Repairing Logan’s Urban Fabric: The Stitch Project
Project Objectives

**Connect People to Places** through multi-modal transit that allows for new and improved accessibility to and from the Logan Triangle. A design informed by complete streets and micro-mobility opportunities encourages safer and easier movement throughout the neighborhood while enabling more access to public services, fostering a healthier, well-connected community.

**Blend Old and New** by incorporating new development in the Triangle in a manner that honors the existing neighborhood character. The blending effect incorporates new housing utilizing inclusive and sustainable design while also revitalizing deteriorating structures. It ensures that all new development is of premium quality and affordable and accessible for all.

**Enhance Quality of Life** of the Logan Triangle and overall neighborhood through a public health approach that will enhance the health of the community and the surrounding environment. The integration of more open, green space through use of green infrastructure design and phytoremediation plants will provide ecosystem services that support both physical and mental health as well as toxin removal from the local environment.

**Revive to Thrive** by reclaiming the land for people of all ages to live and grow in a neighborhood that has economic vitality, affordable housing, access to services, educational programming, and natural capital; all nurtured in a welcoming community space, made for the community, by the community. Through the incorporation of local artwork and historical storytelling, this approach will honor the history of the neighborhood and Triangle while building for the future through collaboration.

Vision Statement

The Logan Triangle will be mended back into the urban fabric of the Logan Neighborhood having become a healthy, safe, affordable, desirable, and sustainable community by 2033. This will be accomplished by The Stitch Project, a design that will transform the Triangle from a detached piece of Philadelphia’s urban fabric, back into a vital part of the Logan community. The Project will accomplish this through four categories of complementary activities: connecting people with places, blending old and new, enhancing quality of life, and reviving to thrive.
History and Background

Logan Triangle is a 48-acre vacant lot North of Roosevelt Boulevard bounded by 11th and 7th Streets. It is situated in the North Philadelphia Neighborhood of Logan with a vibrant and diverse community. While the neighborhood has many important assets and historical significance, the Logan Triangle area has been wrought with devastation for decades, with one failed development after another. Many in the community have lost trust in the city and developers who have failed at creating beneficial and lasting solutions for this area.

Figure 1, is a diagram that takes us back in time to how the Logan Triangle came to be. Originally, Wingohocking Creek ran through a portion of what is now referred to as the Logan Triangle. The city realized they needed to expand their sewage system in the 1880s so they decided to convert the creek into a sewer. In the early 1900s, the area, which at its deepest was 40 feet in depth, was filled with a toxic mix of ash and cinder to support future development. After the land was developed into housing and people moved in, the first signs of homes sinking started to appear alongside fires in 1959. It wasn’t until 1986 that the city interfered and deployed Lippincott Engineering Associates to study the location. This resulted in the site being deemed uninhabitable and around 1,000 homes had to be demolished and the residents relocated. In 1999, the Army Corps of Engineers (ACE) investigated the site and concluded that the first eight feet of soil must be removed because it contained hazardous material. Today, the Logan Triangle is an abandoned lot.

As part of our research, the Sun Devil Development Team made an effort to communicate with Logan community members and organizations. We believe that anyone trying to develop a community needs direct and constant participatory input from the people who actually live and work there. The APA Healthy Communities Policy Guide also indicates that “the planning process should be designed so that people of all ages, abilities, races, social status, and income can participate” and goes on to cite studies that show community engagement in the planning processes “increases social capital in projects and equitable and just community development.”

Since community input is essential to local “ownership” of any proposed changes to a neighborhood, we reached out to long-time residents and acknowledged leaders of the Triangle as well as sourced comments on relevant articles. A few quotes include:
- “The original layout of the city is not “sustainable.” Too many too-narrow streets, too-narrow lots, not enough parks,”
- “Creation of a wetland to detain flood waters of the Wingohocking at the vacant Logan Triangle would be a good Solution to flooding for a large area of the City,”
- “Recreational Facilities; indoor/outdoor sports areas, etc. open space; jogging and biking paths, benches, play areas for children, etc… All of the above could be surrounded on the outskirts by trees for aesthetic purposes.”

