrial Authority, and the City of Glenpool for FY2026- 2027.

CARRIED.

- 6) Discussion and possible action to approve, amend or deny the Settlement Agreement with Tyler Technologies.

Moved by Joyce Calvert, seconded by Tim Fox

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve, the Settlement Agreement with Tyler Technologies.

CARRIED.

- 7) Discussion and possible action to approve, amend or deny the FY26-27 Lease Agreement with VFW Post 9126, granting use of designated space within the Bonnie Chapman Senior Center from July 1, 2026, through June 30, 2027, under the terms and conditions outlined in the agreement, as recommended by staff.

Moved by Joyce Calvert, seconded by Tim Fox

For	Against
Tim Fox, Jaci Triplett-Lund, Joyce Calvert	None
3	0

Abstained	Absent
None	Chris Brobst, Shayne Buchanan
0	

To approve, the FY26-27 Lease Agreement with VFW Post 9126, granting use of designated space within the Bonnie Chapman Senior Center from July 1, 2026, through June 30, 2027, under the terms and conditions outlined in the agreement, as recommended by staff.

CARRIED.

M) Adjournment

The meeting was adjourned at 6:49 p.m.

To: The Honorable Mayor and Council

From: Chad Coomer, Economic Development Manager

Meeting Date: July 20, 2026

Department/Office: Economic Development

Item Name: Presentation and discussion of the Glenpool Housing Market Assessment

Summary:

Background

In January 2026, the City Council approved an agreement with Catalyst Commercial to complete a Housing Market Assessment for the City of Glenpool. The study evaluated housing conditions, housing demand, demographic trends, neighborhood conditions, stakeholder input, and future housing opportunities within the community.

Following staff review of a draft report, Catalyst was requested to provide more specific and actionable recommendations to assist the City in identifying future implementation priorities.

The assessment found that Glenpool is well-positioned for continued growth due to its strong demographics, family-oriented character, regional location, and available land for future development. The report also identified opportunities to address housing diversity, attainability, infrastructure, neighborhood quality, livability, and development processes.

Key Findings

The Housing Market Assessment organizes its recommendations around six primary goals:

1. Expand Housing Diversity – Encourage a broader range of housing options serving residents at different stages of life.
2. Improve Housing Attainability – Explore programs, partnerships, and policy tools that support attainable housing opportunities.
3. Increase Livability – Invest in parks, trails, recreation, sidewalks, and community assets that improve quality of life.
4. Improve Retail Quality Adjacent to Residential Areas – Support retail, commercial reinvestment, and mixed-use opportunities that serve residents.
5. Improve Neighborhood Quality – Focus on neighborhood maintenance, infrastructure, and community enhancement efforts.
6. Streamline Development Processes – Improve predictability, efficiency, communication, and alignment between development regulations and City goals.

Following acceptance of the Housing Market Assessment, staff will review the recommendations

to:

1. Identify priorities that are realistic and achievable within the next 12–24 months.
2. Evaluate staffing, budget, and implementation considerations.
3. Identify recommendations staff may not support or recommend modifying.
4. Incorporate City Council feedback into a prioritized implementation plan.

Staff anticipate returning to City Council on September 7, 2026, with final implementation recommendations for consideration and potential adoption.

Recommended Action:

Staff recommends that City Council accept the Glenpool Housing Market Assessment and provide feedback regarding implementation priorities. Council feedback will be incorporated into the development of a prioritized implementation plan to be presented on September 7, 2026.

Budget:

Attachments:

1. Glenpool Housing Assessment Presentation 7.20.26
2. FINAL Glenpool Housing Assessment 2026

GLENPOOL, OKLAHOMA

HOUSING MARKET ASSESSMENT

2026



Why Conduct the Study?

Purpose and what we wanted to learn

- Understand housing market conditions
- Identify housing gaps
- Evaluate neighborhood conditions
- Assess housing demand
- Identify barriers to development
- Develop future recommendations



What Glenpool Does Well

Key Strengths

- Continued population growth
- Strong household incomes
- Strong homeownership rates
- Family-oriented community
- Available land for future growth
- Strategic location within the Tulsa region
- Opportunity to capture future residential growth

Community Snapshot

Population: 15,043

Median Age: 34.7

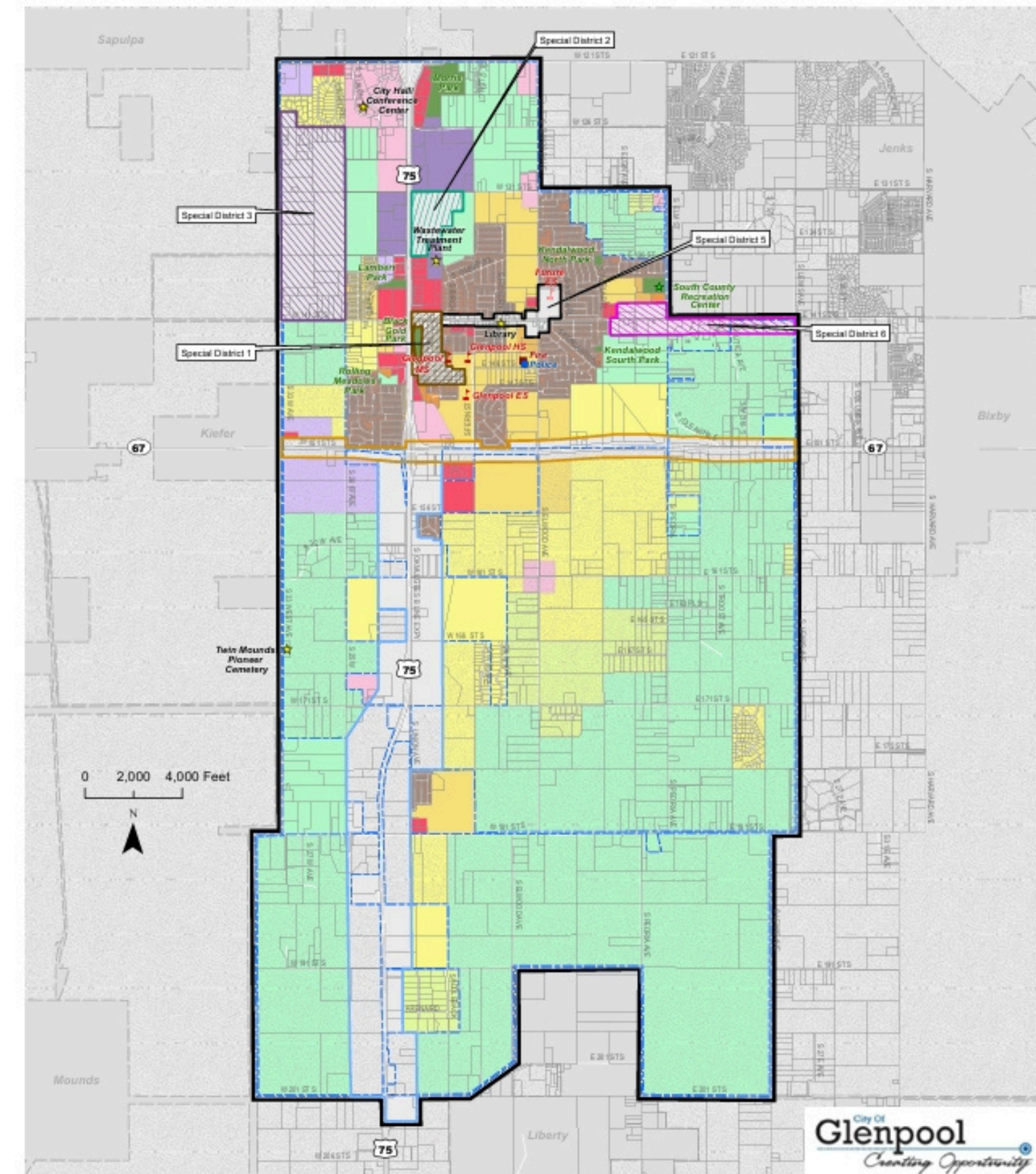
Median Income: \$81,333

Tulsa County: \$69,596

Regional Workforce: 1M+ (45 min)

Strategic Location: US-75 Corridor

Airport: 20 min to Tulsa Intl



Community Vision

What Stakeholders Said They Want

Residents and stakeholders consistently identified:

- More housing choices
- Additional retail and dining opportunities
- Better parks and recreational amenities
- Improved infrastructure
- Stronger community identity
- Intentional and coordinated growth



Areas Requiring Attention

Key Findings

- Limited housing diversity
- Housing affordability concerns
- Infrastructure constraints
- Limited "missing middle" housing
- Neighborhood maintenance concerns
- Development process concerns
- Need for additional recreational amenities



Goal 1: Expand Housing Diversity

Theme: Provide housing choices for residents at all stages of life.

Examples

- Townhomes
- Duplexes
- Smaller lot homes
- Accessory dwelling units
- Senior housing



Goal 2: Improve Housing Attainability

Theme: Support housing that is attainable for working families.

Examples

- Workforce housing partnerships
- Homebuyer assistance programs
- Housing rehabilitation efforts
- Regulatory improvements
- Cost-reduction strategies



Goal 3: Increase Livability

Improve quality of life throughout the community

Examples:

- Parks improvements
- Sidewalk and trail connectivity
- Youth recreation opportunities
- Community programming
- Streetscape enhancements



Goal 4: Improve Retail Quality

Support commercial development that strengthens neighborhoods

Examples:

- Retail recruitment
- Commercial reinvestment
- Mixed-use opportunities
- Infrastructure support
- Better commercial-residential transitions

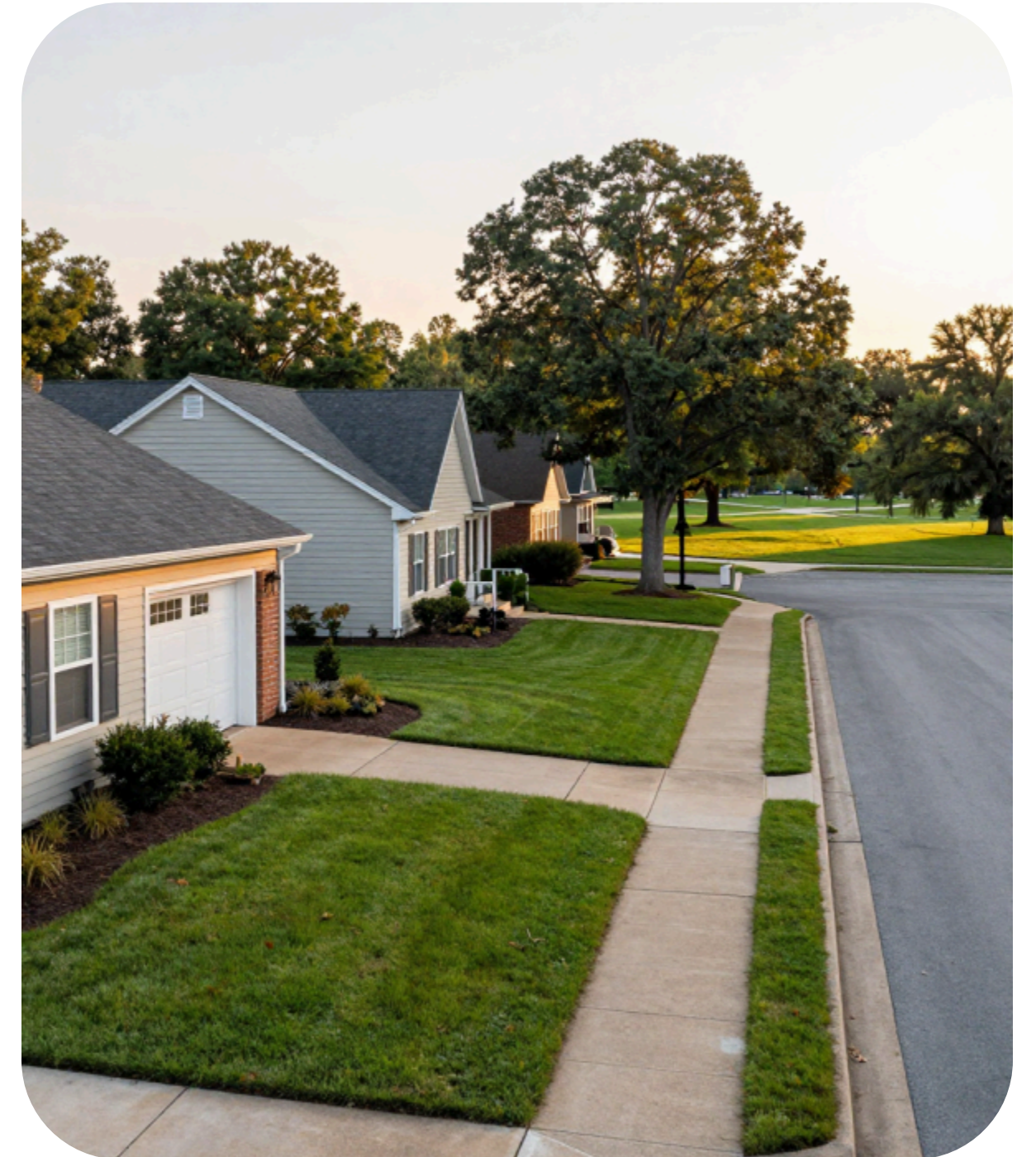


Goal 5: Improve Neighborhood Quality

Protect and improve existing neighborhoods

Examples:

- Property maintenance efforts
- Community cleanup initiatives
- Home repair assistance
- Infrastructure improvements
- Public space maintenance



Goal 6: Streamline Development Processes

Improve predictability and reduce barriers to quality development.

Examples:

- Zoning code review
- Development code review
- Consistent policy interpretation
- Improved communication with developers
- More predictable review timelines
- Alignment between regulations and City goals



Why Staff Requested More Specific Recommendations

Background:

- Catalyst provided an initial draft report
- Staff requested more specific recommendations
- Staff wanted recommendations that could be evaluated for implementation

To determine:

- Feasibility
- Cost
- Staffing impacts
- Timeline
- Community benefit

Council Feedback Requested

Questions:

- What recommendations should be a priority?
- What recommendations concern you?
- What should staff focus on over the next 12-24 months?

Feedback Requested By: July 29

What Happens Next?

Internal Review Process

Staff will:

- Review all recommendations
- Identify implementation priorities
- Evaluate feasibility and cost
- Incorporate Council feedback
- Develop a practical 12-24 month action plan

Return to Council

September 7, 2026:

- Presentation of Final Implementation Plan
- Council Action: Approve, Amend or Deny

GLENPOOL, OKLAHOMA

HOUSING MARKET ASSESSMENT

2026



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Executive Summary

The City of Glenpool, Oklahoma, is at a pivotal stage in its growth trajectory, transitioning from a traditional bedroom community into a more balanced and mature housing market. As regional dynamics continue to influence demand, the City of Glenpool is well-positioned to capture growth in a way that supports long-term community objectives, increases livability, and strengthens its position within the Tulsa metropolitan area. However, this opportunity will require deliberate alignment between market realities, infrastructure investments, and policy direction.

Market Context and Positioning

The City of Glenpool benefits from steady population growth, a relatively strong median household income compared to the Tulsa MSA, and a family-oriented demographic profile. The community's housing base is predominantly single family and owner-occupied, with increasing, but still limited, rental options. While this has historically supported stability, it has also constrained the diversity of housing choices available to residents at different life stages and income levels.

The City of Glenpool occupies a “middle-market” position regionally as it is more attainable than higher-priced suburbs such as Jenks and Bixby, yet offering higher incomes and homeownership rates than the broader Tulsa MSA. This positioning creates an opportunity to attract both workforce households and move-up buyers, provided Glenpool can deliver a broader range of housing products at competitive price points.

Key Challenges

Two primary constraints shape Glenpool's ability to grow its current housing market: infrastructure availability and market perception. Additional challenges include rising housing costs, limited supply of

attainable housing, regulatory complexity, and land availability.

Infrastructure

Stakeholder feedback indicated that the availability and timing of sewer, roads, and utilities remain a significant barrier to development. Infrastructure limitations directly impact where and how housing can be delivered.

