

Frequently Asked Questions about Logan

Question: What happened at Logan Triangle in the 1980s?

Answer: Logan Triangle was originally developed as a residential neighborhood in the early 1900s. Built on loosely compacted, miscellaneous fill comprised of ash and cinders mixed with construction debris used to fill the historic Wingohocking Creek Bed, the soil conditions and exposure to water weakened foundations and homes began to sink in the 1950s. The situation worsened in February 1986 when a gas explosion demolished a neighborhood home and severely damaged two others. It was found at that time that 957 households were affected with major subsidence issues. The Logan Assistance Corporation was created in 1987 to facilitate relocation. The relocation process took several years and it wasn't until 2012 that ownership of the Triangle was under one owner, the Philadelphia Redevelopment Authority.

Question: Why hasn't anyone done anything on the triangle since the gas explosion?

Answer: Before redevelopment could occur it took several years for the relocation process to finish and for the City to acquire ownership of all the parcels. During this time, seven planning studies were conducted between 1998-2013. None resulted in any action due to numerous factors including the economic downturn in 2008, and because of the challenges associated with the soil condition.

Question: What happened to Logan Community Development Corporation?

Answer: Due to financial issues, Logan CDC had to cease operations in 2014. At the time of its closure no alternative organizations were identified or identified themselves as the successor community organization. To ensure delivery of NAC services in the Logan/Olney area, the Office of Housing and Community Development, (OHCD) re-allocated four of the census tracts previously served by the Logan CDC/NAC to the Nicetown CDC. On October 1, 2014, a qualified Logan resident was hired as NAC Coordinator to help cover the Logan census tracts and other tracts in the NTCDC/NAC service area. Note: Other census tracts previously served by the Logan CDC/NAC were re-allocated to GPASS.

Question: What happened to the Logan Comprehensive Neighborhood Plan that the CDC started?

Answer: While many studies have been completed for the Logan Triangle the Logan Comprehensive Plan is the first report that studied the larger neighborhood as a whole and it was never completed since the CDC closed its doors. The PRA will fund its completion and kicked off this process by meeting with former planning stakeholders in August 2015. The next public meeting regarding the plan will be on September 29th at 5:30pm at the Beloved St. John Church at 4541 N. Broad Street. The hope is that the final plan will be published by the end of November.

Question: Who currently owns the site known as Logan Triangle (Area bounded by Loudon to the north, 11th to the west, 7th to the east and Roosevelt Blvd to the south)?

Answer: The Philadelphia Redevelopment Authority completed the acquisition of all the parcels within Logan Triangle in 2012 and is the current owner.

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Question: Who is responsible for maintaining Logan Triangle?

Answer: The Philadelphia Redevelopment Authority is responsible for maintaining the site and currently has clean up and landscaping crews on site. Please help us keep Logan clean by reporting illegal dumping by calling 311.

Question: People are illegally dumping trash and committing other crimes on the Triangle. What can you do about this?

Answer: The site is currently being cleaned and we are installing security cameras to catch offenders who illegally dump. You can also report any crimes to the police or dumping by calling 311.

Question: I have heard that there is a developer already identified for the Triangle. Who are they and what will they be building?

Answer: Logan Triangle is a complex and challenging site to develop because of geotechnical condition of the soil and the environmental remediation necessary to build upon it. Only an experienced developer will be able to bring together the resources to tackle a project of this size and magnitude. The PRA has tried to engage developers through a Request for Proposals process in 2007 and 2008. Neither instance resulted in selecting a developer. The current leadership of the PRA feels that negotiating directly with a high capacity, mixed use developer that also has a strong track record of working with communities is the best way to ensure that Logan Triangle get redeveloped and the community benefits from job creation, recreational open space, and neighborhood stabilization.

Question: I have ideas and opinions about Logan. How do I share them?

Answer: Please participate in the next public meeting about the Logan Comprehensive Plan. This meeting will focus on prioritizing the things that Logan residents want to see in their neighborhood and outlining the implementation plan. The next meeting is on September 29, 2015 at 5:30pm at the Beloved St. John Church at 4541 N. Broad Street. If you can't make the meeting, please send an email to contactus@pra.phila.gov with any general questions or comments.

A separate meeting will be held about the Triangle in October 2015 and information about that meeting will be posted on www.philadelphiaredevelopmentauthority.org

Question: If I want to see studies/reports on Logan, where do I go?

Answer: Please visit www.philadelphiaredevelopmentauthority.org. Go to the search box and type in "Logan" then click on the link provided. All meeting information and reports will be posted to this page.