Although we received only a few responses, we nevertheless got useful, important insights that are reflected in our design plan, most notably the creation of Wingohocking Park, and some of our recommendations.
Context Analysis

Demographics

Quick Facts: Logan Neighborhood

Population Density per sq mile: 22,897
Median Household Income: $40,816
Median Home Value: $102,790
Median Rent Value: $976
Unemployment Rate: 17%
Poverty Level: 41%

Income
Residents of the Logan Neighborhood have a much lower median income than Philadelphia. As of 2021, the median household income in the Logan Neighborhood was $40,816 as compared to $52,649 in Philadelphia. 41% of the residents lived below the poverty line, a rate more than double Philadelphia’s (18%).

Race
The Logan Neighborhood is a majority-black neighborhood. Today, 70% of the population self-identify as black, while just 7% identify as white. This is in contrast to Philadelphia where 41% of the population identifies as black and 38% of the population as white.

Age Distribution
The population in the Logan Neighborhood is young. Looking at the distribution of age, 5 to 14 is the largest age group in the neighborhood. The average age is 34, one year younger than Philadelphia as a whole.

Educational Attainment
Educational attainment in the Logan Neighborhood is depressed; 25% of residents do not have a high school diploma or equivalent while only 9% of residents have a bachelor’s degree. In Philadelphia, only 13% of the population lack a high school diploma or equivalent, and 33% of the population report having a bachelor’s degree.

Economic Development

Between 2014 and 2020 Philadelphia County has seen a 14% increase across all sectors. Despite an overall upwards trend, the table below shows decline in educational services and retail. The Logan neighborhood demographic is in need of educational services and the neighborhood’s economy is mostly dependent on retail. Construction, manufacturing, wholesale trade, real estate, and remediation management services are not very competitive sectors locally.

The Total Employment Shift projects a decline in manufacturing and wholesale as well. The shift-share study addresses resident concerns about the lack of employment opportunities. While this analysis is for the County of Philadelphia we can use it to derive strategies for Logan. For example, construction is one of the sectors that is seeing growth in employment, meaning we can spell that effect towards the Logan Neighborhood.

Table 2. Shift share analysis for Philadelphia County and the US (US Census data 2014 and 2020)
Context Analysis

Community Assets

The Logan Triangle Redevelopment area is a 48-acre site that sits within the greater Logan Neighborhood site area. The site is bordered by Tabor Road and West Roosevelt Boulevard to the north and south, and Broad Street and Rising Sun Avenue to the west and east. The Logan Neighborhood is made up of a diverse set of land uses providing the basis for a vibrant and prosperous community.

Within the Neighborhood there is a general mix of educational, medical, religious, and commercial assets including eight schools and 18 places of worship. Einstein Medical Center is the largest medical facility in the neighborhood, serving as a teaching hospital with a range of services. There is also one homecare service and three smaller medical centers. Broad Street, which is the western border of Logan, serves as one of the region’s primary commercial corridors with established activity centers at Olney Avenue and between Lindley and Wyoming Avenues.

Commercial enterprises vary with about 30 small restaurants, eight bars, seven cafes or bakeries, 11 hair salons/barber shops, five retail stores, four pharmacies/convenience stores, and 11 auto shops. Although the corridor is a bustling business and employment hub, the lack of any formal association or business cooperation has left local business owners feeling disenfranchised.

Land-Use and Zoning

While these assets help maintain the current standard of living, residents have expressed a need for an increase in particular services and amenities to bolster community engagement, and economic opportunities.

Broad Street provides Logan with a number of commercial amenities, but residents have expressed a need for more accessible and healthy food and grocery options. The Neighborhood Food Retail in Philadelphia report published by the Department of Public Health in 2019 found that Logan residents have access to five or fewer high-produce supply stores within a half mile and only an average amount of low-produce supply stores within the same distance. This would corroborate community members’ request for increased and improved options, and presents an opportunity for improvement in the neighborhood.

As shown in figure 8, a majority of the neighborhood is zoned for residential uses. However, in 2016, the Logan Triangle was rezoned as a Community Commercial Mixed-Use District to enable complete flexibility in the future redevelopment of the space. Currently, the Logan Neighborhood boasts a higher population density of 22,987 people per square mile, compared to Philadelphia’s 11,885. Taking all of this into consideration, we are not recommending any new changes to land-use or zoning, as the neighborhood is already primed for success in its current state.

“Improve access to healthy, fresh produce at affordable prices”
- Resident of Logan Triangle
Context Analysis

Housing

The Logan Neighborhood is made up of a majority of single-family homes (73%) built in the row house style on narrow rectangular lots. More homes are owner-occupied (48%) than renter-occupied (44%), an encouraging indicator for the community. However, for the renters living in Logan, a staggering 59% are rent burdened paying more than 30% of their annual income towards rent, which is more than 10% higher than for Philadelphia.