Market perception and development climate

Stakeholder feedback indicated that Glenpool has historically been perceived as a “starter-home” market with limited product diversity and, at times, inconsistent development policies. While perceptions are improving, continued efforts are needed to establish predictability, rebuild developer confidence, and clearly communicate the City of Glenpool's vision.

Housing Gaps and Demand

The assessment identifies a need to expand the diversity of housing types available in Glenpool's inventory to better serve a full spectrum of residents. Key gaps include:

- Attainable and entry-level ownership housing: Limited options for first-time buyers and workforce households.
- Missing middle product: Middle-range products, such as townhomes and duplexes, are underrepresented but critical to improving affordability and diversity.
- Rental housing: While renter share has increased, multifamily supply remains limited relative to regional norms.
- Move-up and executive housing: Opportunities exist to capture higher-income households seeking quality suburban environments.
- Senior and downsizing options: A growing and aging population will require more flexible, accessible housing types.

Executive Summary

Demand is expected to remain steady rather than explosive, driven less by rapid regional population growth and more by Glenpool's ability to deliver the right product mix at the right price points.

Stakeholder Vision

Across stakeholder groups, a consistent long-term vision was apparent from the many discussions addressing aspects of Glenpool's housing market, which is a more complete, livable, and economically balanced community. Desired outcomes over the next decade include:

- A diverse mix of housing types and price points
- Expanded retail, dining, and commercial amenities
- Investments in parks, recreation, and community assets
- Improved infrastructure capacity and reliability
- A stronger sense of place, potentially anchored by a defined "downtown" or mixed-use nodes of commercial, including destination or family-oriented uses

Importantly, stakeholders emphasized the need for growth to be intentional and coordinated, balancing expansion with infrastructure capacity and quality-of-life considerations.

Strategic Direction

To achieve its housing and growth objectives, Glenpool must align policy, infrastructure, and market engagement around a unified framework. Key strategic priorities include:

Infrastructure investment and coordination

Proactively plan and phase sewer, road, and utility expansions to open up priority growth areas and reduce development uncertainty.

Zoning and policy alignment

Modernize zoning regulations to support a wider range of housing types, including missing middle and mixed-use formats, while providing clarity and predictability to developers.

Market positioning and developer engagement

Continue actively promoting Glenpool as a competitive and development-friendly community through consistent processes, clear expectations, and targeted outreach.

Housing diversity and attainability

Encourage a broader housing mix that addresses affordability challenges and supports households across income levels and life stages.

Placemaking and livability enhancements

Invest in amenities, commercial development, and community identity to strengthen Glenpool's appeal and reduce reliance on neighboring markets.

Local Assets

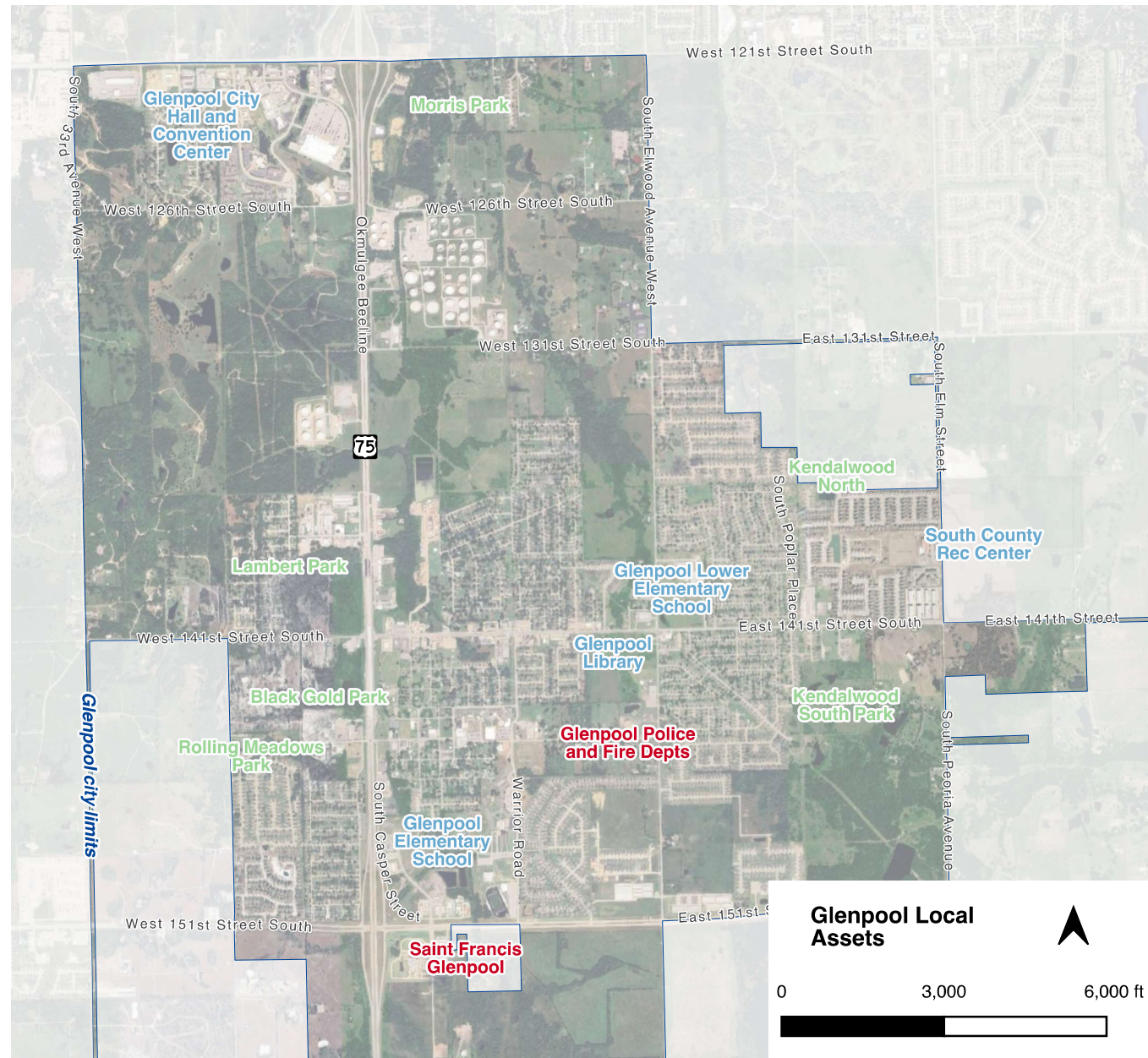
Glenpool benefits from a number of local assets and a location that position it for continued residential growth within the Tulsa market. Its location along US Route 75 provides regional access to employment centers closer to Tulsa, making it an attractive option for households seeking connectivity with a more suburban, small-town environment. The City of Glenpool has a base of stable neighborhoods, with strong household incomes and a family-oriented character. A key part of this appeal is the Glenpool Public Schools system, which is a draw for families seeking residency in an area served by a quality public school system. In addition, Glenpool's existing parks and community facilities contribute to its overall livability.

Executive Summary

Additionally, Glenpool has undeveloped land and growth capacity, allowing the City of Glenpool to shape future development in a more intentional way than many built-out peer communities.

Conclusion

Glenpool has an opportunity to shape its next phase of growth into a more complete and resilient housing market. By addressing infrastructure constraints, improving development conditions, and expanding housing choice, Glenpool can better align supply with demand, enhance livability, and position itself as a competitive and desirable community within the region. A coordinated, forward-looking approach will be essential to capturing these opportunities and ensuring sustainable, high-quality growth over time.



Stakeholder Engagement

In February 2026, Catalyst Commercial conducted two stakeholder meetings and one city leadership meeting to kick off the project and understand existing conditions from a local perspective. Additionally, an online survey was distributed to solicit additional input to supplement the in-person work sessions.

The sessions sought input from homebuilders, developers, Realtors, landowners, and other key stakeholders to:

- Describe the housing market today
- Define what success should look like in 10 years
- Identify livability priorities, market issues, barriers to housing delivery, and missing housing types

This feedback was then utilized to help inform the City's housing strategy and implementation actions.

City Leadership

Meeting Summary

Leadership described Glenpool as a community that has historically grown as a bedroom community but is now working to mature into a more balanced housing market that can support talent attraction and include a higher mix of local amenities. Glenpool's housing pattern shows a mix of mature neighborhoods alongside newer development. Research shows that commercial growth has slowed more than residential growth; however, the recent housing production has slowed in sync with the broader regional and national trends.

The work session feedback indicated that Glenpool is often viewed as a starter-home market with limited product variety. Glenpool leadership acknowledged that prior policy shifts, particularly a period of zoning changes and sporadic new development, created friction with parts of



the development community. While participants felt builder perceptions have improved recently, they noted a continued need to rebuild confidence and provide clearer, more predictable direction.

Infrastructure constraints were repeatedly cited as the core limitation on growth. Roads and sewer capacity determine where development can occur, and targeted investments are needed to support demands for new development in key locations. Another factor is that land prices are relatively high, but some key tracts lack infrastructure, creating challenges in delivering higher-quality housing. Overall, it is natural for the market to develop in greenfield sites near infrastructure, which can increase incremental sprawl.

Looking ahead, leadership expressed a desire to advance a “complete

Stakeholder Engagement

community” approach supported by a wider range of housing types and stronger amenities. They were generally supportive of “missing middle” product, including townhomes, condos, and multifamily (in an appropriate context). Recreational amenities and community assets were viewed as important to market positioning. School competitiveness was discussed as a perception and scale issue relative to nearby districts.

Overall, leadership emphasized aligning the comprehensive plan, zoning, infrastructure planning, and developer engagement to better anticipate and guide housing growth.

Key Takeaways

- Glenpool is widely perceived as a “small home/starter home” market.
- The City is still working to rebuild trust with parts of the development community after prior policy shifts. There has been a perception that it is not developer-friendly, but this is improving.
- Infrastructure limits where and how the City can grow; infrastructure timing and coordination are challenging, especially in areas that are largely agricultural/low-density.

Stakeholder Meetings (online and in-person)

Meeting Summary

Both stakeholder groups were held at the Glenpool City Hall. This gave stakeholders the opportunity to give their input from their unique perspective.

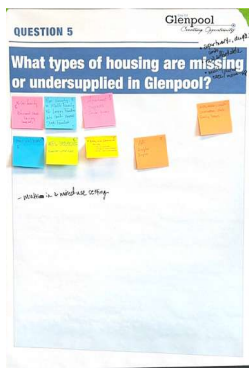
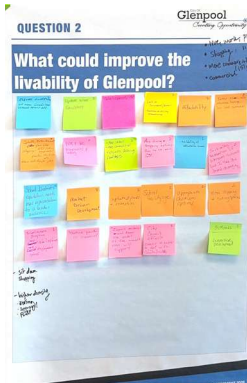
Key Themes

- The current market is slow and constrained, with limited supply and limited product diversity.

- The vision for Glenpool in ten years is a more robust and mature market that offers a full housing “ladder” (from “attainable” to “move-up” formats) and a greater variety of housing types to improve affordability in those lower price points.
- Livability improvements desired include more commercial uses (shopping/dining) and better parks with more recreation options, supported by schools and other family-serving amenities.
- Constraints in delivering new housing are driven by infrastructure readiness/availability (especially sewer extension) and land control/availability (privately held land and feasibility at current market prices).
- Stakeholders repeatedly raised concerns with zoning regulations and predictability in city processes and city staff/council vision (desired products and lot sizes) as factors shaping and influencing builder and developer interest.
- The most discussed recommended actions for implementation of a ten year vision were to update zoning and align vision and policy with desired outcomes so that the expectations of residents and city leadership, infrastructure investments, and private investment work together towards a common goal.

Stakeholder Engagement

In-person Stakeholder Meetings



Question	Stakeholder Feedback	Group Consensus
Q1a. In a few words, how would you describe the Glenpool housing market today?	Slow/flat activity; limited options and limited supply; not much availability; market needs expansion/exposure/growth; comments that pricing is trending higher with many listings in higher price ranges.	Slow; lacking diversity; stagnant
Q1b. What should the Glenpool housing market be or look like in 10 years?	A "full ladder" of housing (more price points and product types); more move-up opportunities and broader income mix; more consistent building activity; concern that without more attainable options, households may be priced out over time.	Robust; more diverse; no change; variety and options
Q2. What could improve the livability of Glenpool?	More shopping/dining (including sit-down); more commercial nodes and activity; improved parks, trails, and recreation; better/updated school facilities and improved awareness; childcare options; "downtown"/destination-style places; support for appropriate higher-density where planned.	Live/work/play; shopping; more commercial (especially along key corridors)
Q3. What are the top two issues the Glenpool housing market faces?	Supply/availability (including lack of step-up product); affordability pressure; limited land/available lots; zoning fit (lot sizes/product allowed); traffic/infrastructure constraints; limited variety.	Availability and variety of housing; zoning suitability and lot size; zoning and staff processes and capacity
Q4. What are the biggest barriers to delivering new housing in Glenpool?	Privately held land and limited land availability; land pricing/feasibility; city approval timelines/process; staff capacity (planning/zoning and development services); zoning requirements; community resistance/NIMBY; competition pressures from nearby markets.	Extending sewer; privately held land
Q5. What types of housing are missing or undersupplied in Glenpool?	More multifamily and attached options (apartments, duplexes, condos, garden homes); more attainable/entry and mid-tier homes; more move-up/"executive" options; retirement/downsizing options; preference to locate multifamily in appropriate nodes.	Apartments/duplexes; condos; more affordable and mid-level; move-up or "exec"; multifamily in a mixed-use setting
Q6. If you were mayor for a day, name one or two actions to improve the housing market in Glenpool.	Update/relax zoning to enable more options; improve/streamline approvals; extend sewer to unlock developable areas; master drainage planning; improve City support/predictability; promote the City and expand shopping/commercial.	Zoning update; Implement the housing study; align vision and policy

Stakeholder Engagement

Online Stakeholder Survey

Question	Stakeholder Feedback
Q1a. In a few words, how would you describe the Glenpool housing market today?	Rapid growth but poorly managed; concerns about over development and overcrowding; infrastructure (roads, sewer, utilities) not keeping pace; housing seen as increasingly expensive and unaffordable, with too many higher-priced or large homes and not enough diverse or entry-level options; lack of identity, amenities, and retail/dining making it feel like a generic or incomplete suburb; strong family-oriented, commuter community with proximity to Tulsa as a key strength; overall sentiment that growth is happening but is unbalanced, unsustainable, and in need of better planning, investment, and community development.
Q1b. What should the Glenpool housing market be or look like in 10 years?	More affordable and diverse housing options (including starter homes, rentals, downsizing/retirement housing, and non-HOA neighborhoods); balanced growth with improved infrastructure (roads, drainage, sewer) before additional expansion; maintain small-town character while accommodating growth; better mix of housing types and price points for families, young adults, and seniors; increased community amenities (parks, sidewalks); overall vision of sustainable, well-managed growth that avoids overcrowding and has long-term livability.
Q2. What could improve the livability of Glenpool?	Major infrastructure upgrades (roads, traffic signals, sidewalks, drainage, and resolving sewer/wastewater issues) are the top priority; improved school quality, capacity, and reputation; expanded parks, trails, and recreational amenities (including modern, accessible, and family-oriented facilities); more diverse and higher-quality commercial development (sit-down restaurants, retail, grocery stores, and entertainment options rather than primarily fast food uses); increased walkability, bikeability, and public safety; stronger community identity through development of a downtown-type community hub, beautification, and events; overall need for more balanced growth, better maintenance, and amenities that reduce reliance on nearby cities like Tulsa.
Q3. What are the top two issues the Glenpool housing market faces?	Housing affordability and rising costs (for both renters and buyers); limited housing choice and lack of diverse options (including affordable homes, non-HOA neighborhoods, and varied housing types); availability constraints, particularly for affordable for-sale housing; concerns about the growing number of rental properties and corporate-owned homes impacting neighborhood quality and pricing; ongoing issues with maintenance and condition of some neighborhoods; quality-of-life factors such as sewer odors and infrastructure that negatively affect housing desirability when compared with nearby cities or options.
Q4. What are the biggest barriers to delivering new housing in Glenpool?	Infrastructure limitations, especially sewer/wastewater capacity, roads, and utilities; high development costs and land prices; land availability; regulations and policy, including perceptions of being difficult to build in or over-regulated; community concerns about growth impacts (traffic, overcrowding, schools); limited local job base.
Q5. What types of housing are missing or undersupplied in Glenpool?	Shortage of affordable and starter homes (including workforce housing under today's typical price points); lack of senior housing options (such as single-level homes, townhomes, and retirement-friendly communities); limited townhomes, duplexes, and multifamily options; need for more diverse "middle" housing types; some demand for move-up housing and rural estate/larger-lot options; overall lack of housing variety to meet different life stages and income levels.
Q6. If you were mayor for a day, name one or two actions to improve the housing market in Glenpool.	Prioritize major infrastructure investments (especially fixing sewer/wastewater issues, roads, drainage, sidewalks, and utilities); address the ongoing sewer odor problem as an urgent quality-of-life issue; pause or better manage new development until infrastructure catches up; update zoning and policies to support safer, more walkable, and better-planned growth; invest in parks and community amenities; improve code enforcement and neighborhood maintenance; take steps to manage corporate ownership of housing and support long-term community stability.
Additional comments	Balance growth with affordability and preservation of quality of life; infrastructure and sewer issues need immediate attention; need improved affordability and housing options for families, seniors, and people with disabilities; desire for more sidewalks, lighting, and pedestrian safety improvements; frustration with lack of amenities, entertainment, and a defined downtown or community identity; mixed feelings about growth - some support for development but there is a concern about over development, loss of green space, and environmental impacts; emphasis on community pride, maintenance, and beautification; forward-thinking planning to ensure sustainable growth while keeping Glenpool livable and attractive.

