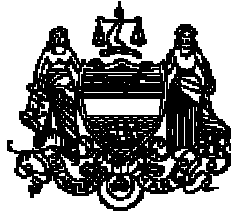


Logan

Redevelopment Area Plan

Philadelphia City Planning Commission
May 2002



CITY OF PHILADELPHIA

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Logan Redevelopment Area Plan

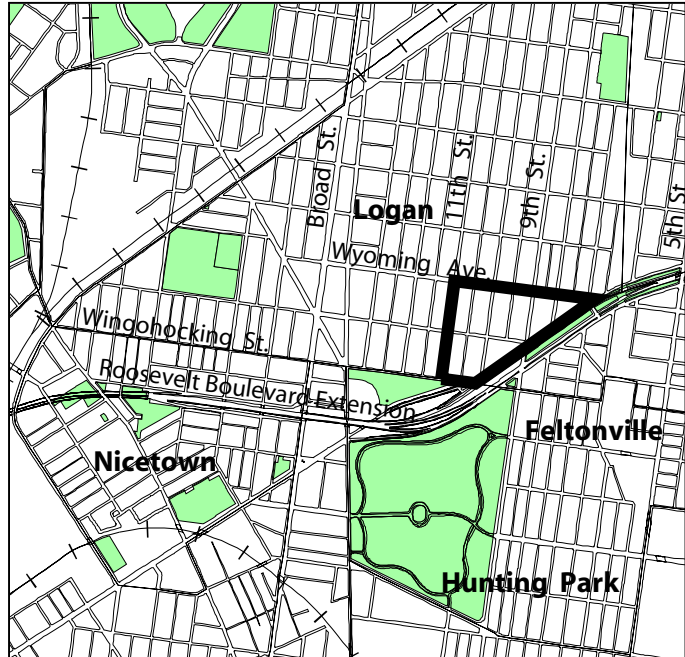
BOUNDARIES

The Logan Redevelopment Area is bounded by Wyoming Avenue on the north, Roosevelt Boulevard & Wingohocking Street on the south, and 11th Street on the west. The Redevelopment Area contains 21 acres, located in the southern part of the Logan neighborhood.

NEIGHBORHOOD CONTEXT

Logan, a predominantly single family residential neighborhood located in northern Philadelphia developed as one of the City's first suburbs during the early part of the 20th Century. The neighborhood is generally defined as including the area from Wingohocking Street north to Olney Avenue and from Broad Street east to the railroad right-of-way east of Marshall Street. Logan extends west to 16th Street north of Lindley Avenue, where Wakefield Park forms the boundary.

Superimposed on the residential grid in Logan are a variety of public facilities, institutions, churches, apartment houses and commercial areas. The neighborhood is serviced by three public schools: the Birney Elementary School located several blocks north of the study area at 9th Street and Lindley Avenue, and the Jay Cooke Junior High School at 13th and Loudon Street. The major recreation



The study area is located in part of census tract 283 and part of tract 284.

2000 Census Data:

	Tract 283	Tract 284	City
Total Housing Units	2,861	1,507	661,958
Vacant Housing Units	435	171	71,887
% Vacant	10.9%	11.3%	10.9%
Total Occupied	2,426	1,336	590,071
Total population	7,270	4,409	1,517,550
White	210	335	683,267
Black	5,947	3,443	655,824
Hispanic	266	739	128,928
Asian	729	75	67,654
Age 20 & under	7%	4%	7%
Age 65 or over	7%	6%	14%

facility in the area is the Barrett Playground at 8th & Duncannon Streets. Additional recreational programs are provided at the 35th District Police Athletic League (PAL) housed at 11th & Rockland Streets in Holy Trinity Church. The dominant economic force in Logan is the Albert Einstein Medical Center (AEMC). This medical campus is located north of the rail viaduct at Windrim Avenue in Upper Logan. Einstein Medical Center employs a significant number of area residents.

This section of Logan suffers from subsidence of the housing due to

engineering deficiencies in the original construction. During the past 15 years, families were relocated and most of the homes were demolished. Staff of the City Planning Commission began a reuse study in 1994 to help formulate comprehensive plans that examine all aspects of land use for the area affected by the catastrophic subsidence.



Redevelopment Area Boundary

In 1994 City Planning staff met with Councilwoman Marian Tasco and the LAC Board of Directors and solicited input on potential reuse scenarios for the subsidence area. Planning staff saw the need for subsoil testing of ash and cinder fill to ascertain what type of buildings can be constructed and at what locations in the subsidence area. The condition of the City's infrastructure also needed to be assessed so reuse plans could be prepared containing realistic costs and budgets. This led to the hiring of the Army Corps of Engineers by the Planning Commission to assess environmental conditions, engineering methodologies and preliminary costs associated with redevelopment of the

subsidence area. A Phase 1 Corps report was completed in February 1999 and a Phase II report was completed in June 1999. Planning Commission staff and the other participants in the process reached a consensus on a conceptual land use plan for the area affected by subsidence. The proposals of that plan are reflected in this Redevelopment Area Plan.