The median year that homes in Logan were built stands at 1940, eight years older than the average for the city. Additionally, the Philadelphia Office of Property Assessment graded a majority of the homes in Logan as above average or average, as indicated in figure 10.

Crime and Safety

Many residents in Logan expressed concern about crime and safety. We investigated the issue through research and existing studies that were done in the area and through community responses from the 2016 comprehensive plan. We did reach out to community members for more information, but we did not receive many responses (see the 3.8 Community Outreach section). Figure 11 shows crime hotspots for the year 2022, identifying Broad Street as a hub for crimes with lower levels seen in the residential areas. Broad Street is a commercial strip that has multiple Southeastern Pennsylvania Transportation Authority (SEPTA) bus and rail stations. Crimes range from robbery to assaults.

“A safe community”  
- Resident of Logan Triangle

Parks and Recreation

In total, the Logan Neighborhood has four small parks. Clarkson and Shevchenko are to the north of our site area. Both parks have trees for shade, pathways for walking, seating, and trash cans as their only amenities and programs. The third park, Hunting park is similar to the first two with a playground. The fourth park is a gated sports field, The Barrett Playground, for the adjacent school containing a basketball court and football field. References to the park locations are found on the community asset map.

Knowing that the area is mostly youth, it is important to consider the activities they need. Expanding access to open recreational space with multiple programs is important for the Neighborhood. Green open space is considered crucial in a child’s upbringing and depriving them of access to open space is an equity issue that needs to be addressed. Multiple residents voiced their concerns about the lack of outdoor spaces.
Context Analysis

Transit

The Southeastern Pennsylvania Transportation Authority (SEPTA) offers a robust transportation network connecting the Logan Neighborhood with greater Philadelphia. The Broad Street Subway opened in 1928 and provides a direct connection to Center City Philadelphia. The line bounds our site area to the West connecting to the Olney Transportation Center to the North. In addition to the Broad Street Subway, there are 14 bus routes serving the neighborhood. Most routes offer high frequency service running every 15 minutes or less, with four routes only offering am/pm service transporting students to public schools in the area.

Logan residents are transit dependent; 42% of the population over the age of 16 commuted to work by alternative means: public transit, biking, or walking. As compared to just 37% in Philadelphia as a whole. 36% of Logan Neighborhood households did not have access to a vehicle while 41% only had access to one vehicle.

An area of concern in the Logan Neighborhood is the poor pedestrian infrastructure. Many streets are littered with trash and graffiti, and lack lighting, streetscaping, and ADA accessibility. Additionally, there are poor pedestrian crossings, and many bus stops lack bus shelters that provide protection from the elements. Bike lanes are shared with vehicle traffic only marked by sharrows.
Context Analysis

Environmental Assessment

A high percentage of land cover in Logan is made up of impervious surfaces, whereas tree canopy, parks and accessible green space is limited. A shortage of shade and access to green space can leave residents vulnerable to heat risks during the summer, as temperatures can rise to dangerous levels during the hottest months. This risk is exacerbated as concrete and asphalt absorb and re-emit heat slower than natural features, contributing to the urban heat island effect. Figure 20 identifies a number of hot spots in Logan, while also clearly demonstrating the effect that parks and open space have in mitigating urban heat. An abundance of impervious surfaces also contributes to flooding, which can pose risks for public health and infrastructure degradation. Introducing neighborhood-wide greening and stormwater infrastructure guidelines would improve the microclimate, resilience, and overall public health.

“Trees, grass, and plants. More businesses and shops”
- Resident of Logan Triangle

Comprehensive Plan Assessment

Sustaining Places Scoring Matrix for the Logan Comprehensive Plan

The Comprehensive Plan for Logan which is currently in effect was completed in 2016. In the comprehensive plan assessment, the Sustaining Places matrix and framework, published by the APA, was applied to understand the strengths and weaknesses of the Comprehensive Plan and to evaluate its impact on the neighborhood. The plan guides future development for the community and identifies the key goals for land use, transportation, housing, quality of life, and other aspects based on the community’s vision and goals.