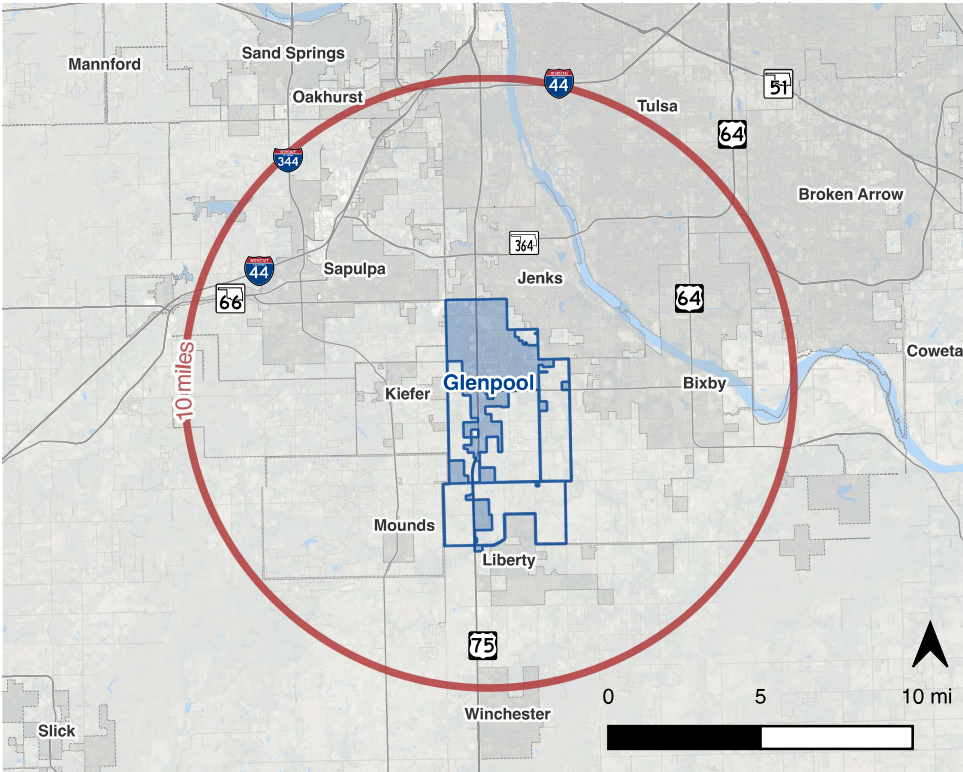
Demographic Conditions

Glenpool is a suburban community in south Tulsa County along US Route 75, approximately 15 miles south of downtown Tulsa. Glenpool is part of the Tulsa MSA, and regional conditions strongly influence local housing. Regional factors, such as job growth, cost of living, and development costs, and macroeconomic forces, such as interest rates and market conditions, influence confidence, affordability, and Glenpool’s competitiveness.

The Tulsa MSA’s projected population growth (0.6% annually from 2025 to 2030) is slower than the Dallas-Fort Worth Metroplex (1.4%) and the Oklahoma City MSA (0.8%), and faster than the Kansas City MSA (0.4%). Tulsa MSA’s median home value (\$250,162) is lower than Dallas-Fort Worth Metroplex (\$389,670) and Kansas City MSA (\$316,517), and Tulsa MSA’s median household income (\$69,546) is also lower than those metros. Tulsa MSA households spend 22.5% of

Regional Snapshot	Glenpool	Tulsa Co	Tulsa MSA
2025 Population	14,421	694,730	1,060,815
2025-30 Annual Growth Rate	0.7%	0.5%	0.6%
2030 Population	14,925	712,062	1,091,737
Median Age	34.7	37.3	38.6
Average Household Size	2.80	2.45	2.51
Median Household Income	\$81,333	\$69,596	\$69,546
Average Household Income	\$107,889	\$100,208	\$96,306
Median Home Value	\$249,191	\$262,519	\$250,162
Owner-Occupied Housing	70.2%	56.4%	62.9%
Income to Mortgage ratio	19.2%	23.6%	22.5%
Median Monthly Rent	\$1,140	\$968	\$933

Source: Esri



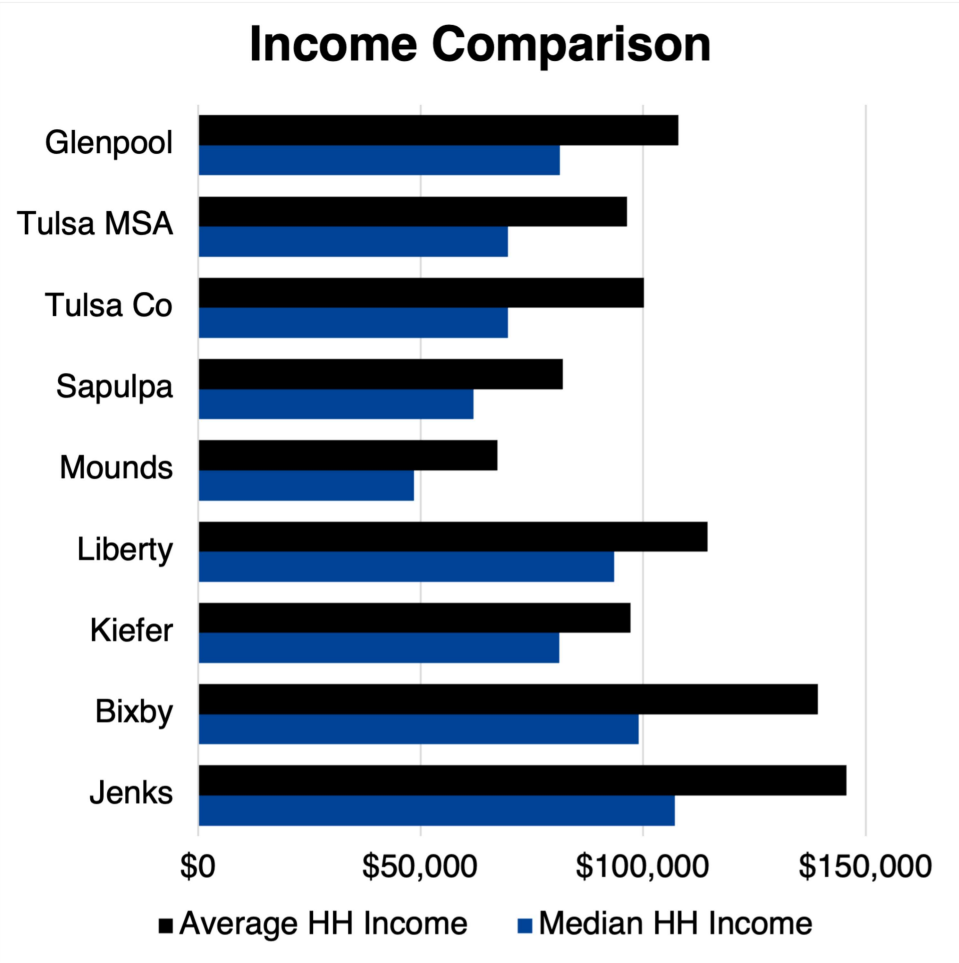
income on a mortgage, which is lower than in the Dallas-Fort Worth Metroplex, but similar to Kansas City MSA and Oklahoma City MSA. For Glenpool, this suggests a market where housing demand is less about rapid regional growth and more about whether the city can deliver the right housing options through competitive lot economics, a balanced product mix, infrastructure investments and availability, and standards that support quality development.

Demographic Conditions

Income

Glenpool’s median household income in 2025 is \$81,333, which is higher than the Tulsa MSA’s at \$69,546 and above Tulsa County’s at \$69,596. The income distribution shows a larger share of higher-income households in Glenpool than in the Tulsa MSA overall. 39.8% of Glenpool households earn over \$100,000, compared with 33.5% in the Tulsa MSA, while 15.1% of Glenpool households earn under \$35,000, compared with 23.9% in the Tulsa MSA. From an income standpoint, this places Glenpool in a middle position regionally. It is stronger than the Tulsa MSA average, but still below competitive communities like Jenks and Bixby.

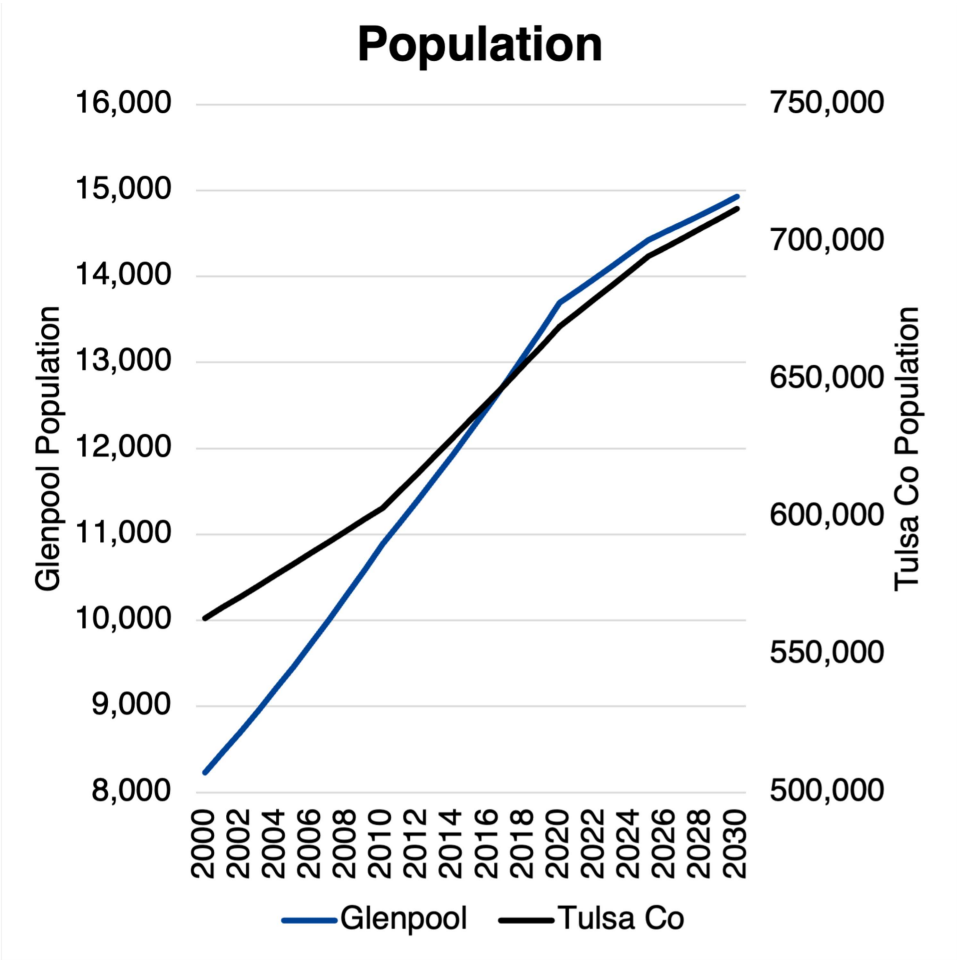
With a median household income of \$81,333, Glenpool is meaningfully stronger than the Tulsa MSA overall (\$69,546), which helps the city compete for working families and move-up buyers who want suburban neighborhood quality and ownership opportunities. At the same time, Glenpool remains below higher-income suburbs like Jenks and Bixby, meaning those communities can consistently support higher home prices while still absorbing product quickly. This positions Glenpool to compete best when it offers similar quality at a more attainable price point than the top-tier suburbs, while still providing enough variety for both higher-income households and moderate-income households that will rely more on lower-cost rentals or entry-level ownership options.



Demographic Conditions

Population

Glenpool has a current population of 14,421 and is anticipated to increase to 14,925 by 2030, an average annual growth rate of 0.7% that is slightly faster than the Tulsa MSA baseline (0.6%), but slower than peers like Bixby (0.9%) and Jenks (0.8%).



Age

Glenpool’s median age as of 2025 is 34.7, an increase from 33.4 in 2020. Glenpool’s median age is projected to reach 35.8 by 2030. Tulsa’s MSA is older at 38.6 in 2025 and is anticipated to increase to 39.6 by 2030. Overall, Glenpool remains younger than the region but is gradually aging, which may shift demand toward housing that supports both aging and young families. From a growth and housing perspective, this trend reinforces the importance of maintaining a mix of housing options that can meet the needs of both established households and new residents.

