Amendments to the

Logan

Redevelopment Area Plan

Philadelphia City Planning Commission
July 2003

CITY OF PHILADELPHIA

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Report by:
Esther Ibarra, *Community Planner*

Contributions by:
Paul Curran, *Community Planner*
Brian Lightner, *GIS Specialist*

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Background

The Philadelphia City Planning Commission approved the Blight Certification and Redevelopment Area Plan for the Logan Redevelopment Area, the former "sinking homes" site, in May of 2002. The Redevelopment Area Plan called for commercial development in the area bounded by Roosevelt Boulevard, Wyoming Avenue and 11th Street (known as the "Logan Triangle"). In October of 2002, an amendment to the Logan Redevelopment Area was approved extending the boundaries of the redevelopment area north to Loudon Street. The Amended Redevelopment Area Plan of 2002 proposed mixed-use development in the expanded area.

Subsequently in May 2003, the Planning Commission approved an expanded blight certification. The expanded boundaries extended west to Broad Street and north to Ruscomb Street. Blight certification was based on the existence of unsanitary and inadequate conditions, code violations, faulty lot layout, and economically and socially undesirable land use. Due partly to the stigma associated with the nearby sinking homes site, this expanded area suffers from housing abandonment, physical deterioration, and general lack of maintenance.

Amendments to the Redevelopment Area Plan

Redevelopment Objectives

The primary objective is to allow for housing rehabilitation throughout the neighborhood. An RFP is being formulated for the development of the Triangle and it may include a Tax Increment Financing (TIF) program that would earmark funds for the purposes of housing rehabilitation in the area surrounding the Triangle development.

Boundaries (see map on page 2)

The boundary of the Logan Redevelopment Area shall be expanded as follows: both sides of Ruscomb Street as the northern boundary, Broad Street on the west, the Railroad right-of-way on the east, and Loudon Street, 11th Street, Roosevelt Boulevard and Wingohocking Street on the south. These boundaries are consistent with the Blight Certification approved in May of 2003.

Land Use (see map on page 3)

The existing land use map shows a predominantly residential area mixed with several institutional and commercial uses. Vacant structures and lots are scattered throughout the area.

Proposed Changes in Land Use (see map on page 4)

There are two significant vacant sites in the area that warrant attention. The first site is along the 1300 block of Albanus Street. The vacant lot on the south side of Albanus is nestled between apartment buildings and across the street from a building that attracts short dumping and graffiti. The recommended interim use is cleaning and greening for open space. In the long term, this site is appropriate for residential development.