Based on the scoring, the plan has a silver level of achievement with an overall score percentage of 80%. The highest scoring principles were Healthy Community (95%), Responsible Regionalism (89%), and Authentic Participation (95%). These three principles are critical to achieving sustainability because they promote smart growth and mixed-use, balanced development, they ensure collaboration with other regional actors, they prioritize the concerns echoed by community members, and they enhance residents’ quality of life by focusing on initiatives that address their needs.

The plan excels in creating a blueprint for economic development with an equitable approach to employment, housing, and resource allocation. Despite having a good focus on healthy communities, the plan fails to address hazard mitigation to help communities increase their resilience capacity and reduce the impact of any future disasters. The lowest scoring principle was Harmony with Nature (41%) which is an area that has to be expanded and given more attention.

Figure 18. Tree canopy cover map (PSDA 2018)

Figure 19. Heat Map showing the land surface temperature in Logan in August 2022 (Landsat-8 data courtesy of the U.S. Geological Survey)

Figure 20. Scoring result for all 10 principles of the Sustaining Places Scoring Matrix (APA, 2015)
Conceptual Design

The proposed design is tailored to the needs of the Logan Neighborhood residents and is based on the extensive analysis of the site context. The former Wingohocking Creek strongly informs the layout of the site as it delineates the developed areas and the park area. The creek also inspired the design of the park, which ripples through the different plots and connects Logan Triangle to the rest of the neighborhood.

The road network introduces a new pattern, referencing the first street layout option in the comprehensive plan, in order to consolidate developable lots and provide ample space for pedestrian navigation and activity. Off-site infrastructural improvements are designed to accommodate all users with special attention to pedestrians, cyclists, and transit riders. The site will also accommodate on-street parkings where needed.

The mixed-use, mixed-income live-work housing units are placed on the northwestern corner of the site in proximity to the residential area. The community center is located at the heart of the site and spills out onto the open park space for outdoor programs. The urban market and health center occupy the northeastern corner of the site, most accessible to incoming residents. Multi-family housing is available on the upper levels and on the south corner of the site. The park is connected to every end of the site and features an amphitheater, playgrounds, small courts, and other amenities for residents and visitors of all ages.

“The best re-use would be to return the triangle to its original state - a park featuring Wingohocking Creek.”

- Resident of Logan Triangle

Logan Comprehensive Neighborhood Plan (LCNP) - Goal 5 Strategies
1. Accountability
2. Neighborhood Decision Making
3. Constant Communication
4. Economic Opportunities and Development
5. Great Urban Design
6. Support Existing Homeowners & Create a New Residential Anchored Mixed-Use Community
7. Support Existing Businesses and Local Retailers
8. Incorporate Public Amenities
9. Build sustainably by incorporating creative landscaping and green infrastructure
Conceptual Design

- **Live-Work Housing**
  - Multi-family, multi-income units intended for Logan Neighborhood youth and local entrepreneurs who are participating in the Entrepreneurial Incubation Center. Rent-to-own units will be available to bolster homeownership in the area.
  - LCNP Strategy: 4, 6, 7

- **Mid-rise Housing**
  - Apartment building offering a diversity of housing sizes, from studios up to 3-bedroom units. A minimum of 30% of the rental units will be affordable for residents earning 60% or below the area median income (AMI). The ground level is activated with an urban market, a local health center, and other residential amenities.
  - LCNP Strategy: 5, 6

- **Wingohocking Park**
  - An expansive open, green space that mimics the ripples of the historic creek. The park features an amphitheater for live performances, children’s playgrounds, small courts, and other amenities for residents and visitors of all ages. The park creates new cycling and pedestrian paths to connect the neighborhood.
  - LCNP Strategy: 5, 8, 9

- **Nicole Hines Community Center**
  - Flexible community spaces including classrooms for training programs, athletic courts for recreational activities, gathering spaces for senior programming, an art studio, and a child care center. The outdoor space will be activated with pop-up markets, public art, and community gardens.
  - LCNP Strategy: 4, 5, 7, 9
# Recommendations

The following recommendations are categorized based on short, mid, and long term implementation. They all reference the relevant APA Policy Guides and LCNP Goal 5 Strategies listed below:

**American Planning Association (APA) Policy Guides**  
Healthy Communities, Housing, Planning for Equity

**Logan Comprehensive Neighborhood Plan (LCNP) - Goal 5 Strategies**  
1. Accountability  
2. Neighborhood Decision Making  
3. Constant Communication  
4. Economic Opportunities and Development  
5. Great Urban Design  
6. Support Existing Homeowners & Create a New Residential Anchored Mixed-Use Community  
7. Support Existing Businesses and Local Retailers  
8. Incorporate Public Amenities  
9. Build sustainably by Incorporating Creative Landscaping and Green Infrastructure