Median Age	Jenks	Bixby	Sapulpa	Tulsa Co	Tulsa MSA	Glenpool
2020	34.9	36.9	38.8	36.3	37.6	33.4
2025	35.5	38.0	40.2	37.3	38.6	34.7
2030	35.6	38.7	41.5	38.4	39.6	35.8

Source: Esri

Poverty

Poverty refers to households with income below the federal poverty level. The 2026 poverty guideline is \$33,000 per year for a family of four. In Glenpool, 8.5% of households are below the defined poverty level, compared to 13.4% in the Tulsa MSA. SNAP participation is 10.9% in Glenpool versus 12.4% in the Tulsa MSA, which matters because SNAP is income-based and helps indicate the share of households with limited resources, including near-poor households who may not fall below the poverty line. Glenpool’s unemployment estimate in 2025 is 2.2%, below the Tulsa MSA (4.0%). Unemployment is heavily related to poverty because job loss is a common pathway into poverty and a key driver of short-term household instability. Together, these

Demographic Conditions

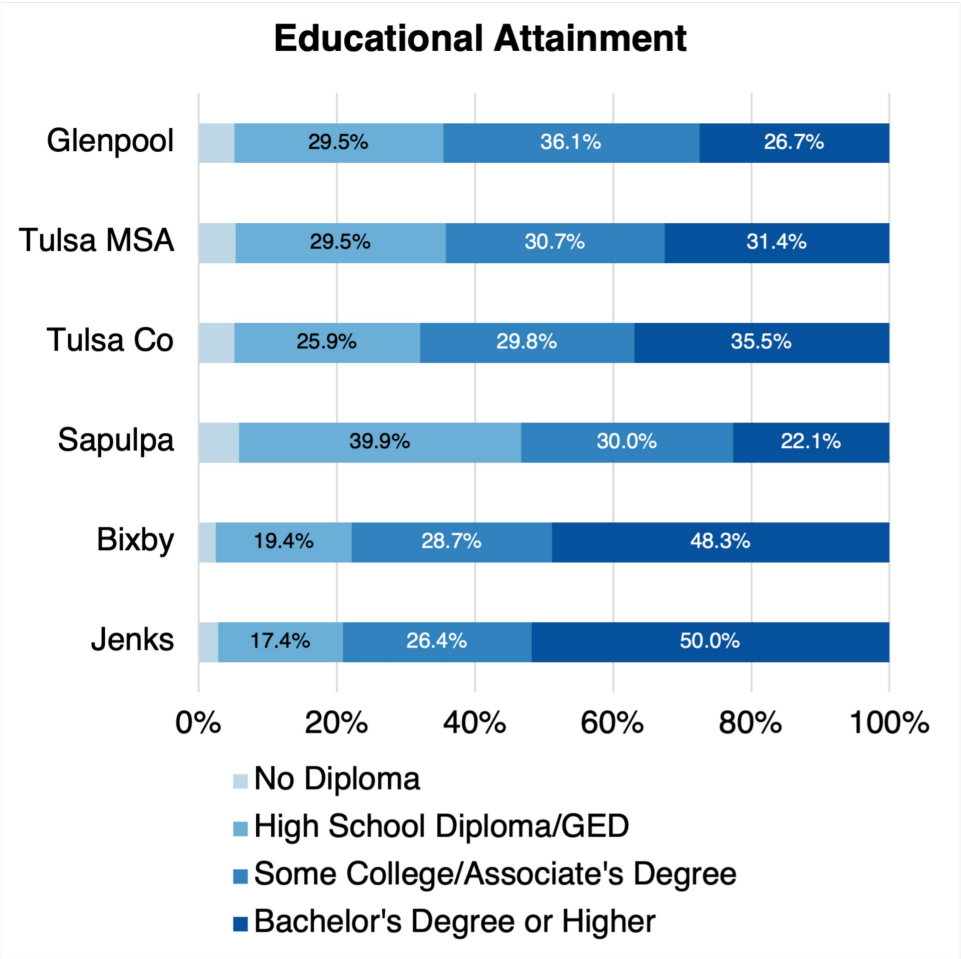
indicators show Glenpool has stronger baseline economic stability than the region, but still has an income-limited segment that will have difficulty accessing market-rate housing without lower-cost options or income-qualified assistance.

Poverty	Jenks	Bixby	Sapulpa	Tulsa Co	Tulsa MSA	Glenpool
Poverty Index*	58	46	116	113	108	69
Households on Food Stamps	4.7%	5.3%	14.2%	12.5%	12.4%	10.9%
Income below poverty level	7.2%	5.7%	14.4%	14.1%	13.4%	8.5%
Unemployment Rate	2.7%	3.1%	3.0%	4.0%	4.0%	2.2%

Source: Esri
*The Poverty Index represents the area's household level poverty rate divided by the national poverty rate. A Poverty Index value of 50 means that the area has a poverty rate of half the national poverty rate.

Education

In Glenpool, 26.7% of residents hold a bachelor's degree or higher, compared to 31.4% in the Tulsa MSA and 35.5% in Tulsa County, placing Glenpool below several nearby, higher-income suburbs. Glenpool Public Schools is the primary K-12 provider, and Glenpool High School is a key community anchor. Regionally, residents also have access to Tulsa Community College and four-year institutions in Tulsa. This is a crucial factor in job attraction because employers look for places with a reliable pipeline of skilled workers. Stronger education and workforce training pathways increase the share of residents who qualify for higher-wage jobs and make it easier for businesses to hire locally. The city's long-range direction to expand secondary and vocational-technical opportunities, including a proposed K-to-14



concept with Glenpool schools and Tulsa Community College, supports that goal by better aligning training with employer needs. Investments in the K-12 school district will continue to raise the perception of the school district within the region, making Glenpool an even more attractive place to live, and a good alternative option to the (currently) better-perceived school districts adjacent to Glenpool.

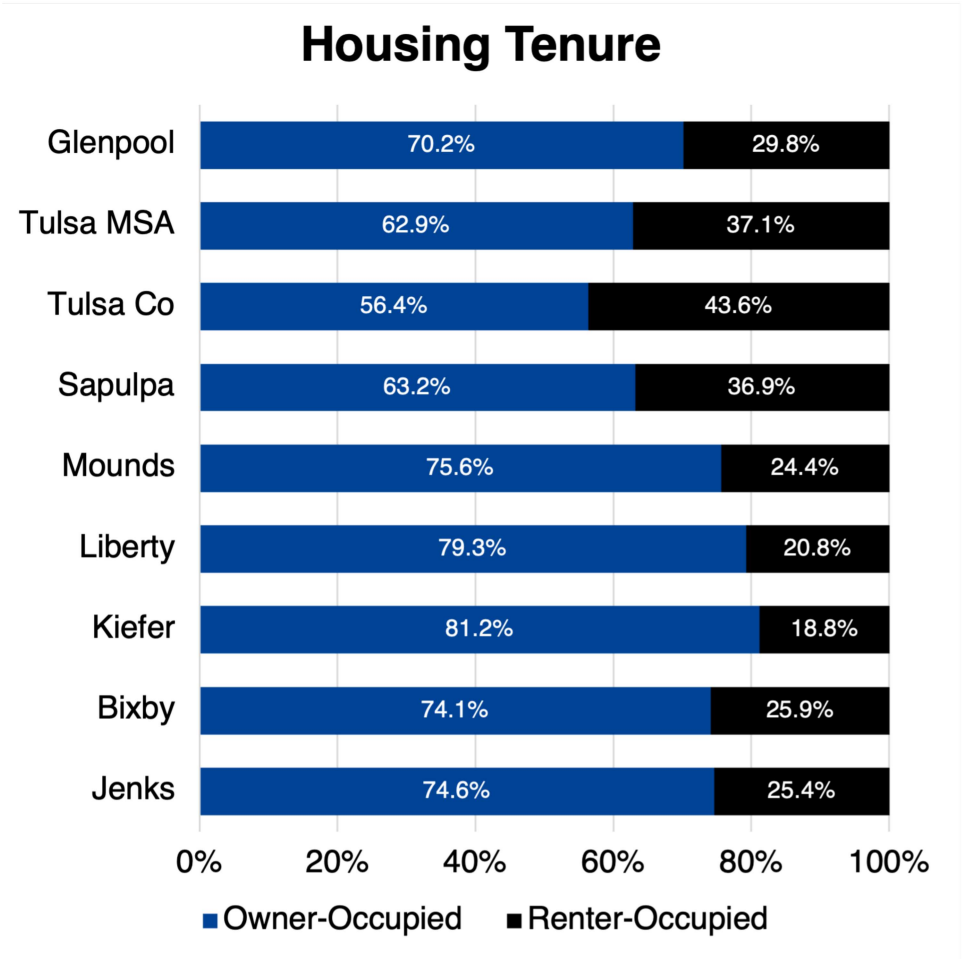
Demographic Conditions

Housing Tenure

Housing tenure refers to whether occupied housing units are owner-occupied or renter-occupied. Glenpool’s tenure has shifted toward renting over time, with renter-occupied housing increasing from 21.8% (2010) to 29.8% (2025) and is projected to reach 29.9% by 2030. The national homeownership rate is approximately 65%, meaning most US households live in owner-occupied housing.

The Tulsa MSA is more renter-oriented overall at 37.1% in 2025, while higher-income suburban peers like Jenks and Bixby remain more ownership-oriented than Glenpool, which helps explain why Glenpool tends to sit in a middle band of product and price competition. This tenure mix reinforces Glenpool’s single family orientation as 80.9% of housing units are single family detached, and 2.4% are single family attached, while the multifamily share is meaningfully below the Tulsa MSA.

The main condition is that rentals have grown and then stabilized at a higher level than in 2010, but the city’s overall structure mix remains tilted toward detached product, which shows an imbalance of owner vs renter-occupied units. Renter-occupied product can increase supply and give options to students, young professionals, families saving for a home, and employees seeking temporary residence prior to investing in the market. A blend of renters and homeowners can create more socioeconomic diversity, enable a broader mix of ages and lifestyles, and can contribute to more vibrant, adaptable neighborhoods.



Demographic Conditions

Psychographics

Psychographics are developed through quantitative and qualitative methodology to further understand the nuances of consumers' psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes a wide range of topics - from health to politics to technology adoption. Each consumer's unique attitudes influence his or her lifestyle choices. And their lifestyles impact their purchasing decisions on housing, clothing, food, entertainment, and more.

Esri Tapestry segments summarize common household lifestyles and, for housing, they help describe typical tenure patterns, neighborhood settings, and payment sensitivity. In Glenpool, four segments dominate, and together they point to a family-oriented, suburban market with strong ownership tendencies and with sensitivity to monthly housing costs.

Up and Coming Families (39.8% of Glenpool households, 1.8% of Tulsa Co households)

Up and Coming Families reflects younger households with children and active household formation. This segment is commonly associated with newer suburban neighborhoods and a strong presence of first-time buyers, meaning demand tends to concentrate in attainable single family neighborhoods and newer subdivision products. Even with an ownership tilt, this segment is often payment-sensitive, so changes in rates and monthly costs can quickly shift demand between owning and renting.

Middle Ground (25.7% of Glenpool households, 9.1% of Tulsa Co households)

Middle Ground represents working households in affordable suburban areas. Housing patterns for this segment are typically tied to modestly priced, established single family neighborhoods, often with older housing stock and steady demand for practical housing options. This segment tends to support consistent absorption at attainable price points and is closely connected to workforce stability and the affordability of monthly payments.

Flourishing Families (19.8% of Glenpool households, 5.8% of Tulsa Co households)

Flourishing Families refers to higher-income family households in suburban, growth-oriented settings. This segment is most aligned with conventional single family neighborhoods, larger homes, and newer development areas. Housing demand here tends to prioritize neighborhood quality, schools, and newer housing supply, with a stronger ability to absorb higher price points than the first two segments.

Family Bonds (14.7% of Glenpool households, 2.4% of Tulsa Co households)

Family Bonds reflects larger households, including more multi-generational and nontraditional household structures. Housing patterns are often tied to owner-occupied single family homes, often older stock, and these households can face payment pressure despite the prevalence of ownership due to household size and overall cost burden. This segment commonly benefits from attainable, flexible housing options that can accommodate larger household needs.

Market Conditions

Homeowner Market

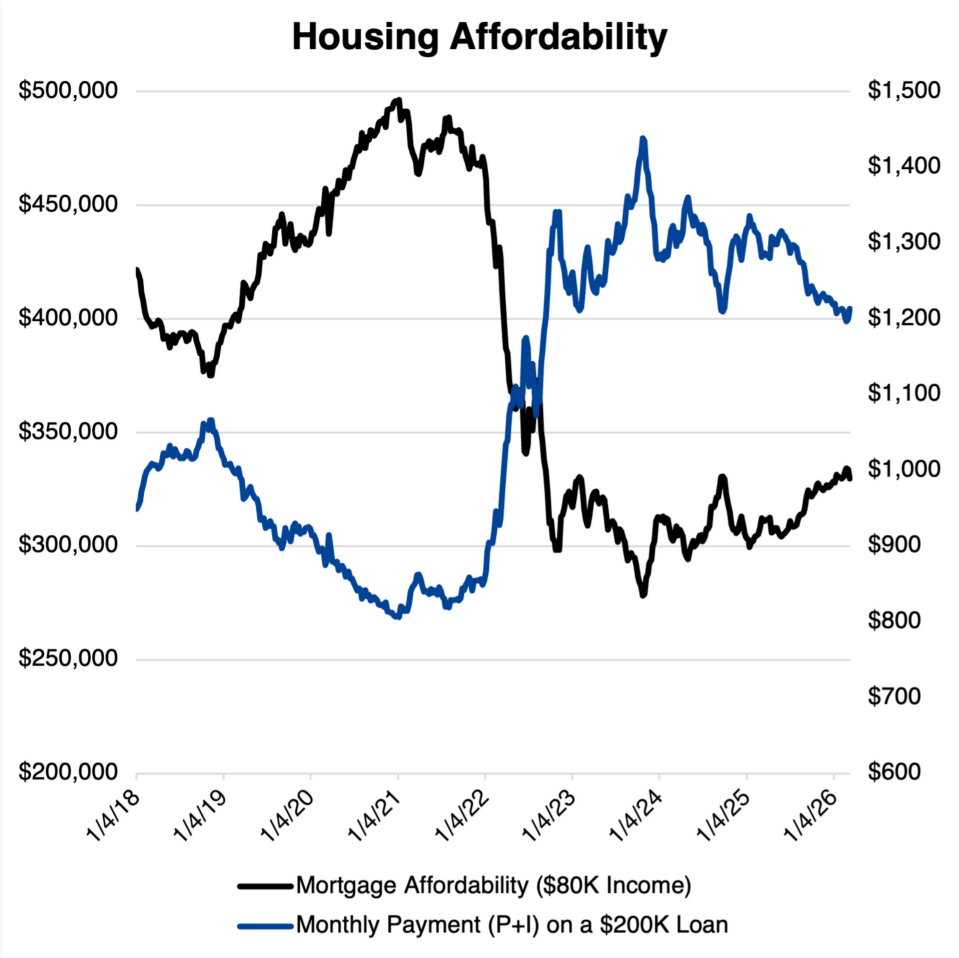
The US homeowner market in 2025 has been influenced by consistently high housing costs and continued constraints on mobility. Home prices are still at or near historic highs compared to incomes, with home values continuing to outpace wage growth, resulting in ownership being increasingly difficult to attain for many segments of the population.

Affordability challenges are not limited to lower-income households and middle-income households are also being squeezed as higher interest rates and elevated home prices limit purchasing power. Rising property taxes and insurance costs are increasing the financial burden on existing homeowners, meaning ownership is becoming more expensive to maintain, in addition to it being difficult to achieve in the first place.

These factors were reflected in the feedback received in the stakeholder engagement process for this project, with concerns about rising home prices and a lack of attainable or affordable housing options, especially for first-time buyers and workforce households. Affordable housing generally refers to housing that costs no more than 30% of a household’s gross income, including rent or mortgage payments, utilities, taxes, and insurance.

Rental Market

The US rental housing market is both cooling in rent growth while being still unaffordable for many. Nationally, renter cost burden has reached a record high, with nearly 50% of renter households spending more than one-third of their income on housing. Rents for new leases have began to decline, and vacancy has increased in some markets and as demand for rental product has softened somewhat. More interestingly, the cost burden issues have grown beyond what was traditionally



thought of as the low-income segment, and moderate-income households feel increasing pressure from rising housing costs.

As housing costs rise closer to the urban core of Tulsa, demand for housing, both owner- and renter-occupied, is likely to increase and feel pressure from households looking for lower-priced alternatives.