In terms of land use, the area within the redevelopment boundary is 97% vacant land. A church which will remain is located at 10th & Wingo-hocking Streets and a medical center which will be relocated and demolished is located at 922-26 Courtland.

REDEVELOPMENT OBJECTIVES

The Redevelopment Authority on behalf of The



The Redevelopment Area is comprised of vacant land, with the exception of one church that will remain.

Logan Assistance Corporation (LAC) has requested this Redevelopment Area designation. The Logan Redevelopment Area Plan has been developed in consultation with representatives of several of the principle community based organizations. The Certification of Logan as a Redevelopment Area by the Philadelphia City Planning Commission on May 22, 2002 is in accordance with the provisions of Pennsylvania Redevelopment Law.

The Redevelopment Plan for Logan should be viewed both as a statement of development intentions, and as a means of advancing the implementation of a redevelopment proposal for a new area shopping center. The principle purpose for establishing a redevelopment area is to allow public interventions that will promote the redevelopment of deteriorated sections, and the conservation of the more positive physical characteristics of the overall community.

The specific objectives are of the Redevelopment Area Plan are:

1. to eliminate the blighting influence of undesirable land uses throughout the neighborhood, thereby creating opportunities for new construction,
2. to foster the productive re-use of vacant land, and
3. to increase the potential for redevelopment of the remainder of the certified area between Wyoming and Louden Streets.



BOUNDARIES AND EXISTING CONDITIONS

The Redevelopment Area boundaries are Wyoming Avenue on the north, Roosevelt Boulevard & Wingohocking Street on the south, and 11th Street on the west. This area is included in a Blight Certification approved by the Philadelphia City Planning Commission on May 22, 2002.

The designation as a redevelopment area is based on existing conditions in these neighborhoods that are consistent with the following criteria:

- a). Unsafe, unsanitary, inadequate or overcrowded conditions of certain buildings, and
- b). Economically or socially undesirable land use

In summary, the area contains 30 vacant structures, many of which are in dangerously deteriorated condition and 996 vacant lots. The presence of trash and debris scattered throughout the Redevelopment Area constitutes unsafe and unsanitary conditions. The owners of more than 217

properties are three or more years delinquent in the payment of real estate taxes. Their total taxes owed to the City amounts to \$497,947.

EXISTING LAND USE

The predominant land use in the Logan Redevelopment Area is vacant land. The church at 10th & Wingohocking is an institutional land use. An existing medical center at 926-932 Courtland Street is planned for relocation and demolition.

PROPOSED CHANGES IN LAND USE

A major portion of the area is proposed for commercial land use. The existing church will remain at 10th & Wingohocking Streets.

EXISTING ZONING

As shown on the existing zoning map, residential zoning predominates in the area.

PROPOSED ZONING CHANGES

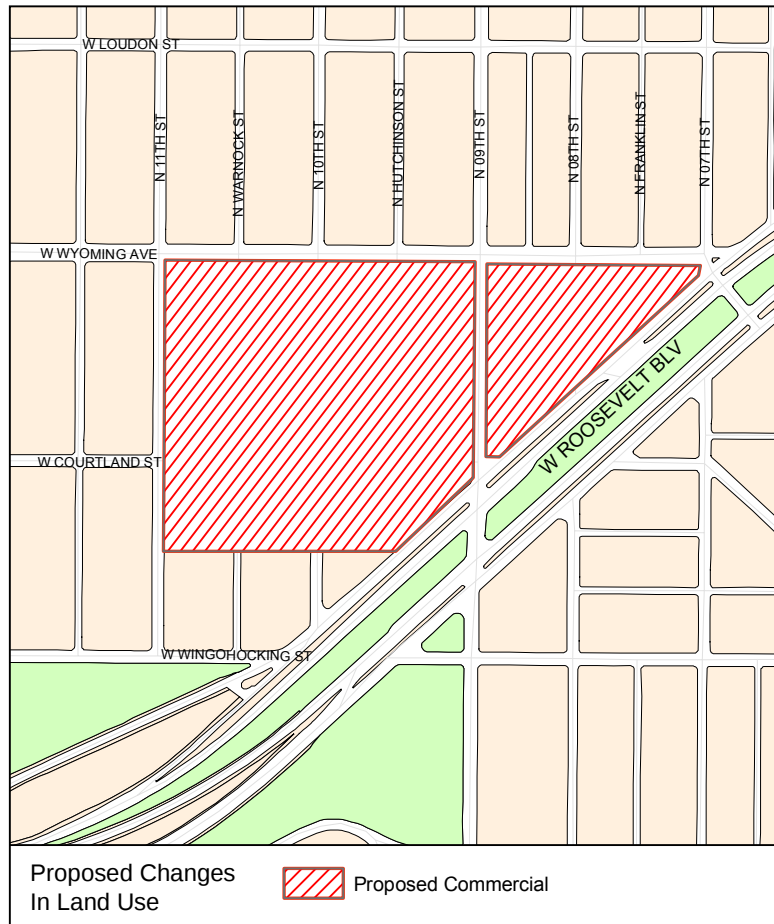
Zoning changes are not proposed at this time. The commercial use that is envisioned will require more planning and design work before the appropriate zoning strategies can be determined. Therefore, zoning changes by ordinance or use certificates or variances from the Zoning Board of Adjustment may be required depending on the specific development plans that are ultimately prepared.