## Recommendations

**Connect People and Places**

- Create a Business Improvement District on Broad Street

**Blend Old and New**

- Develop a Housing Rehabilitation Program

**Enhance Quality of Life**

- Adopt sustainable building standards for development
- Increase Accessibility to Green Space through Pocket Parks

**Revive to Thrive**

- Form the Logan Neighborhood Alliance

### Short-Term (0-2 years)

- Create a Business Improvement District on Broad Street

### Mid-Term (3-5 years)

- Address Crime through Urban Design
- Build New Multi-Family Affordable Housing Units

### Long-Term (5-10 years)

- Implement Complete Streets Design Standards
- Establish a Community Land Trust
- Implement Green Infrastructure Design
- Activate Vacant Lots

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**Figure 23. Section highlighting the key recommendations adopted for the Logan Neighborhood**
**Short-Term Recommendations**

1. **Form the Logan Neighborhood Alliance**

   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 1, 2, 3

   A neighborhood organization will be formed, providing the residents of Logan an active voice and hand in the future development of their community. Modeled after the highly successful and impactful Dudley Street Neighborhood Initiative (DSNI) in Boston, the Logan Neighborhood Alliance (LNA) will be a membership organization for local residents, businesses, and organizations to join. Rooted in the APA’s Healthy Communities recommendation to engage and empower the public, the Alliance will enable Logan residents to organize and plan for the complete health of their community. To get a better understanding of the organization, its responsibilities, and the future programming, or if Logan Residents would like to contribute to the ongoing development of the Triangle by providing their input, they can visit the Alliance’s website by scanning the following QR code.

2. **Develop a Housing Rehabilitation Program**

   **APA Policy Guide:** Housing  
   **LCNP Strategy:** 6

   The Logan Neighborhood Land Trust (LNLT) will create a new housing rehabilitation program for the residents of Logan. The rehabilitation program will seek to achieve two goals: empower community members and enhance the quality of the built environment. The program will accomplish these goals through a number of initiatives.

   In the short term, the initiatives will include a tool rental program for Logan residents to rent out power tools and construction equipment at little to no cost. The Land Trust will lead workshops where residents can learn various home improvement and construction skills. It will serve as a knowledge base where current or future residents can obtain assistance in applying for home improvement funding from local, regional, and federal sources as well as funding from the LNLT.

   In the long term, the Land Trust will help manage the maker’s space at the community center, organizing classes and workshops. It will create a Weatherization Grant and Education Program, providing homeowners and businesses with energy audits, and connecting them with local contractors to complete projects.

3. **Adopt sustainable building standards for development**

   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 4, 9

   Beginning on July 1, 2023, the City of Philadelphia will require all new municipal buildings and renovations to meet LEED Gold certification. We recommend this be taken a step further by requiring all new construction, development, and renovations in the Logan Triangle to be built using LEED guidelines, including the incorporation of green roofs/walls and solar panels. This will ensure that Logan Triangle is rebuit in a way that supports its goals of living in a healthy, green, and accessible neighborhood. Incorporating green roofs and/or walls on buildings will enable the community to have increased access to healthy food. Installing solar panels on all new buildings will also enable Logan Triangle as well as the broader Logan community to have more job opportunities, more energy independence, and a cleaner community without reliance on fossil fuel energy. Furthermore, by building with the future in mind, residents and business owners will be equipped with the most up-to-date and sustainable building technology, reducing or eliminating costs down the road.

4. **Increase Accessibility to Green Space through Pocket Parks**

   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 5, 6

   The neighborhood-wide strategy to ensure that the people of Logan have access to open space is to allocate specific vacant lots to be transformed into pocket parks. Establishing small open spaces distributed throughout the neighborhood will improve the overall microclimate while also ensuring equitable access to open, green spaces for youth and adults. Pocket parks will be places to relax in nature or serve as a community space where residents can garden together. This approach along with many recommendations we suggested go hand in hand with combating green gentrification, a phenomenon where large green spaces increase housing prices ultimately leading to displacement. Our strategy is based on the APA report Planning for Biophilic Cities to improve the overall neighborhood as we bring back the Triangle for the community.