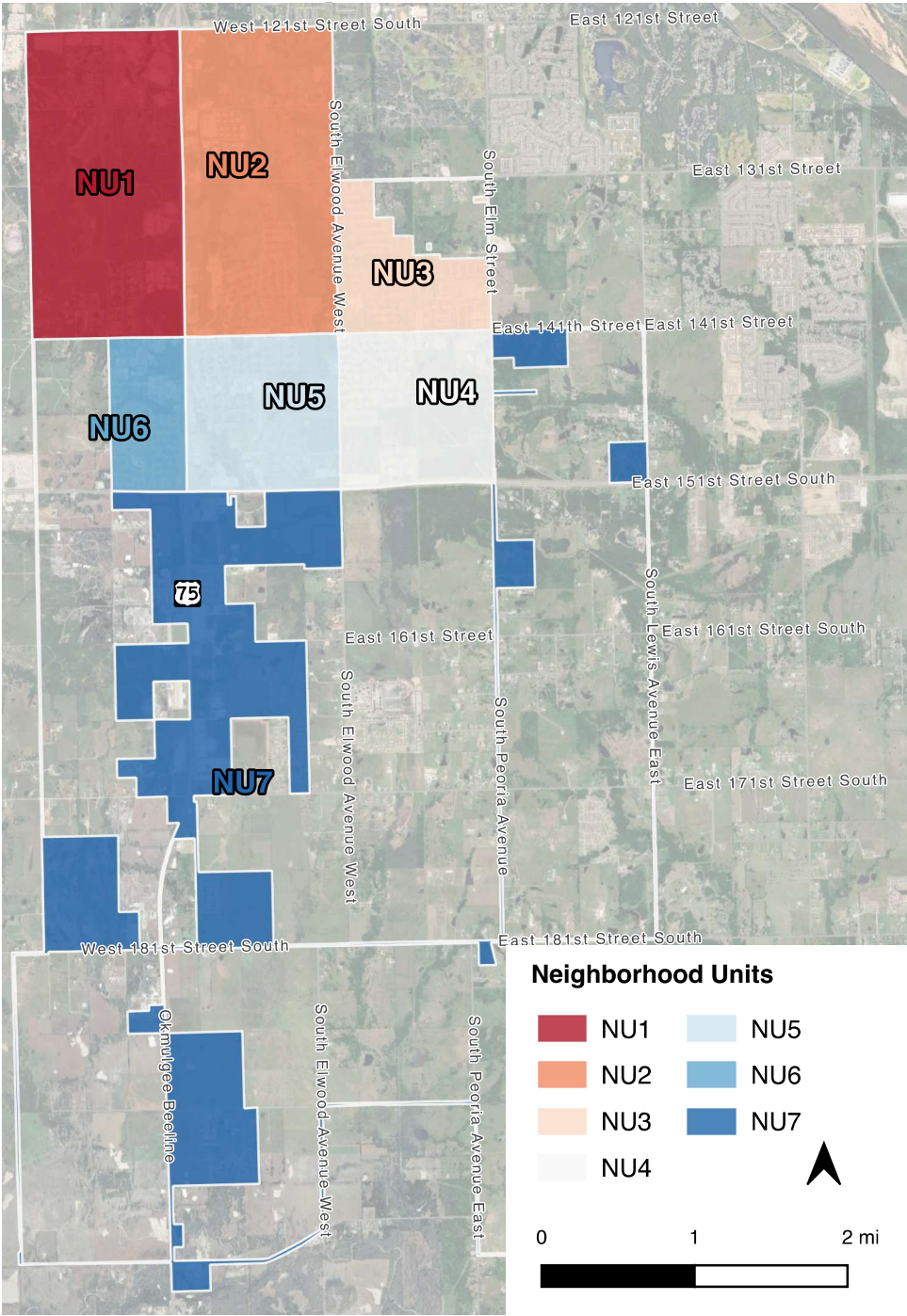
Neighborhood Assessment

Delineation of Neighborhood Units

To better understand the nuances of Glenpool’s housing and demographic patterns, the city was divided into seven distinct Neighborhood Units (NU). These divisions provide a more detailed view of each area’s unique characteristics, accounting for differences in housing stock, neighborhood form, and development patterns that may not be evident at a citywide level. The boundaries of the Neighborhood Units were designed to align, as much as possible, with the US Census Bureau’s Block Groups to more accurately benchmark variances across the city. Glenpool’s seven Neighborhood Units capture the city’s main residential areas, key community anchors, and highway-oriented commercial and employment. Several units include concentrations of newer single family neighborhoods, while others reflect more established housing stock and limited neighborhood-scale commercial access.

NU Comparison	NU1	NU2	NU3	NU4	NU5	NU6	NU7	Glenpool
Population	1,361	2,162	3,302	2,212	2,446	1,945	993	14,421
Annual Growth Rate	0.1%	0.6%	0.5%	0.7%	0.5%	0.6%	2.9%	0.7%
Daytime Population	1,851	1,722	1,687	1,321	1,886	1,063	825	10,355
Average HH Size	2.4	2.8	2.7	3.0	2.9	3.0	3.0	2.8
Median Age	33.2	36.6	36.4	34.3	32.1	32.7	39.5	34.7
Median HH Income	\$72.8k	\$76.7k	\$86.5k	\$69.6k	\$66.8k	\$104.7k	\$130.0k	\$81.3k
Single Family Median Value	\$387k	\$180k	\$262k	\$221k	\$215k	\$210k	\$244k	\$219k

Source: Esri, Tulsa County Assessor



Neighborhood Assessment

Neighborhood Unit 1

Neighborhood Unit 1 (NU1) is in northwest Glenpool and is bounded by S 33rd W Avenue to the west, W 121st Street South to the north, US Route 75 to the east, and E 141st Street to the south. It includes major civic and commercial anchors, including the Glenpool Conference Center and City Hall, Walmart, Holiday Inn, and Grandview Heights Apartments, a 348-unit multifamily property. This neighborhood unit is also influenced by nearby industrial activity, including Paragon Industries (outside city limits), and includes areas south of West 126th Street with development potential.

Housing in NU1 has more variety compared to Glenpool as a whole, with multifamily and highway-oriented commercial uses, a smaller pocket of higher-quality single family housing, and more workforce-oriented housing types closer to US Route 75 and the industrial edge.

Neighborhood Unit Snapshot	NU1	Glenpool
Population	1,361	14,421
Median Household Income	\$72,867	\$81,333
Total Housing Units	361	5,035
% Single Family	13.6%	80.7%
Single Family Median Home Size	2,693 sf	1,473 sf
Single Family Median Lot Size	51,170 sf	7,895 sf
Single Family Median Year Built	2004	1994
Single Family Median Value	\$386,600	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	13.8%	6.8%
Renter HHs that spent 50%+ of Income on Rent	15.2%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

Key Considerations

- NU1 has the lowest average household size (2.4) and includes major civic and commercial anchors, signaling demand for smaller-unit housing in walkable proximity to services.
- This neighborhood unit includes multifamily, regional retail/hospitality, and an industrial edge near US Route 75, which highlights the importance of strong transitions and buffering to protect nearby residential areas.
- Areas south of West 126th Street has development potential, and could encourage additional investments into the adjacent areas.

Neighborhood Assessment

Neighborhood Unit 2

Neighborhood Unit 2 is on the north side of Glenpool, bounded by US Route 75 to the west, W 121st Street South to the north, S Elwood Avenue West to the east, and E 141st Street to the south. The northern portion includes a small hospitality cluster with the Comfort Inn and Hotel Glenpool, but limited supporting retail and services. South of the hotels, this neighborhood unit transitions to petroleum storage and industrial uses. Along E 141st Street, the neighborhood unit includes mostly older single family neighborhoods, a newer neighborhood on the east side (The Pines of Glenpool), and adjacent corridor commercial. NU2 has the lowest mortgage burden, with households spending 11.6% of income on a mortgage on average, which signals lower housing costs relative to income.

Housing in NU2 is only single family with a small highway-service and industrial edge influence. The pattern is mostly established

Neighborhood Unit Snapshot	NU2	Glenpool
Population	2,162	14,421
Median Household Income	\$76,659	\$81,333
Total Housing Units	785	5,035
% Single Family	100.0%	80.7%
Single Family Median Home Size	1,208 sf	1,473 sf
Single Family Median Lot Size	7,810 sf	7,895 sf
Single Family Median Year Built	1980	1994
Single Family Median Value	\$179,600	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	7.0%	6.8%
Renter HHs that spent 50%+ of Income on Rent	27.3%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

neighborhoods with limited internal neighborhood-serving amenities.

Key Considerations

- NU2 has the lowest mortgage burden (11.6% of income spent on average), which signals comparatively lower payment pressure and stronger capacity for stability and reinvestment in older neighborhoods.
- The Comfort Inn and Hotel Glenpool form a small hospitality node with limited nearby retail, suggesting an opportunity for supporting uses that improve the area for visitors and adjacent residents.

Neighborhood Assessment

Neighborhood Unit 3

Neighborhood Unit 3 is east of NU2, bounded generally on the west side by S Elwood Avenue, E 131st Street to the north, S Elm Avenue / S Peoria Avenue to the east, and E 141st Street to the south. This neighborhood unit is characterized by newer residential development (Glenn Hills and Glenn Abbey), including Glenshire Court Apartments and multiple single family additions, and it includes major community anchors such as the South County Recreation Center and Glenpool Elementary School. Commercial access within this neighborhood unit is limited. NU3 has the highest population (3,302), which signals this area is one of the city’s primary residential concentrations.

Housing in NU3 includes both single family and multifamily, with a strong share of newer neighborhoods and community-serving anchors that support family demand. This neighborhood unit has shown the strongest population growth, but commercial development has not

Neighborhood Unit Snapshot	NU3	Glenpool
Population	3,302	14,421
Median Household Income	\$86,539	\$81,333
Total Housing Units	1,293	5,035
% Single Family	93.6%	80.7%
Single Family Median Home Size	1,684 sf	1,473 sf
Single Family Median Lot Size	7,800 sf	7,895 sf
Single Family Median Year Built	1998	1994
Single Family Median Value	\$261,700	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	11.0%	6.8%
Renter HHs that spent 50%+ of Income on Rent	8.0%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

followed, limiting neighborhood-scale commercial services within its boundaries.

Key Considerations

- NU3 has the highest population (3,302) and includes major anchors like the elementary school and recreation center, which has potential to support neighborhood-serving services.
- Its distance from US Route 75 means this neighborhood unit’s competitiveness is driven more by neighborhood quality, connectivity, and access to community amenities than by corridor visibility.

Neighborhood Assessment

Neighborhood Unit 4

Neighborhood Unit 4 is bounded by S Elwood Avenue to the west, E 141st Street to the north, S Peoria Avenue to the east, and E 151st Street South to the south. This neighborhood unit includes a mix of established and newer single family neighborhoods, with older homes generally on the north side and a new neighborhood on the south side, Scissortail. Commercial amenities are limited, with the primary neighborhood-serving use being a convenience store. NU4 has the highest mortgage burden, with households spending 26.6% of income on a mortgage on average, indicating higher monthly payment pressure and potentially reducing capacity for home maintenance, reinvestment, and resilience to cost increases.

Housing in NU4 is almost all single family, but it spans a wide range of ages and styles, including the 44 unit Alder View Apartments on the southeast corner of E 141st Street and S Elwood Avenue. The

Neighborhood Unit Snapshot	NU4	Glenpool
Population	2,212	14,421
Median Household Income	\$69,642	\$81,333
Total Housing Units	755	5,035
% Single Family	94.4%	80.7%
Single Family Median Home Size	1,425 sf	1,473 sf
Single Family Median Lot Size	7,795 sf	7,895 sf
Single Family Median Year Built	1996	1994
Single Family Median Value	\$221,100	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	6.7%	6.8%
Renter HHs that spent 50%+ of Income on Rent	66.1%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

combination of higher mortgage burden and limited services is an important context for monitoring housing maintenance and long-term neighborhood stability.

Key Considerations

- NU4 has the highest mortgage burden (a household average of 26.6% of income), indicating greater payment pressure that can affect housing upkeep and long-term stability, especially in older areas.
- This neighborhood unit spans from older single family neighborhoods and newer development in Scissortail, indicating a potential need for reinvestment in the older neighborhoods as they age.

Neighborhood Assessment

Neighborhood Unit 5

Neighborhood Unit 5 is bounded by US Route 75, E 141st Street to the north, S Elwood Avenue to the east, and W 151st Street South to the south. It includes Glenpool High School, Glenpool Middle School, and the Glenpool Sports Arena, with commercial activity concentrated along US Route 75 and E 141st Street. NU5 also includes Maple Leaf Apartments (48 units) and Red Bud Village (senior living), and a wide range of single family neighborhoods, with older housing on the north and west sides and newer development in the southeast. NU5 has the lowest median household income (\$66,844).

Housing in NU5 is the most varied in the city, combining multifamily housing with single family neighborhoods from multiple eras. The mix of older housing and lower median incomes makes reinvestment and housing conditions a key theme in this unit.

Neighborhood Unit Snapshot	NU5	Glenpool
Population	2,446	14,421
Median Household Income	\$66,844	\$81,333
Total Housing Units	854	5,035
% Single Family	77.5%	80.7%
Single Family Median Home Size	1,411 sf	1,473 sf
Single Family Median Lot Size	8,208 sf	7,895 sf
Single Family Median Year Built	2008	1994
Single Family Median Value	\$214,750	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	12.3%	6.8%
Renter HHs that spent 50%+ of Income on Rent	6.4%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

Key Considerations

- NU5 has the lowest median household income (\$66,844) and includes many older neighborhoods, which signals lower reinvestment capacity and higher sensitivity to housing cost increases.
- Major anchors like Glenpool High School, Glenpool Middle School, and the Sports Arena create a strong activity center, offering opportunities to improve nearby corridor quality and support neighborhood reinvestment.
- This neighborhood unit has the city's most diverse housing mix, making it a key area for identifying housing gaps and differences in neighborhood conditions across product types.

Neighborhood Assessment

Neighborhood Unit 6

Neighborhood Unit 6 is bounded by S 26th West Avenue to the west, W 141st Street to the north, US Route 75 to the east, and W 151st Street South to the south. It is almost entirely single family residential, except for the 52-unit Rolling Meadows Apartments. This neighborhood unit is largely defined by the Taylor’s Pond neighborhood, and commercial activity within the unit is limited to a convenience store near the north side, with broader services nearby in NU5. NU6 has the highest average household size (3.0) and the second-lowest average age (32.7), which together shows a strong concentration of families and working-age households and typically correspond with demand for larger homes and neighborhood amenities that support daily family routines.

Housing in NU6 is a cohesive, family-oriented single family area. The limited internal commercial presence means households rely on nearby

Neighborhood Unit Snapshot	NU6	Glenpool
Population	1,945	14,421
Median Household Income	\$104,680	\$81,333
Total Housing Units	602	5,035
% Single Family	89.4%	80.7%
Single Family Median Home Size	1,547 sf	1,473 sf
Single Family Median Lot Size	8,373 sf	7,895 sf
Single Family Median Year Built	1983	1994
Single Family Median Value	\$210,350	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	0.0%	6.8%
Renter HHs that spent 50%+ of Income on Rent	23.8%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

corridors and adjacent units for daily services.

Key Considerations

- NU6 has the highest household size (3.0) and the second-lowest average age (32.7), which signals a strong concentration of families and demand for larger, family-oriented housing.
- This neighborhood unit is almost entirely single family, with newer housing concentrated in the Taylor’s Pond neighborhood.
- Commercial is limited within this neighborhood unit, but is nearby on the east side of US Route 75.

Neighborhood Assessment

Neighborhood Unit 7

Neighborhood Unit 7 is on the south and east sides of Glenpool and includes limited highway commercial along US Route 75, but no major commercial nodes. NU7 has the highest median household income (\$129,969), the highest projected population growth (2.9%), and the lowest current population (993).

With the exception of the 76-unit Glenpool Ridge Apartments west of US Route 75 on W 161st Street South, housing in NU7 is characterized by larger-lot, higher-end single family product and strong potential for continued growth. The combination of high incomes and high growth potential indicates this unit is likely to be a primary location for new move-up housing in Glenpool.

Neighborhood Unit Snapshot	NU7	Glenpool
Population	993	14,421
Median Household Income	\$129,969	\$81,333
Total Housing Units	385	5,035
% Single Family	80.0%	80.7%
Single Family Median Home Size	1,519 sf	1,473 sf
Single Family Median Lot Size	8,186 sf	7,895 sf
Single Family Median Year Built	2004	1994
Single Family Median Value	\$243,900	\$218,750
Owner HHs w/Mortgage that Spent 50%+ of Income on Housing	0.5%	6.8%
Renter HHs that spent 50%+ of Income on Rent	0.0%	19.5%

Source: Esri, Tulsa County Assessor

Neighborhood Health Factors

Housing Condition					
Housing Variety					
Access / Quality of Amenities					
Access to Employment					
Income					

The factors in this table influence the stability, attractiveness, and long-term viability of a neighborhood and help evaluate how well a neighborhood supports residents across different life stages and income levels.

Key Considerations

- NU7 has the highest median income (\$129,969), highest projected growth (2.9%), and lowest current population (993), suggesting an area of the city with strong growth potential.
- The housing pattern is low-density and estate-style with limited amenities, suggesting demand for carefully located neighborhood-scale services that preserve character.
- Commercial activity is scattered along US Route 75, reinforcing the importance of planning for concentrated nodes and access rather than dispersed strip patterns.