ILLUSTRATIVE SITE PLAN (see page 6)

The illustrative site plan depicts a concept for commercial development and the retention of the existing church located on Wingohocking Street.

PROPOSED CHANGES IN STREET PATTERN

Current conceptual plans call for retaining 9th Street as a north/south roadway in the Redevelopment Area. The perimeter streets would also remain (Wyoming, 11th, Wingohocking and Roosevelt Boulevard). Private driveways may be added to the proposed circulation scheme, based on specific development proposals. The proposed street pattern is preliminary, awaiting refinement as part of specific development proposals that will arise.



PROPOSED RELOCATIONS

One existing business, the medical center at 926-932 Courtland Street will be relocated. Relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.



Above: Existing Zoning map.

Below: vacant land and the church located on Wingohocking St.



provisions of this Redevelopment Area Plan and with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply

ESTIMATED COSTS OF REDEVELOPMENT

The costs of new development will be determined in conjunction with review of specific development proposals in the future.

PROPOSED STANDARDS AND CONTROLS

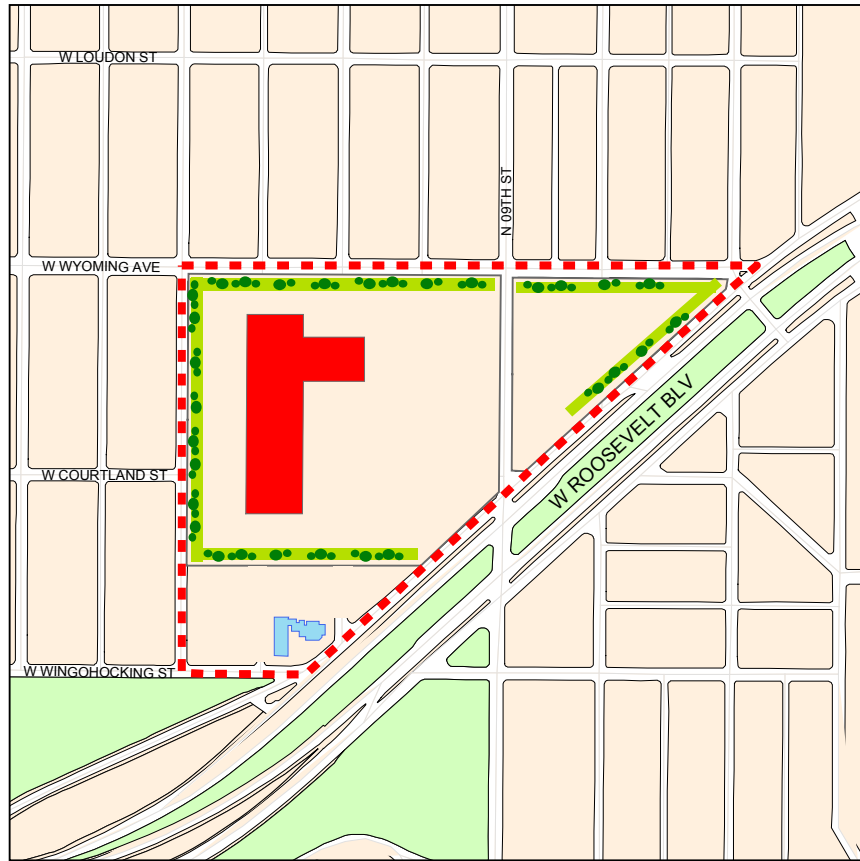
Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the Philadelphia Zoning Code. All impacts of redevelopment on the surrounding residential community will be minimized through

development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the Logan Redevelopment Area will be in conformity with the

with the Code of General Ordinances of the City of Philadelphia. All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.



Illustrative Site Plan showing the conceptual positioning of buildings and landscaped areas.