5. **Create a Business Improvement District on Broad Street**

   **APA Policy Guide:** Planning for Equity  
   **LCNP Strategy:** 5, 7, 8, 9

   A Business Improvement District (BID) on Broad Street will require businesses within the district to pay an additional tax used to fund projects. The creation of a BID will require buy-in from a majority of the businesses on Broad Street from Roosevelt Boulevard to Olney Avenue. Revenue from the tax and any additional public or private funding will be used to revitalize streets and storefronts along the corridor, as well as provide enhanced security to deter crime. The BID will also be responsible for branding the corridor creating logos, signage, maps, and publications in order to attract new customers and businesses.

   The first project the BID will carry out in response to Logan Neighborhood Residents’ overwhelming concern about littered streets, will be to implement a Model Block Pilot Program along Broad Street. This block, chosen strategically for its high visibility location, will serve as a demonstration to improve the pedestrian realm along Broad Street showcasing beautification efforts including planting trees and flowers, adding street furniture and public art, facilitating facade improvements, adding wayfinding signage, and ensuring ADA accessibility. The goal of the model block is to demonstrate positive outcomes of street and storefront revitalization, ultimately building momentum and support for larger revitalization efforts along the length of Broad Street and in the Logan Neighborhood.

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Figure 24. Pocket Park in Shanghai, China: a simple and intimate space for the residents of the neighborhood (source Chen, 2021)
Mid-Term Recommendations

1. Establish an Entrepreneurial Incubation Center
   APA Policy Guide: Planning for Equity
   LCNP Strategy: 4, 7
   The Entrepreneurial Incubation Center will provide Logan Neighborhood residents with a collaborative workspace that supports existing and new small businesses that need a space to grow into for low rent prices. The Incubation Center will offer rental units for small business owners to reduce overhead and operating costs through financial support to preserve capital. Through one-on-one technical assistance, the Entrepreneurial Incubation Center captures each entrepreneur’s uniqueness and offers support and customized services to maximize business potential. Educational programs are also offered as part of connecting business owners to vendors, training programs to better their skills, and increasing their sales through technologies like e-commerce sites. This approach will prioritize local entrepreneurs from the Logan Neighborhood.

2. Promote Public Art Honoring Logan’s History
   APA Policy Guide: Planning for Equity
   LCNP Strategy: 4, 8
   The new development for the Triangle will promote the creation and use of local artwork, which will honor Logan Neighborhood’s history and culture. A walking tour route will be created that extends throughout the Neighborhood, modeled after Boston’s Freedom Trail. This route will incorporate special plaque signage on historically significant buildings and places, such as the Triangle, the Logan Theater, and Broad St., and will be guided by pavement and wall art (i.e. murals) to lead people to the next stop. Through educational youth programming, an interactive map will be created to display each stop and its story. In addition, the community center will have an art studio, providing local artists with a space to create, a place for youth and adults to learn, and ample indoor and outdoor room to display works of art.

3. Build New Multi-Family Affordable Housing Units
   APA Policy Guide: Housing
   LCNP Strategy: 5, 6
   We propose two affordable housing developments be built on the Logan Triangle site at the corner of Loudon and Marshall Streets and between 9th and 11th Streets from Loudon Street to Wyoming Avenue. The first development will offer multi-family, multi-income, live/work units intended for Logan Neighborhood youth and local entrepreneurs who are participating in the Entrepreneurial Incubation Center. The second development will be a mid-rise apartment building offering a diversity of housing sizes, from studios up to 3-bedroom units. In serving our goal of blending old and new the architectural styles will mimic the current neighborhood housing style. A minimum of 30% of the rental units will be affordable for residents earning 60% or below the area median income (AMI). Since housing is very often still unaffordable for residents earning beyond 60% AMI, residents earning up to 120% AMI will also be eligible for subsidies and economic incentives through a graded approach. Additionally, rent-to-own units will be offered to bolster homeownership rates in the Logan Neighborhood and will follow traditional CLT resale caps. Close proximity to employment opportunities and access to micro-mobility options will also ensure housing affordability is maintained in the neighborhood. Keeping units affordable will be crucial considering 59% of Logan residents are rent burdened paying more than 30% of their annual income towards rent. Finally, development without displacement will be achieved through the proposed Community Land Trust, Housing Rehabilitation Program, and Pocket Parks.