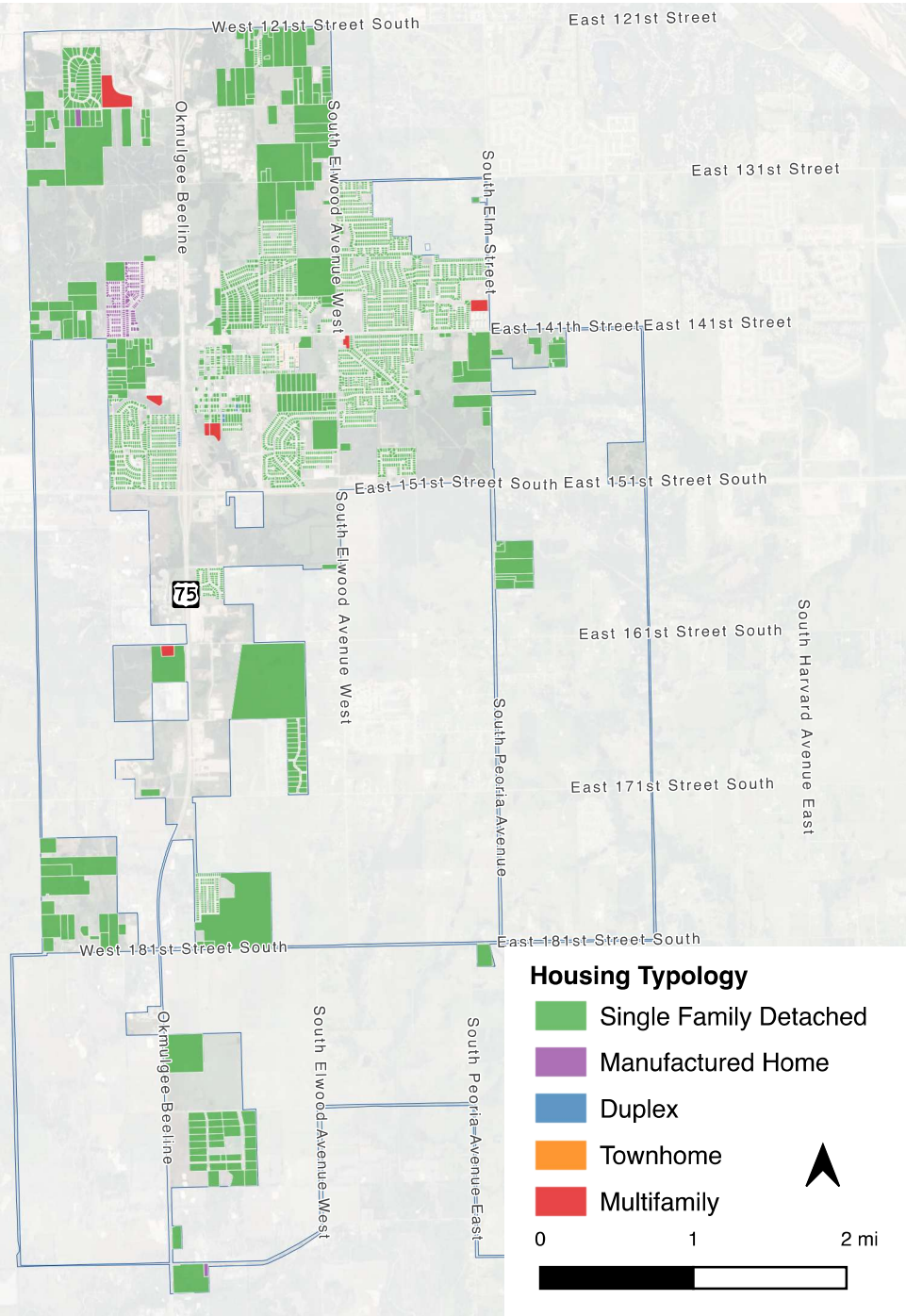
Existing Housing

The distribution of housing types across Glenpool shows a predominantly single family housing market, with variation in the presence of alternative housing types across neighborhood units. Citywide, single family homes account for 80.7% of all housing units. Multifamily housing comprises the next largest share a 12.5%. While the overall mix is heavily weighted toward single family development, the neighborhood unit-level data reveals important distinctions in how and where different housing types are distributed.

NU2, NU3, NU4, and NU6 are overwhelmingly composed of single family housing, with NU2 being entirely single family, and NU3, NU4, and NU6 between 89.4% and 94.4% single family. These areas likely represent traditional suburban housing typology with limited housing diversity. NU5 and NU7 are also predominately single family, but have some mix of duplexes, townhomes, and multifamily, and introduce a modest mix of other housing types. NU5 has the city's only concentration of townhomes, and NU1 has nearly all of the city's manufactured homes.

Housing Types	NU1	NU2	NU3	NU4	NU5	NU6	NU7	Glenpool
Total Units	361	785	1,293	755	854	602	385	5,035
Single Family Det.	13.6%	100.0%	93.6%	94.4%	77.5%	89.4%	80.0%	80.7%
Manuf. Home	35.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	4.4%
Duplex	0.0%	0.0%	0.0%	0.0%	0.7%	2.5%	0.0%	0.4%
Townhome	0.0%	0.0%	0.0%	0.0%	12.5%	0.0%	0.0%	2.0%
Multifamily	50.8%	0.0%	6.4%	5.6%	9.4%	8.1%	19.7%	12.5%

Source: Catalyst Commercial, Tulsa County Assessor



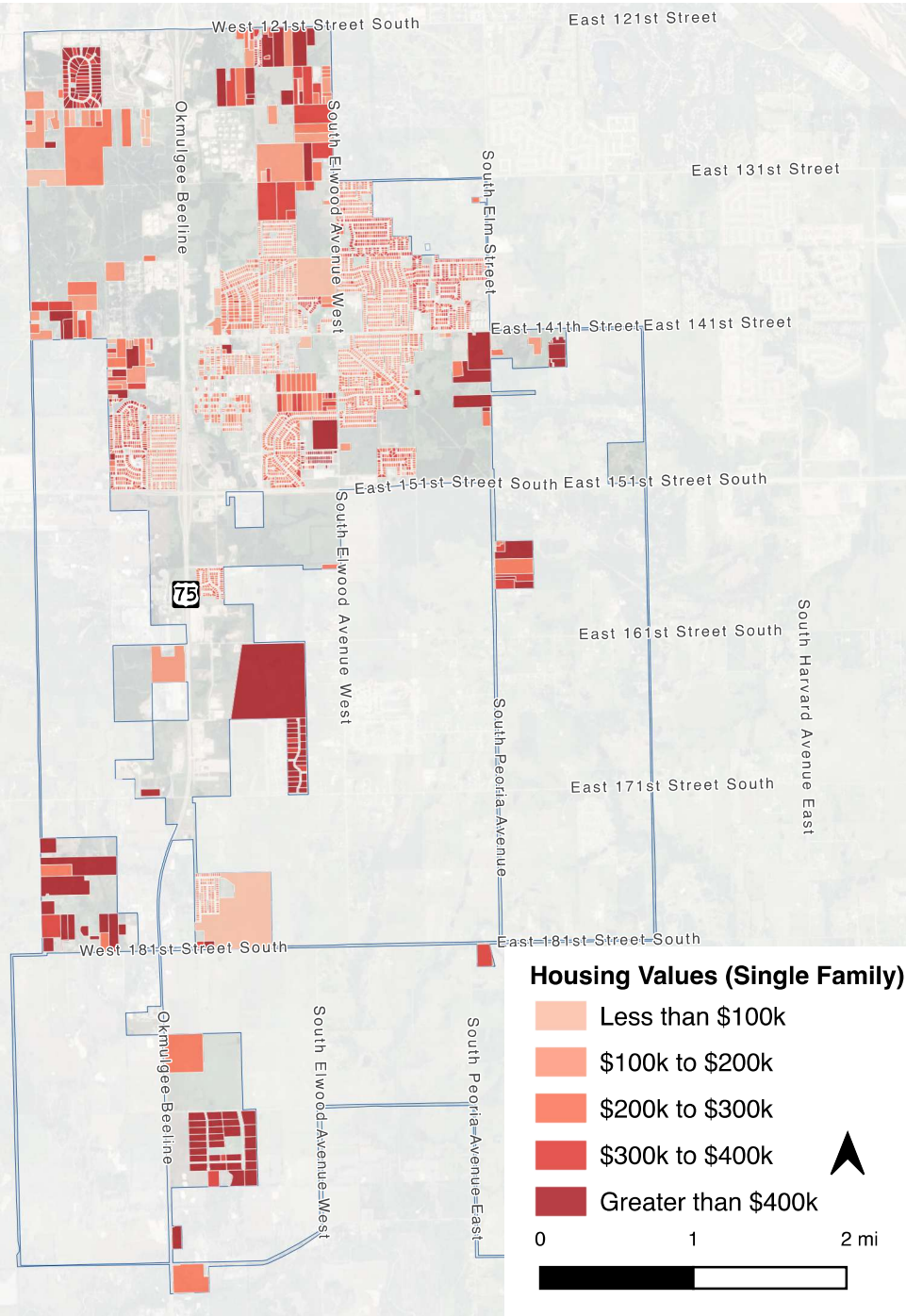
Existing Housing

The distribution of single family housing values across Glenpool shows variation across neighborhood units, resulting from age of development, housing type and quality, and reinvestment in the existing housing stock. Citywide, the existing housing stock in Glenpool is concentrated in the middle of the market, with over 80% of homes valued between \$100k and \$300k. Only a small share of homes fall below \$100k (1.8%), while higher-value homes above \$400k account for just over 4% of the total inventory, and the \$300k-\$400k range makes up the remaining 13.6%. This indicates that, overall, Glenpool is a relatively attainable housing market within the region, but lacks the more extreme ends (both affordable and move-up or luxury) of the pricing band.

At the neighborhood level, however, the data shows more variation. NU1 and NU7 stand out as the city’s highest-value neighborhood units with a larger proportion of parcels in the Greater than \$400k segment. In NU1, nearly half of all homes (45.2%) are valued above \$400k, with an additional 25.8% within \$300k-\$400k. Similarly, NU7 has a strong concentration of higher-end housing, with 22.7% above \$400k and a sizable share in the middle range, 41.6% \$200k-\$300k.

Single Family Housing Values	NU1	NU2	NU3	NU4	NU5	NU6	NU7	Glenpool
Less than \$100k	7.5%	2.3%	0.4%	1.4%	3.2%	1.2%	4.2%	1.8%
\$100k to \$200k	11.8%	72.9%	22.0%	42.1%	38.5%	45.1%	25.3%	39.7%
\$200k to \$300k	9.7%	15.2%	52.4%	50.5%	48.7%	31.2%	41.6%	40.7%
\$300k to \$400k	25.8%	8.2%	24.9%	5.4%	3.5%	20.2%	6.2%	13.6%
Greater than \$400k	45.2%	1.5%	0.2%	0.7%	6.2%	2.3%	22.7%	4.2%

Source: Catalyst Commercial, Tulsa County Assessor



Regional Development Activity

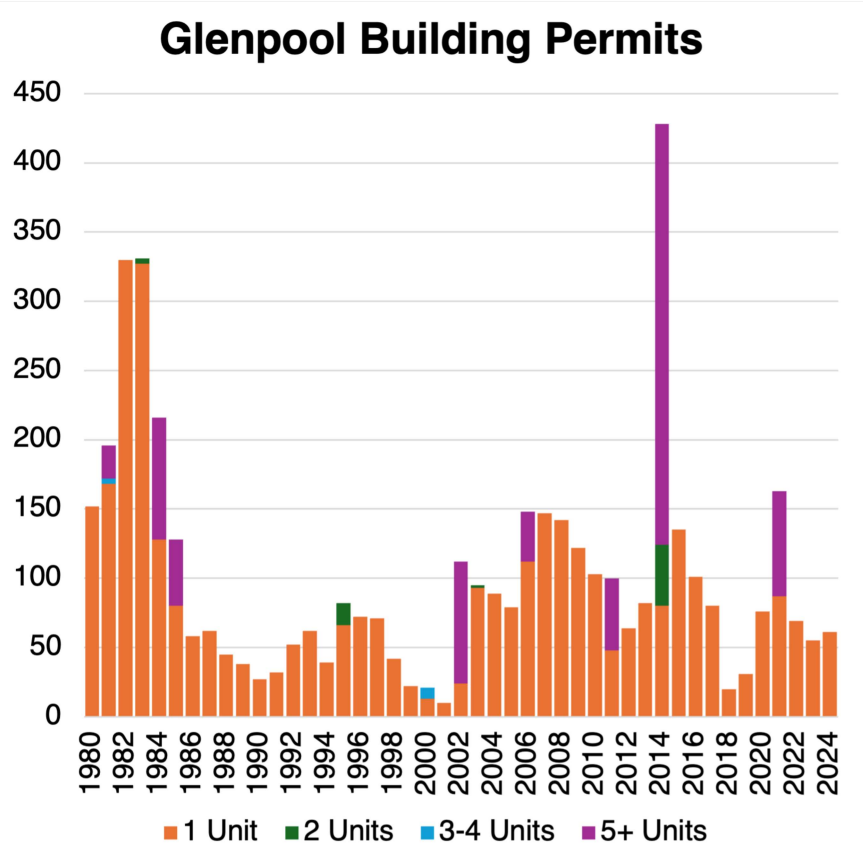
Based upon an analysis of HUD data, regional residential development activity in 2025 in southern Tulsa County is active in a number of communities, including Glenpool (39 units), though at a volume less than nearby Jenks (105 units) and Bixby (413 units). Lower velocity is due to a number of factors, including proximity to the urban core of Tulsa, quality of the school districts, infrastructure, land cost, and entitlement risk. Nearly half of the permitting activity in 2025 occurred within the unincorporated areas of Tulsa County, which mitigates several factors, including suburban communities like Glenpool.