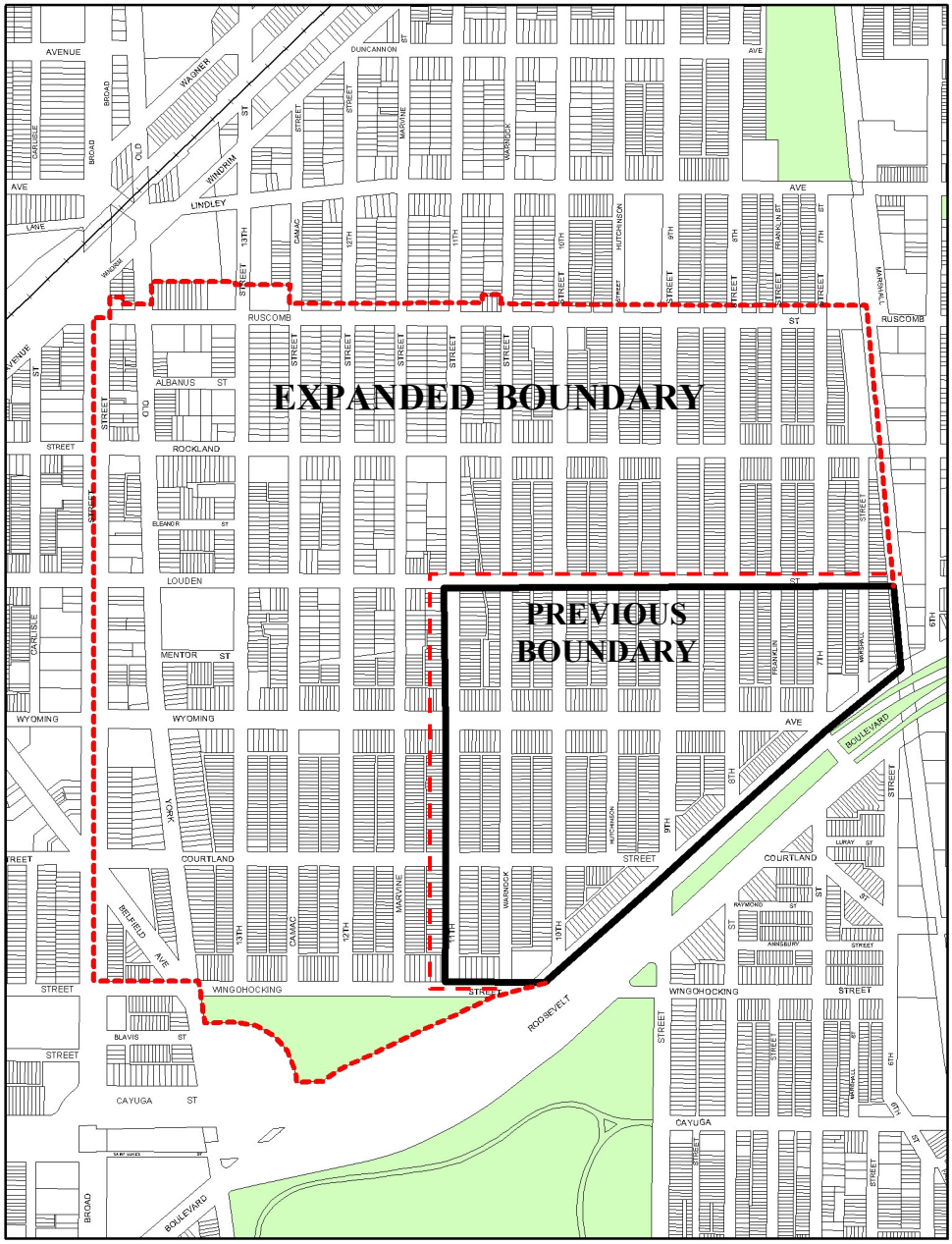
The second site is at the S.W. corner of 12th & Louden Streets. It is currently a vacant lot that has been cleaned and maintained by neighbors. This site is recommended for community open space.

Illustrative Site Plan (page 5)

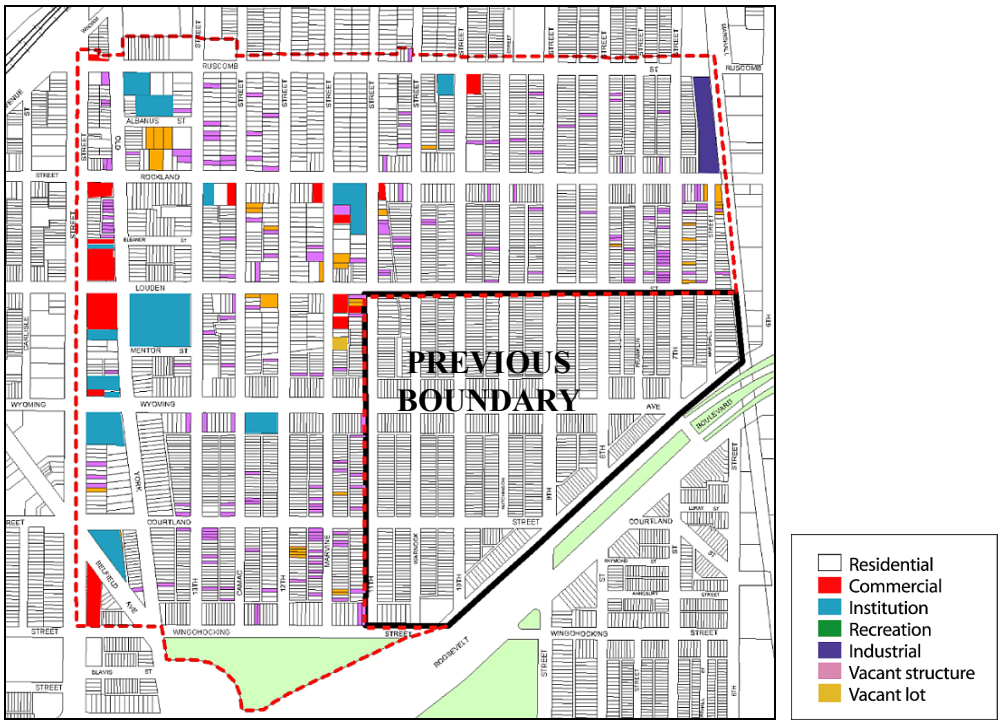
The Illustrative Site Plan shows building coverage with proposed open space on the 1300 block of Albanus and at 12th & Loudon.