4. Improve Access to Healthy and Affordable Food
   APA Policy Guide: Healthy Communities
   LCNP Strategy: 4, 5
   In response to residents’ concerns about a lack of healthy and affordable food in the Logan Neighborhood, a number of measures should be taken. The first step will be educating the public about the different food services programs (e.g. The Food Trust) that are found in Philadelphia. This education program will take place in the Nicole Hines Community Center. Second, community gardens will be built through youth programming for people to produce their own food on nontoxic, empty lots and on the community center rooftop. Third, the LNA will work with Pennsylvania Fresh Food Financing Initiative (FFFI) in order to attract a supermarket to Logan Triangle, thereby also providing employment opportunities to the neighborhood. Finally, since the Logan Neighborhood has multiple corner stores, an approach will be to connect them to support services like the Food Trust’s Healthy Corner Store Initiative (HCSI) to improve their food quality and business.

5. Address Crime through Urban Design
   APA Policy Guide: Planning for Equity
   LCNP Strategy: 5, 8
   Crime in the Logan neighborhood will be addressed through a well-connected and complete street design. With high crime rates on Broad Street and 5th Street, Crime Prevention Through Environmental Design (CPTED) will be applied, which has seen positive results in Los Angeles. CPTED will also be used by promoting street activity in a well-designed streetscape that is inviting to pedestrians and cyclists and a mix of functions through 24-hours services. This will also promote natural surveillance through an increase in people’s presence. A defensible design will also be integrated that has group seating, strategic vegetation placement that does not allow for hidden nodes, carefully placed light fixtures throughout the sidewalk, and emergency blue light boxes as a safety measure. This approach to address crime in residential areas is through well-connected and lit sidewalks with natural surveillance of moving traffic. Additionally, wayfinding signage will ensure people always know where they are and how to leave.
Long-Term Recommendations

1. Build the Nicole Hines Community Center
   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 3, 4, 7, 8, 9  
   A community center will be built that provides a myriad of needed opportunities for the Logan Neighborhood, similar to the offerings and community support that East Passyunk Community Recreation Center has in South Philadelphia. The Logan Neighborhood Alliance will be tasked with determining what the community center will offer utilizing participatory design, in order to tailor the community’s needs and desires to the center. The outdoor space will feature a playground, athletic facilities, a skate park, art installations, a rooftop community garden, a site for a future farmers’ market, and direct access to Wingohocking Park. The rooftop community garden will replace a traditional community garden to avoid the potential toxicity of the ground from the fill. Attached to the community center will be a maker’s space and vocational school, integrating both educational and economic opportunities for local youth and adults by incorporating spaces for technology education, mechanics, construction, culinary school, nursing, and early childhood development. The new community center will be named the Nicole Hines Community Center to commemorate the dedication, support, generosity, and guidance Nicole provided to her neighborhood and to serve as the foundation of her vision.

2. Establish a Community Land Trust  
   **APA Policy Guide:** Housing  
   **LCNP Strategy:** 4, 6  
   The Logan Neighborhood Alliance will create and manage the Logan Neighborhood Land Trust (LNLT), a Community Land Trust (CLT) that is focused on preserving housing affordability in the Logan Neighborhood. The LNLT will serve as a separate but associated organization, primarily concerned with the establishment, management, and expansion of the land trust and its assets. CLTs are well-established as reliable and trusted sources for maintaining housing affordability and producing community wealth. Prospective buyers earning below a predetermined income ratio purchase or lease a home from the CLT, while paying a nominal annual fee to lease the land that the home is on. Homes in a CLT can be sold at any time, with the seller and CLT sharing a percentage of the appreciation.

   The Logan Neighborhood Land Trust can start by forming partnerships with local organizations like the Community Justice Land Trust. Furthermore, the LNLT can pursue partnerships with the City of Philadelphia, as seen in other regions as a way to advance their local trusts’ efforts. For example, Vancouver has offered $10, 99-year leases to its local trust. Seattle, Los Angeles and Chicago have enacted policies to use their surplus land for affordable housing, with Seattle even donating two pieces of land to a local CLT. In addition to utilizing partnerships with the city, the LNLT can also seek public funding from numerous state and federal grant and tax programs, as well as private funding from philanthropic sources or private financial institutions or foundations.