The planned development map on the following page illustrates the distribution of residential development data representing activity in the southern Tulsa County area. Adeleine Hills (54 lots) and Elwood Crossing (97 lots) are planned for unincorporated areas just outside the Glenpool city limits. Additionally, as development continues in

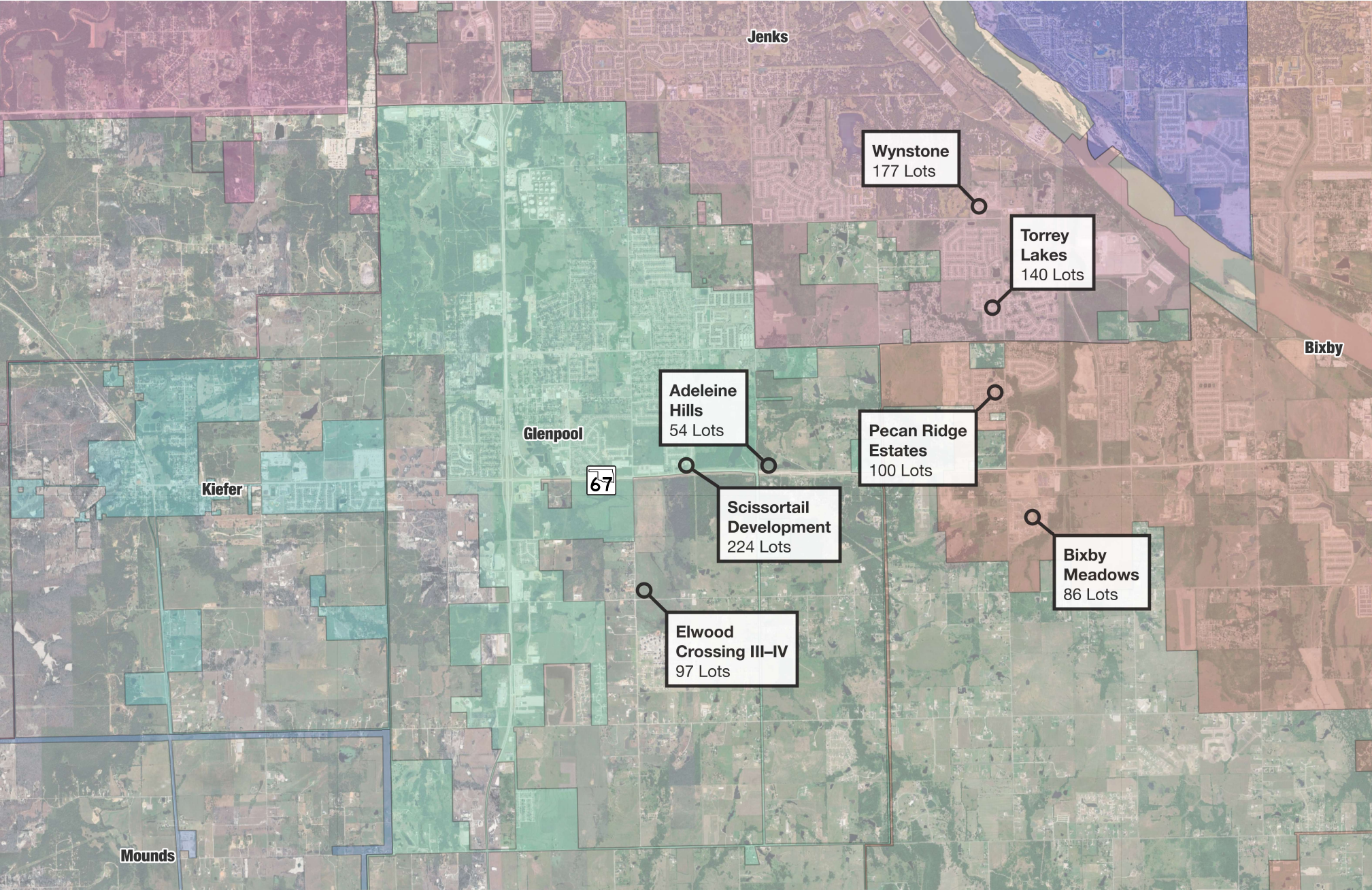
southern Jenks and western Bixby, it is likely that future development will occur within the unincorporated area between these three cities. Regional growth pressures remain strong, but Glenpool is not currently harnessing comparable housing velocity. Based upon demand, activity can increase within Glenpool due to available, suitable land, but without intervention, Glenpool risks falling behind in attracting its fair share of new housing. Glenpool is well-positioned if barriers to development are addressed and housing opportunities are expanded.

2025 Housing Permit Activity (January - October)		% of Total
Glenpool	39 units	0.9%
Bixby	413 units	9.5%
Broken Arrow	652 units	15.0%
Collinsville	40 units	0.9%
Jenks	105 units	2.4%
Owasso	663 units	15.2%
Sand Springs	50 units	1.1%
Sperry	4 units	0.1%
Tulsa Co Unincorporated Area	300 units	6.9%
Tulsa	2,094 units	48.0%
Total	4,360 units	

Source: US Department of Housing and Urban Development



Regional Development Activity



Regional Development Activity

Lot Pricing Analysis

A land cost comparison was conducted to understand lot pricing and economics of active residential developments in a five-county region around Glenpool, including Tulsa, Creek, Muskogee, Okmulgee, and Wagoner counties. The purpose of this analysis is to identify typical lot pricing, understand how land costs relate to home values, and evaluate the competitive development landscape surrounding Glenpool. This analysis used more than 12,000 public-record real estate transactions from 2020 through 2025 to draw these indicators and conclusions.

Initial Findings

Finished Lot Sales

The Tulsa MSA’s residential development pipeline is concentrated in a relatively small group of submarkets. On the finished lot side, activity

over the last several years is led by Tulsa (359 transactions), followed by Broken Arrow (129), Bixby (77), and Jenks (58), indicating that the largest inventory of development-ready lots has been trading primarily in the core south and southeast Tulsa corridor. Secondary finished lot activity is present in Sapulpa, Sand Springs, Skiatook, Collinsville, and Glenpool, but at materially lower volumes.

Finished Home Prices

On the new home side, the market is even more concentrated in a few high-growth communities. Broken Arrow (2,773 sales) and Bixby (2,670) clearly lead the region, followed by Tulsa (1,565), with another tier of meaningful activity in Collinsville (880), Owasso (640), and Jenks (616). This pattern suggests that while Tulsa remains a key center for finished lot activity, the strongest new home absorption has shifted

Finished Lot Sales				
	City	2020-25 Population (Growth)	2020-25 Sales Volume	2025 Median Price
1	Tulsa	413,120 - 425,469 (3.0%)	359	\$157,500
2	Broken Arrow	113,540 - 121,430 (6.9%)	129	\$165,000
3	Bixby	28,605 - 30,267 (5.8%)	77	\$159,000
4	Jenks	25,952 - 28,033 (8.0%)	58	\$350,000
5	Sapulpa	21,929 - 22,972 (4.8%)	46	\$90,000
6	Sand Springs	19,874 - 20,185 (1.6%)	20	\$48,000
7	Skiatook	8,450 - 8,780 (3.9%)	20	\$102,250
8	Collinsville	7,934 - 8,556 (7.8%)	19	\$291,500
9	Glenpool	13,691 - 14,421 (5.3%)	15	\$203,500
10	Okmulgee	11,322 - 10,980 (-3.0%)	14	\$192,500

Source: Catalyst Commercial, John Burns Research & Consulting

New Home Sales				
	City	2020-25 Population (Growth)	2020-25 Sales Volume	2025 Median Price
1	Broken Arrow	113,540 - 121,430 (6.9%)	2,773	\$326,000
2	Bixby	28,605 - 30,267 (5.8%)	2,670	\$376,000
3	Tulsa	413,120 - 425,469 (3.0%)	1,565	\$273,000
4	Collinsville	7,934 - 8,556 (7.8%)	880	\$371,250
5	Owasso	38,266 - 40,387 (5.5%)	640	\$360,250
6	Jenks	25,952 - 28,033 (8.0%)	616	\$387,500
7	Glenpool	13,691 - 14,421 (5.3%)	463	\$432,000
8	Coweta	9,636 - 11,325 (17.5%)	308	\$253,000
9	Sand Springs	19,874 - 20,185 (1.6%)	203	\$482,500
10	Sapulpa	21,929 - 22,972 (4.8%)	108	\$246,000

Source: Catalyst Commercial, John Burns Research & Consulting

Regional Development Activity

toward suburban growth corridors where builders have been able to scale communities and deliver more product. Overall, the data indicates that the most important residential development corridors are centered around the Broken Arrow / Bixby / Tulsa axis, with additional momentum in Owasso, Collinsville, Jenks, and Glenpool. These submarkets represent the clearest concentration of both lot inventory and homebuilding activity across the five-county study area.

Lot-to-Home Price

Matched finished lot and new home transactions, a “qualified match,” across the Tulsa MSA indicate that typical lot-to-home price ratios fall in the mid-to-high teens, generally ranging from approximately 14% to 22% across the region. Qualified matches reflect the number of finished lot sales that could be paired to a subsequent new home closing (by address or proxy by distance in the same subdivision) in the public-record data. The Lot-to-Home Price (LTHP) Ratio equals the finished lot sale price divided by the associated new home sale price. The typical range of lot-to-home-price ratios in the Midwest region (which includes Oklahoma), 19.1% for outlying (C-D rated) locations to 26.2% for desirable (A-B rated) locations, generally aligns with the conclusions derived from the matched finished lot and new home transactions.

- Tulsa County recorded 23 qualified matches with a median ratio of 17.1%, and an interquartile range of 14.6% to 22.0%.

2024-2025 Lot-to-Home Price Ratio Summary					
County	Qualified Matches	Median LTHP Ratio	Median Lot Price	Median Home Price	Median Days Lot to Home Sale
Tulsa	23	17.1%	\$90,000	\$565,000	108
Wagoner	7	18.3%	\$160,000	\$900,000	362
Creek	1	15.6%	\$81,000	\$519,500	227

Source: Catalyst Commercial, John Burns Research & Consulting

- Wagoner County recorded 7 qualified matches with a median ratio of 18.3%, suggesting similar pricing dynamics but with a longer development timeline between lot purchase and home sale.
- Creek County recorded only one matched transaction, so the results should be treated as directional.

While the overall dataset of matched transactions is limited, it is the most reliable data to use for establishing the typical range of lot-to-home price ratios in the market, as these matched transactions represent the complete chain of finished lot sale to new home sale activity.

Raw Land Transactions

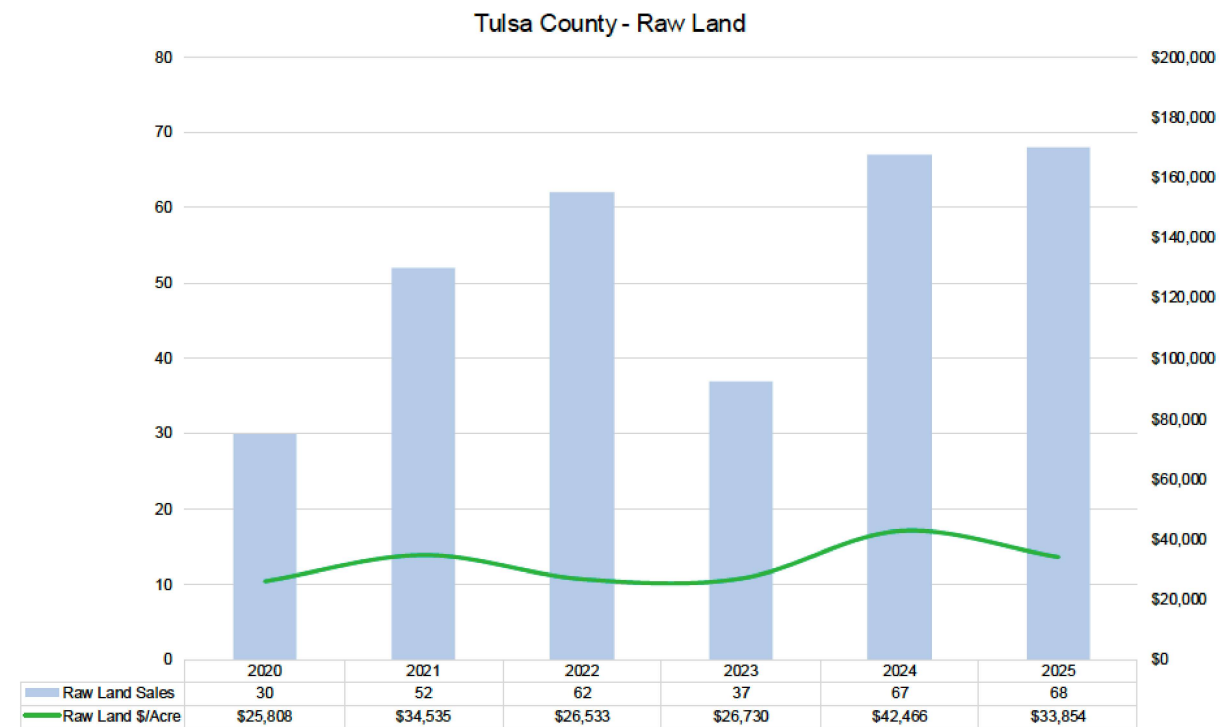
Raw land acquisition activity in Tulsa County has remained consistently strong throughout the 2020-2025 period, with annual transaction volumes generally ranging between 30 and nearly 70 transactions. Activity increased significantly following 2020, reaching 62 transactions in 2022 before temporarily declining in 2023 and rebounding to recent record levels in 2024 and 2025. This sustained level of transaction activity highlights Tulsa County’s role as the primary development market within the region, where most large-scale residential land acquisitions are occurring.

Land pricing has also trended upward over the period. While prices fluctuated between approximately \$25K and \$35K per acre from 2020 to 2023, land values increased sharply in 2024, reaching roughly \$42K per acre before moderating slightly in 2025. The recent rise in pricing reflects growing competition for developable land in Tulsa’s most active growth corridors.

Regional Development Activity

Over the study period, the following was observed in raw land transactions:

- Raw land acquisition activity in 2020 was concentrated in Tulsa and Creek Counties, with limited transactions in surrounding counties.
- Raw land acquisition activity increased in 2021, with stronger deal volume in Tulsa County and continued activity in Creek County.
- Raw land acquisition activity continued to expand in 2022, with higher transaction volume and substantially larger acreage acquired across Tulsa and Creek Counties.
- Raw land acquisition activity moderated in 2023, with fewer transactions in Tulsa County, while Creek County remained an active land acquisition market.
- Raw land acquisition activity rebounded in 2024, with stronger transaction volume in Tulsa County and continued activity across Creek County.
- Raw land acquisition activity remained active in 2025, with strong transaction volume in Tulsa and Creek Counties.
- Tulsa County remains the region’s primary development hub, with the highest land acquisition activity and rising land prices in recent years.



Housing Demand

Housing Demand

To understand residential demand for Glenpool, a demand analysis was conducted to project the needs for both owner-occupied and renter-occupied housing units, taking into account the city’s growing population, changing demographics, its position within the larger region, and economic expansion. This analysis captures demand driven by population growth, demographic changes, and household formation.

Owner-Occupied Demand

The analysis estimates that the annual demand for single family detached homes is 152 new units, with the strongest need in the \$250k-\$350k and \$450k+ price ranges. Additionally, it is estimated that Glenpool could capture 31 units annually of alternative owner-

Single Family Detached Demand	152 units
Homes < \$200k	25 units
Homes \$200k - \$250k	22 units
Homes \$250k - \$350k	38 units
Homes \$350k - \$450k	27 units
Homes \$450k+	40 units
Alternative Owner-Occupied Demand	31 units
Homes < \$200k	6 units
Homes \$200k - \$250k	5 units
Homes \$250k - \$350k	8 units
Homes \$350k - \$450k	5 units
Homes \$450k+	8 units
Total Owner-Occupied Demand	183 units

Source: Catalyst Commercial, US Census Bureau, Esri

occupied housing types, such as townhomes or patio homes.

Renter-Occupied Demand

The analysis estimates that Glenpool could capture up to 95 units of traditional multifamily if all price points were addressed, with a strong concentration on the ends of the price spectrum, 28 units with rental rates under \$1,000 per month and 41 units with rents above \$2,000 per month. The upper end of these rents may be better, or more appropriately satisfied, by alternative product types such as single family build-to-rent or duplex/triplex/fourplex formats. The analysis estimates that an additional 28 units of these alternative types could be absorbed annually without oversupplying the market.

Multifamily Demand	95 units
Rental Rate <\$1,000	28 units
Rental Rate \$1,000 - \$1,500	10 units
Rental Rate \$1,500 - \$2,000	16 units
Rental Rate \$2,000+	41 units
Alternative Renter-Occupied Demand	28 units
Rental Rate <\$1,000	8 units
Rental Rate \$1,000 - \$1,500	3 units
Rental Rate \$1,500 - \$2,000	5 units
Rental Rate \$2,000+	13 units
Total Renter-Occupied Demand	123 units

Source: Catalyst Commercial, US Census Bureau, Esri

Recommendations

The following goals and related actions were developed from the findings of this analysis, including limited housing diversity, attainability, and affordability challenges, varied neighborhood conditions, and barriers to new development. The goals focus on expanding housing options in key areas, reducing development constraints, and building on existing assets. Each goal is then followed by a number of actions that will help achieve these goals, with varying levels of effort and timelines, which should be evaluated to identify the staff or entity responsible and the budget needed to take on these actions.

Goal 1. Expand housing diversity.

Glenpool could support a wider variety of housing options. The current market is perceived as skewed toward either higher-priced single family homes or limited rental options, with a significant gap in “middle” housing types such as townhomes, duplexes, and smaller-lot homes, as well as age-friendly housing for aging populations. This lack of diversity limits opportunities for first-time buyers, young professionals, seniors, and downsizing households, who may want to continue in Glenpool after transitioning to the next life stage if the housing were available.