Aside from these changes, the provisions of the Logan Redevelopment Area Plan of May 2002 and the Amendments of October 2002 will remain in effect.

Expansion of the Logan Redevelopment Area



Generalized Land Use



Well maintained home on Marvine Street.

Corner home in need of major rehabilitation on 12th Street.

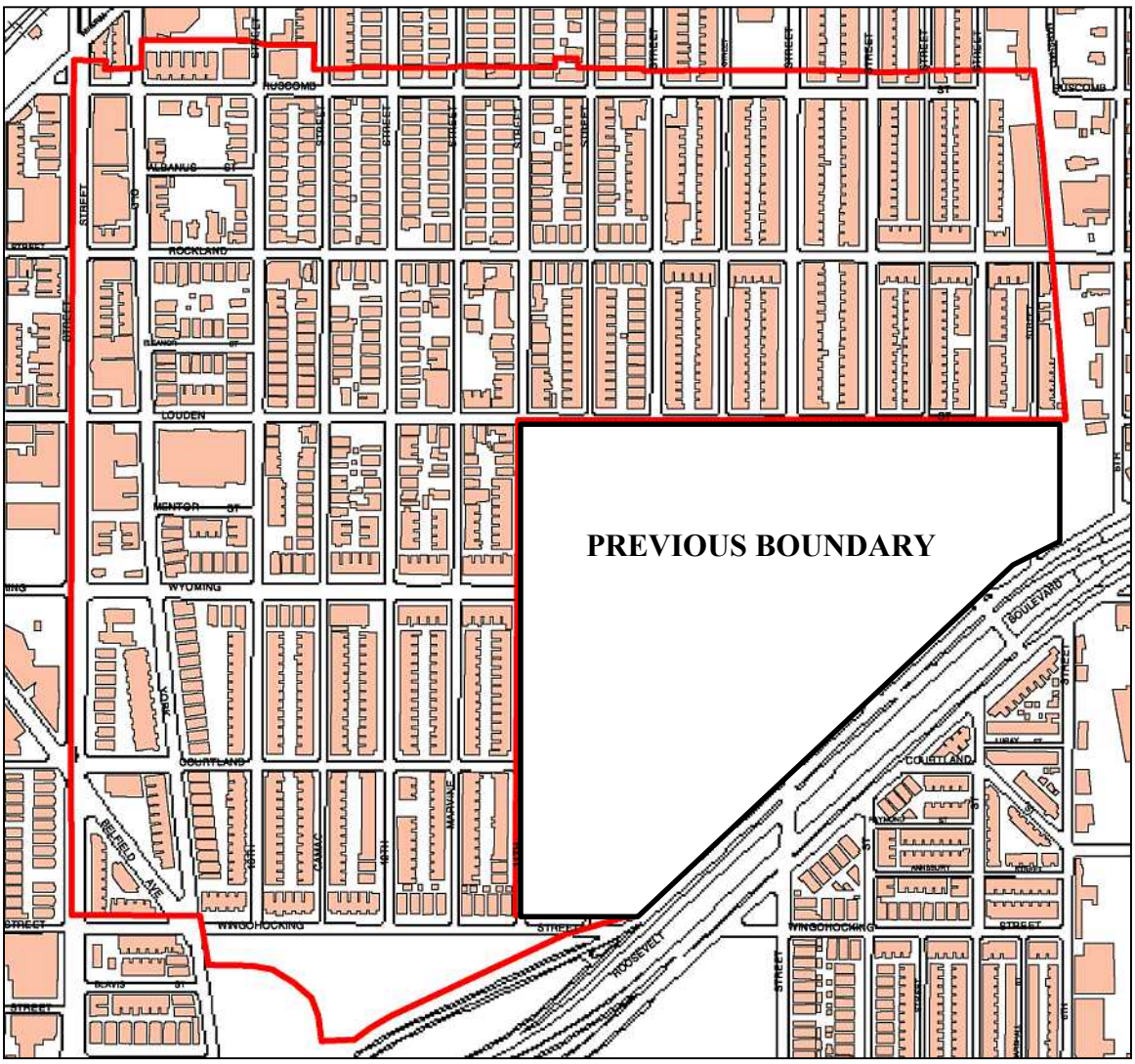
Homes in good condition on Camac Street.

Vacant lot adjacent to a single home on Marvine.

Proposed Changes in Land Use

Vacant lot at Albanus Street.

Building with graffiti and short dumping at Albanus.

Corner vacant lot at 12th and Loudon.

Illustrative Site Plan