3. Activate Vacant Lots  
   **APA Policy Guide:** Planning for Equity  
   **LCNP Strategy:** 5, 6  
   The Logan Neighborhood has numerous vacant lots that are underutilized and devalue the land around it. One of our strategies will be to identify underutilized sites throughout the neighborhood that can be developed into affordable housing. Infill development can expand the housing stock, improve air and water quality, and facilitate walkability. To encourage infill development, an expedited development review process will be used as an incentive.

4. Implement Green Infrastructure Design  
   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 5, 9  
   Green infrastructure serves as a highly effective way to manage excess water while delivering a multitude of co-benefits such as heat mitigation, traffic calming, air filtration, increased biodiversity, and overall improved public health. Measures such as stormwater bump-outs and green gutters will be installed along Broad Street as part of the BID pilot, which will then serve as an example for other streets. Stormwater trees, basins, and planters will be implemented along the streetscape and in parks to reduce flood risks. A portion of the plants used in Logan will be selected based on their phyto remediation properties to improve the quality of soil in the Triangle, creating a healthier environment for the community. The Philadelphia Water Department’s comprehensive list of green infrastructure strategies and handbooks, including the Green Stormwater Infrastructure Planning & Design Manual and Landscape & Design Handbook, will be utilized in the redevelopment.

5. Implement Complete Streets Design Standards  
   **APA Policy Guide:** Healthy Communities  
   **LCNP Strategy:** 5, 8, 9  
   Complete streets are a planning and design strategy that looks to safely accommodate all modes of transportation on a city’s streetscape, supporting the whole health of all community members through the integration of public health, transportation and urban planning. Philadelphia’s Complete Streets Design Handbook will be used during the redevelopment of all streets located within the triangle. In order to facilitate safer connections in and out of the Logan Neighborhood, both Wyoming Avenue and 9th Street should be redesigned as complete streets to Broad Street and Fisher Avenue. Protected bike lanes and an enhanced pedestrian zone should be installed along the length of Wyoming Avenue and 9th Street within Logan. The intersections for both streets at Roosevelt Boulevard should be completely pedestrianized, implementing measures like curb ramps and bicycle treatments as well as enhancing the pedestrian islands, markings, and lighting. This will ensure a safer experience for all users and increase the accessibility of the Logan Triangle.
Vision Realization

In 2033, the Logan Neighborhood has reclaimed the Logan Triangle. It is now a place where...

People have been connected to places

- Pedestrian deaths have fallen to zero and traffic incidents are at historical lows thanks to a redesigned streetscape and increases in alternative transportation use
- New neighborhood connections and the complete streets redesign of the road network have led to a dramatic decrease in crime rates in Logan
- Broad Street businesses have opted-in to the Broad Street Business Improvement District, transforming the corridor into one of the premier walkable commercial districts in the city

New development has seamlessly blended into the Neighborhood

- The Logan Neighborhood Land Trust and companies with local tech, manufacturing, and medical companies have helped produce enough revenue to pay well for home improvement projects
- The number of vacant lots has dramatically decreased, with affordable housing, pocket parks, gardens, and even a children’s obstacle course popping up in their place
- In 2033, the Logan Neighborhood has reclaimed the Logan Triangle. It is now a place where...People have been connected to places

Quality of life has been enhanced

- Soil contaminant levels have fallen significantly, and residents enjoy higher air quality and increased outdoor thermal comfort throughout the neighborhood
- The new green stormwater infrastructure has made flooding a thing of the past, and Logan’s biodiversity has increased by 25% in Logan
- The number of vacant lots has dramatically decreased, with affordable housing, pocket parks, gardens, and even a children’s obstacle course popping up in their place

The Neighborhood has been revived and residents are thriving

- The Logan Neighborhood Alliance has a record number of resident members, with membership growing year-over-year
- Wingohocking Park has become a highlight destination for the region, providing endless recreational opportunities, a platform for residents to tell their stories and even launching a few local artist’s careers
- The Nicole Hines Community Center is graduating its fifth class of vocational school students, boasting a 95% employment placement rate utilizing its partnerships with local tech, manufacturing, and medical companies

Team Members

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References

Census Data
2021 American Community Survey 5-year Census Tracts & Block Groups: 204: 3; 274:01; 3; 274:02; 2; 275: 3; 282: 1, 2, 3; 283: 1, 2, 3, 4, 5, 6, 7; 284: 1, 2, 3, 4; 286: 1, 2, 3, 4; 285: 1; 290: 3

Bibliography