Promoting greater housing choices can attract long-term residents by offering more flexibility and choice. City zoning and land use policies should be evaluated in greater detail to understand the barriers and address these hurdles to allow a broader range of housing types in key areas of the city. Multiple developers expressed the desire to build housing that would address or fulfill these needs, but the perception is that these housing types do not align with the city’s long-term vision.

- **Action 1.1.** Conduct a zoning and development code audit to identify and remove barriers (e.g., parking minimums, setback requirements, open space rules) that limit the delivery of smaller or

attached housing types.

- **Action 1.2.** Update the zoning ordinance to allow duplexes, triplexes, and townhomes in designated residential districts.
- **Action 1.3.** Update the zoning ordinance to allow accessory dwelling units (ADUs) in designated residential districts.
- **Action 1.4.** Assess and adjust minimum lot sizes (for example: 3,000 to 4,000 square foot minimum) in residential districts designated for higher density to allow smaller-lot single family development and reduce the per lot land cost to enable smaller, more attainable homes.
- **Action 1.5.** Encourage transitions between commercial corridors and neighborhoods using denser or attached housing.
- **Action 1.6.** Encourage age-restricted and age-friendly housing developments.
- **Action 1.7.** Create a catalog of pre-approved building plans for missing middle housing types.
- **Action 1.8.** Limit higher-density housing in established low-density neighborhoods to maintain neighborhood character.
- **Action 1.9.** Encourage smaller housing formats to support attainable price points.

Goal 2. Explore partnerships and ways to address the need for affordable and attainable housing.

Affordability emerged as a major concern from the public engagement conducted as a part of this assessment, with many residents noting that Glenpool is becoming increasingly out of reach for typical households. Rising construction costs and home prices, higher interest rates, and limited supply of lower-cost units have made it difficult for first-time buyers and renters to find suitable options. This challenge is compounded by the lack of smaller, more attainable housing products. Affordability concerns extend beyond low-income households. Middle-

Recommendations

income families, young adults, and even long-time residents are feeling the pressures from rising insurance costs and the cost of home maintenance.

There are a number of ways to encourage affordability to create incentives for attainable housing, including reduced development/impact fees, expedited permitting for projects that include workforce-priced units or smaller housing formats, providing incentives for quality and underserved development, and accommodating greater housing types within the city's regulations and policies. Growing partnerships with external organizations, such as the Oklahoma Housing Finance Authority, increases the city's ability to utilize resources that are already in place. By lowering barriers and encouraging a broader range of price points, Glenpool can better align its housing market with the needs of its current and future residents.

- **Action 2.1.** Seek out partnerships and collaborate with nonprofit housing developers to support workforce housing options.
- **Action 2.2.** Create and foster a partnership with the Oklahoma Housing Finance Authority to utilize resources that are currently available.
- **Action 2.3.** Engage with major employers to identify and quantify their housing needs and explore incentive policies to encourage employer-assisted housing programs.
- **Action 2.4.** Create and foster partnerships with area banks and lenders to support affordable/attainable housing financing tools.
- **Action 2.5.** Engage with Tulsa-area housing organizations to understand successes and barriers for comparable projects.
- **Action 2.6.** Create a home repair assistance program to support critical home repairs for qualified homeowners.
- **Action 2.7.** Allow higher context-sensitive residential densities in designated areas or zoning districts to spread infrastructure

and land costs across more units. Establish standards to ensure that proposed development character aligns with the existing neighborhoods and Glenpool's vision for quality development.

- **Action 2.8.** Explore a down payment assistance program for first-time homebuyers.
- **Action 2.9.** Evaluate and, when appropriate, reduce parking requirements for smaller units or shared parking for denser housing types.
- **Action 2.10.** Support rehabilitation and preservation of existing housing stock as a cost-effective way to maintain and incrementally rehabilitate those units that are naturally attainable.
- **Action 2.11.** Identify ways that the city could incentivize or reduce costs (i.e., permitting, zoning) and time to the developer to support the type of attainable or affordable housing in projects that align with the city's vision and desires.

Goal 3. Increase the livability of Glenpool.

Parks and recreation amenities, particularly for young families, were a consistent concern during the public engagement process. Increased maintenance of existing facilities and investment in new amenities, including sidewalks and trail connections, will increase neighborhood health.

- **Action 3.1.** Develop a parks master plan update to inventory assets and benchmark (parkland per capita, access to parks, distribution of parks) these findings against peer communities to identify areas where Glenpool may fall behind. Identify communities with the level of access to parks that Glenpool wishes to achieve. Include a city-wide sidewalk/trail/bike connectivity assessment and plan.
- **Action 3.2.** Identify and prioritize investments to existing parks (maintenance, playgrounds, shade structures, lighting, seating).
- **Action 3.3.** Identify opportunities to add new neighborhood parks in

Recommendations

underserved areas.

- **Action 3.4.** Identify the need for and expand youth-oriented recreational facilities.
- **Action 3.5.** Improve and enhance pedestrian crossings along major corridors, including US Route 75 to improve safety and connectivity to and from residential areas.
- **Action 3.6.** Expand programming and community events in parks and public spaces (youth sports, community events, seasonal programming).
- **Action 3.7.** Improve streetscape standards, including landscaping and lighting to improve the public realm within older existing neighborhoods. Consider conducting a facility assessment to prioritize investments.
- **Action 3.8.** Update subdivision requirements to encourage or require the development of public or private amenities in new residential developments.

Goal 4. Improve retail quality adjacent to residential.

Adjacent commercial quality and accessibility to services play a large role in neighborhood health. Retail often serves as a neighborhood gateway and the quality of retail can impact neighborhood vitality. Targeted retail efforts will allow the city to improve the commercial impacts as well as improve neighborhood health.

- **Action 4.1.** Develop a targeted retail recruitment strategy that includes a retail gap analysis, marketing material, and an inventory of available or potential retail properties to guide recruitment efforts. Identify barriers (demographics, land cost, development cost, access) to development for desired end users and work to address these barriers.
- **Action 4.2.** Create and foster relationships with regional brokers and retail end users to market Glenpool retail opportunities.

- **Action 4.3.** Explore opportunities for buffering and transitions between residential and commercial uses to reduce the impact of higher-intensity commercial on the lower-intensity residential.
- **Action 4.4.** Explore creating or modifying a retail incentive program for targeted retail or mixed-uses.
- **Action 4.5.** Create a commercial reinvestment program that encourages and supports improvements to facades, landscaping, parking lots, or other visible areas of the properties to improve curb appeal. Explore ways to encourage and support the redevelopment of underperforming commercial sites.
- **Action 4.6.** Limit conflicting uses near residential developments.
- **Action 4.7.** Prioritize infrastructure investments (roads, utilities) in areas that can contribute to neighborhood and retail/commercial health.
- **Action 4.8.** Encourage commercial areas to have a mix of uses and include a residential component as a transition to different development transects.

Goal 5. Improve neighborhood quality.

Neighborhood maintenance and property conditions were frequent issues noted by survey respondents and stakeholder participants. Issues such as poorly maintained homes, garbage, and aging infrastructure can negatively impact property values and overall perception of the community. Increasing efforts in code enforcement, programs such as community cleanup days, and partnerships with civic organizations can help address these concerns.

- **Action 5.1.** Identify target neighborhoods or priority areas and be proactive about code enforcement. Identify ways to stretch the current staffing and resources to address priority areas. Explore creating a supportive program to encourage voluntary compliance rather than motivating property owners solely on penalties.

Recommendations

- **Action 5.2.** Organize regular community cleanup events (bulk garbage and debris removal). Partner with civic groups and churches to increase the volunteer labor pool.
- **Action 5.3.** Maintain public spaces and right-of-way areas.
- **Action 5.4.** Provide grants for minor home repairs or façade improvements. Partner with nonprofit organizations and housing groups to assist with home repairs and rehabilitation.
- **Action 5.5.** Explore creating a city-owned tool library or equipment lending program (lawn tools, pressure washers, etc.) to encourage regular property maintenance and provide tools to those without the means to purchase tools.
- **Action 5.6.** Identify and prioritize infrastructure upgrades in older neighborhoods to address and improve drainage, street conditions, and lighting.

Goal 6. Streamline development processes.

Stakeholders cited challenges with zoning, regulations, and the development approval process as barriers to delivering housing. Concerns included unpredictability, lengthy timelines, and uncertainty about what types of projects are supported by the city council and staff. These issues can discourage investment and make Glenpool less competitive compared to nearby communities. These perceptions of Glenpool being a “difficult” city to work in seem to be waning, but this should be top of mind when evaluating the efficiency and effectiveness of the city’s development process. Clearly delineated expectations will improve predictability and reduce risk to the developer (real or perceived).

- **Action 6.1.** Conduct a full zoning and subdivision code audit to remove or revise standards that increase costs without clear benefit to residential expansion or reinvestment. Update zoning to align with the current comprehensive plan (or updated comprehensive

plan, if updated) and city council vision. Identify reasons for projects needing to create a planned development (PD) district and determine if the zoning and development codes should be modified in the future to accommodate quality projects.

- **Action 6.2.** Maintain consistent interpretation of zoning regulations and city policy, particularly on housing types.
- **Action 6.3.** Identify ways to improve the pre-application meeting with developers to better identify issues early and align expectations from both the city and developer perspective.
- **Action 6.4.** Conduct an internal review of development review timelines and procedures. Identify target review timelines for each stage of development review to provide timely and predictable feedback to proposers. Identify areas where it is possible to have concurrent departmental reviews across the interested departments to reduce review time.



To: The Honorable Mayor and Council

From: Lea Ann Reed, Chief Administrative Officer

Meeting Date: July 20, 2026

Department/Office: Administration

Item Name: Ordinance No. 840 – Tobacco-Free City Property Ordinance

Summary:

The City of Glenpool is committed to providing safe, healthy, and welcoming public spaces for residents, visitors, and employees. Tobacco use and exposure to secondhand smoke and vapor emissions present well-documented public health concerns, particularly in parks, playgrounds, athletic facilities, and other areas frequently used by children and families.

While Oklahoma law permits municipalities to regulate smoking on property they own or operate, the City currently does not have a comprehensive ordinance addressing the use of tobacco and vapor products across all City properties.

The proposed ordinance would establish a consistent citywide policy prohibiting smoking and the use of tobacco and vapor products on City-owned property, both indoors and outdoors. It also prohibits tobacco-related litter, requires appropriate signage, and authorizes enforcement through municipal citations with fines not to exceed \$100 per violation.

Recommended Action:

Staff recommends approval of Ordinance No. 840 establishing tobacco-free City property. Adoption of the ordinance will promote public health, improve the cleanliness of City facilities and parks, reduce tobacco-related litter, and provide a consistent standard for all City-owned properties while supporting the City's commitment to providing safe and healthy public spaces for the community.

Budget:

Attachments:

1. 2026 Tobacco Ordinance

ORDINANCE NO. 840

AN ORDINANCE CREATING A NEW SECTION OF THE CITY CODE OF THE CITY OF GLENPOOL, OKLAHOMA, TO BE CODIFIED AS SECTION 4-3C-1 THROUGH 4-3C-4 OF ARTICLE C OF CHAPTER 3 OF TITLE 4 OF THE CITY CODE PROHIBITING SMOKING AND THE USE OF TOBACCO PRODUCTS AND VAPOR PRODUCTS ON CITY PROPERTY; PROVIDING DEFINITIONS; PROVIDING FOR SIGNAGE, ENFORCEMENT, PENALTIES, SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Glenpool finds that exposure to secondhand smoke and vapor emissions presents a risk to public health and safety; and

WHEREAS, tobacco use remains a leading cause of preventable disease and death; and

WHEREAS, the City desires to provide a healthy environment for residents, visitors, employees, and youth using City facilities and properties; and

WHEREAS, Oklahoma law authorizes municipalities to regulate smoking on property owned or operated by local government; and

WHEREAS, the City Council desires to promote healthy behaviors, reduce tobacco-related litter, and protect the public from exposure to secondhand smoke and vapor products.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA:

Section 1. There is hereby created a new section of law to be codified as Section 4-3C-1 of Article C, Chapter 3 of Title 4 of the City Code of the City of Glenpool, Oklahoma, to provide as follows:

SECTION 4-3C-1: DEFINITIONS

For purposes of this Article C, the following words, terms and phrases shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

- A. “City Property” means any building, park, trail, playground, recreational area, vehicle, equipment, facility, or other property owned, leased, operated, or controlled by the City of Glenpool.
- B. “Smoking” means carrying, inhaling, exhaling, burning, or possessing any lighted cigar, cigarette, pipe, marijuana product, or other lighted smoking device.
- C. “Tobacco Product” means any product containing tobacco and intended for human consumption, including but not limited to cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, nicotine pouches, and smokeless tobacco products. Tobacco Product does not include products approved by the United States Food and Drug Administration for tobacco cessation purposes.

- D. “Vapor Product” means any noncombustible product that employs a battery, heating element, electronic circuit, or other mechanism to produce vapor or aerosol from nicotine, cannabis, or any other substance, including electronic cigarettes, electronic cigars, vape pens, cartridges, pods, and similar devices.

Section 2. There is hereby created a new section of law to be codified as Section 4-3C-2 of Article C, Chapter 3 of Title 4 of the City Code of the City of Glenpool, Oklahoma, to provide as follows:

SECTION 4-3C-2: PROHIBITED CONDUCT

- A. Smoking and the use of Tobacco Products and Vapor Products are prohibited on all City Property, whether indoors or outdoors.
- B. This prohibition includes, but is not limited to:
1. Parks and playgrounds;
 2. Trails and sidewalks located within parks;
 3. City athletic fields and sports facilities;
 4. All City buildings;
 5. Public works facilities;
 6. Police and fire facilities;
 7. City-owned vehicles and equipment;
 8. Event venues, festival grounds, and special event locations owned or operated by the City; and
 9. Any other City Property.
- C. Smoking or vaping marijuana, including medical marijuana, is prohibited on all City Property except as otherwise required by applicable state law.
- D. No person shall knowingly permit smoking, tobacco use, or vapor product use in any area under their control where such activity is prohibited by this Ordinance.
- E. No person shall place or maintain ashtrays, ash receptacles, or similar containers intended for tobacco product waste in areas where smoking, tobacco use, or vapor product use is prohibited.
- F. No person shall dispose of cigarette butts, cigar remnants, vape cartridges, smokeless tobacco waste, or similar tobacco-related refuse on City Property where such products are prohibited.
- G. No person shall intimidate, threaten, retaliate against, or interfere with any individual seeking compliance with this Ordinance.

Section 3. There is hereby created a new section of law to be codified as Section 4-3C-3 of Article C, Chapter 3 of Title 4 of the City Code of the City of Glenpool, Oklahoma, to provide as follows:

SECTION 4-3C-3: REQUIRED SIGNAGE

A. The City Manager or designee shall ensure that clear and conspicuous signs are posted at appropriate locations on City Property notifying the public that smoking and the use of tobacco and vapor products are prohibited.

B. The absence of signage shall not constitute a defense to a violation of this Ordinance.

Section 4. There is hereby created a new section of law to be codified as Section 4-3C-4 of Article C, Chapter 3 of Title 4 of the City Code of the City of Glenpool, Oklahoma, to provide as follows:

SECTION 4-3C-4: ENFORCEMENT AND PENALTIES

A. Enforcement of this Ordinance shall be the responsibility of the City of Glenpool. Any police officer or other authorized City representative designated by the City Manager may enforce this Ordinance.

B. Any person who knowingly violates this Ordinance shall be subject to a municipal citation and a fine not exceeding One Hundred Dollars (\$100.00) per violation.

C. Each separate violation shall constitute a separate offense.

D. The possession of a lighted tobacco product or active vapor product in violation of this Ordinance is declared a public nuisance.

E. The remedies provided by this Ordinance are cumulative and in addition to any other remedies available at law or in equity.

F. In addition to citations, the City may pursue any remedy available at law or equity, including nuisance abatement and injunctive relief.

Section 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. REPEALER

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after its passage, approval, and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Glenpool, Oklahoma, this _____ day of July, 2026.

JOYCE G. CALVERT, MAYOR

ATTEST:

LESLI SMITH, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY