

PHILADELPHIA CITY PLANNING COMMISSION



# IMPLEMENTATION UPDATE



Logan Business  
District

# UPPER NORTH DISTRICT PLAN

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# PHILADELPHIA2035

**Philadelphia2035** is the city's Comprehensive Plan. Created and updated by the Philadelphia City Planning Commission (PCPC), this document serves as a guide for the city's long-term growth.

**Philadelphia2035** is a two-phase effort:

## I. CITYWIDE VISION

The **Citywide Vision** lays out broad goals and policy for all aspects of the city. These include neighborhoods, vacant land, economic development, open space, and transportation.

## II. DISTRICT PLANS

**District Plans** apply the concepts of the Citywide Vision to specific areas of Philadelphia.

## IMPLEMENTATION

PCPC staff works with city agencies, City Council, and non-profit partners to see the District Plans become reality. PCPC has secured grants for follow-up studies, engineering, and construction totaling almost \$23 million. This document highlights projects being implemented and the progress so far.

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# BENEFITS OF PLANNING

## ENVIRONMENT

Natural and man-made surroundings provide safe and healthful conditions for current and future generations.

## ECONOMY

Economic development generates jobs, income, wealth, revenue and city services.

## EQUITY

Planning helps ensure that everyone benefits from programming and funding, regardless of race, ethnicity, class or any other dimension of identity.

## HEALTH & WELL-BEING

Philadelphia's built environment encourages active living and supports fair access to the resources and amenities necessary for residents of all ages to improve their physical, mental, and social well-being

## ENGAGEMENT

Many stakeholders come together to shape a common, future vision.

# PLAN IMPLEMENTATION PROGRESS

The Philadelphia City Planning Commission adopted the Upper North District Plan in **November 2016**. The plan makes **36** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

Recommendation Number

**UNO**  
#

**13 THRIVE**  
Neighborhoods | Economic Development | Land Management

**10 CONNECT**  
Transportation | Utilities

**13 RENEW**  
Open Space | Environmental Resources  
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 50% of plan recommendations:

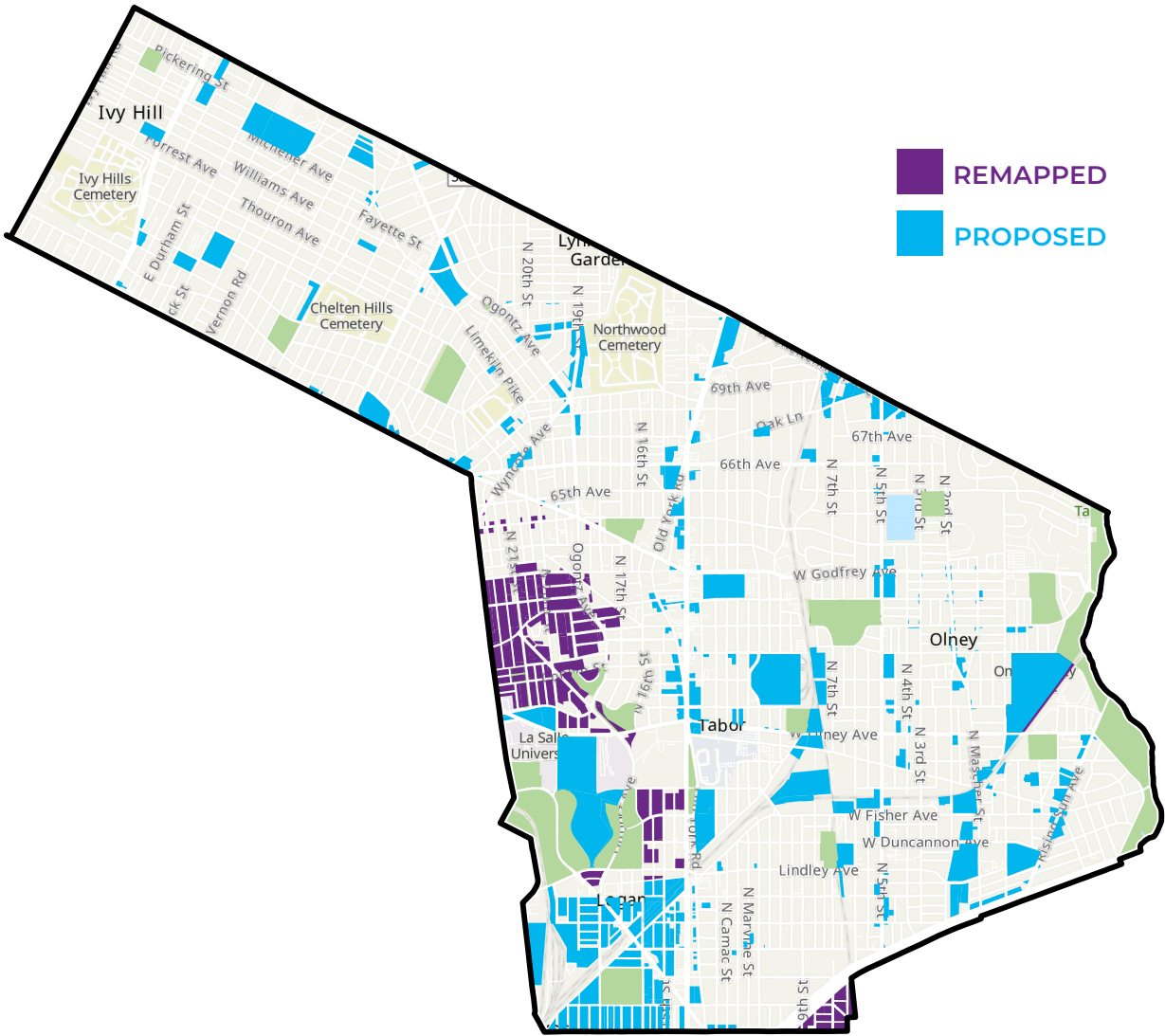
**98% In Progress // 2% Complete**

### Thank you to our Implementation Partners:

- Belfield-Logan-Olney Collaborative (BLOC)
- Councilmember Cherelle Parker
- Councilmember Cindy Bass
- Einstein Medical Center
- LaSalle University
- Mayor Jim Kenney
- Philadelphia Department of Commerce
- Philadelphia Redevelopment Authority (PRA)
- Philadelphia Streets Department
- Pennsylvania Department of Transportation (PennDOT)
- State Senator Art Haywood
- SEPTA

# ZONING REMAPPING PROGRESS

As of Spring 2022



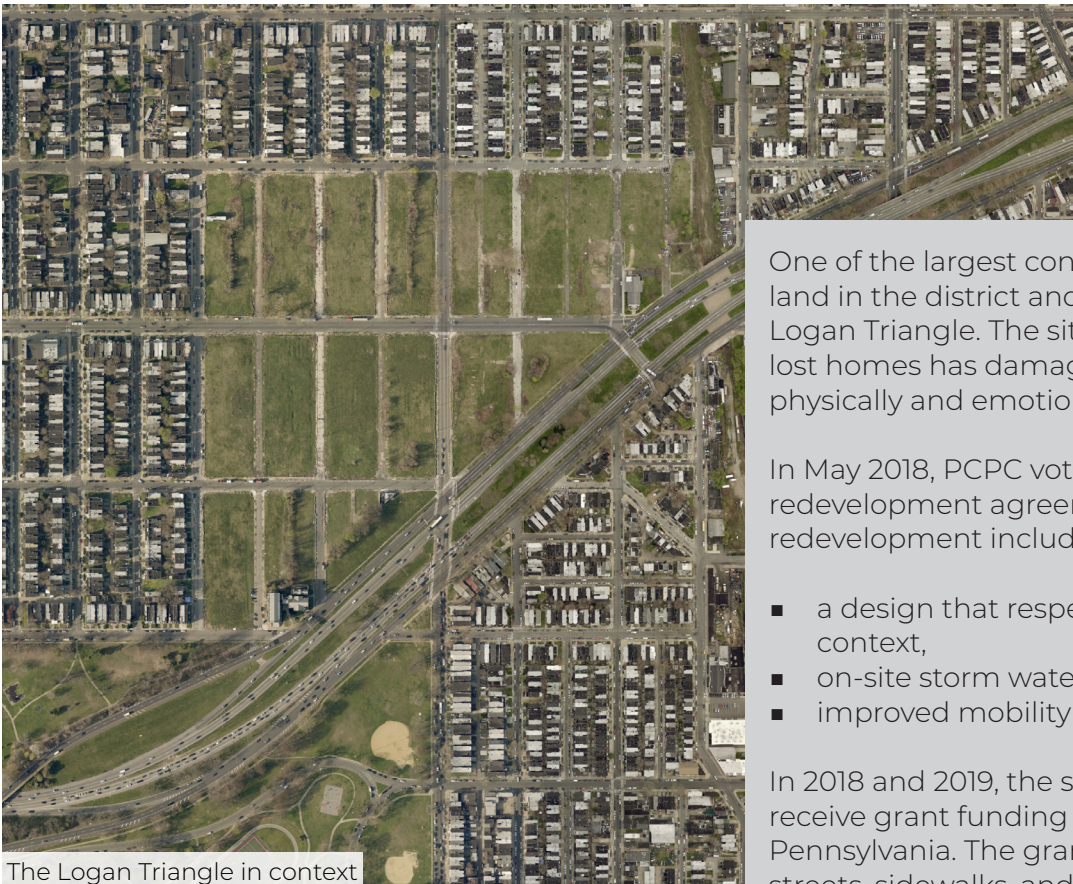
A big part of making Philadelphia2035 a reality is updating Philadelphia's zoning maps. PCPC is working with City Council to make sure the zoning matches existing uses and points the way for future projects.





# LOGAN TRIANGLE

HEALING A NEIGHBORHOOD



The Logan Triangle in context

One of the largest concentrations of vacant land in the district and the city is the 48-acre Logan Triangle. The site's troubled history of lost homes has damaged the neighborhood physically and emotionally.

In May 2018, PCPC voted to approve a redevelopment agreement. Goals for redevelopment include:

- a design that respects the neighborhood context,
- on-site storm water management, and
- improved mobility in and around the site.

In 2018 and 2019, the site was selected to receive grant funding from the State of Pennsylvania. The grants will help pay for new streets, sidewalks, and underground utilities.

COVID unfortunately set back development plans that were set to begin implementation in 2020. The developer is reassessing their previous plans and remains committed to the project.

## RECOMMENDATIONS

**UNO 12** Promote a mix of uses and high-quality design for the redevelopment of the Logan Triangle.

**UNO 18** Accommodate all transportation modes in the redevelopment of the Logan Triangle.

**UNO 23** Incorporate a stormwater retention system in the redevelopment of Logan Triangle that relieves the Belfield (Wingohocking Creek) sewer trunk during storm events.

**UNO 29** Incorporate open space and recreational trail connections in the redevelopment of the Logan Triangle.

**UNO 35** Include elements of high-quality urban design in the redevelopment agreement for the Logan Triangle.

# FERN ROCK TRANSPORTATION CENTER

SAFE ACCESS TO TRANSIT



Regional rail platforms at Fern Rock Transportation Center

## RECOMMENDATION

**UNO 14** Rehabilitate and enhance Fern Rock Transportation Center in accord with existing studies and plans

Fern Rock Transportation Center connects the Broad Street Line to bus service and several Regional Rail lines. An 800-space park-and-ride lot draws commuters from Philadelphia and its northern suburbs. Fern Rock Transportation Center serves approximately 4,500 passengers on a typical weekday. Yet, there is no direct connection between the station and the Olney neighborhood to the east. The walk is over a mile long.

SEPTA will build a direct pedestrian connection under the Regional Rail tracks. The project will include lighting, wide sidewalks, and security enhancements.



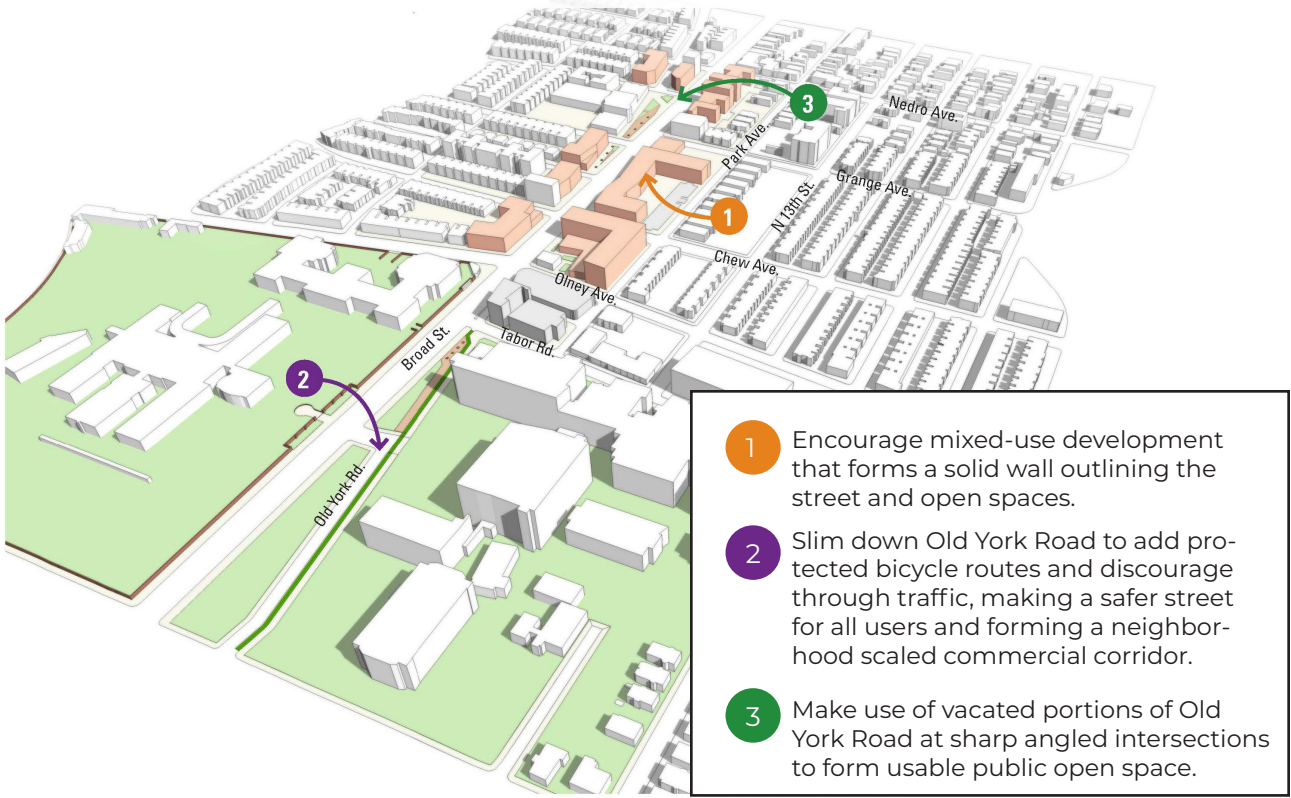
# BROAD AND OLNEY

## SETTING THE STAGE FOR GROWTH



Passengers transferring at Broad and Olney

The Vision for Public and Private Improvements at Broad and Olney



- 1 Encourage mixed-use development that forms a solid wall outlining the street and open spaces.
- 2 Slim down Old York Road to add protected bicycle routes and discourage through traffic, making a safer street for all users and forming a neighborhood scaled commercial corridor.
- 3 Make use of vacated portions of Old York Road at sharp angled intersections to form usable public open space.



Ground-level perspective showing potential redevelopment at Broad Street near Olney Avenue (there is an ongoing TCDI study for this site)

Broad and Olney is an important transportation and employment center. A Transportation and Community Development Innovative (TCDI) study was completed in 2020 by PCPC. The study looked at how to improve traffic flow, economic opportunities, as well as bicycle and pedestrian safety through Complete Street designs that are:

- **Safe** - The design of streets should promote safety for all users at all hours.
- **Connected** - Streets should connect to surrounding streets and destinations like civic institutions, shops, transportation amenities, and open spaces.

- **Accessible** - Design should ensure the accessibility of the street to users of all ages and abilities.
- **Human-scale** - Furniture, lights, and signals should be properly oriented and sized for the appropriate road user. Signs should be clear and legible for people walking or driving along the street.

The report included three concept designs for the corridor that would advance the recommendations in the Upper North District Plan.

## RECOMMENDATION

- UNO 1
- Cultivate strong corridor management partners for the major commercial nodes of Broad Street in Logan and the institutional core at Broad and Olney



# OLNEY RECREATION CENTER

RESTORING A BELOVED PARK



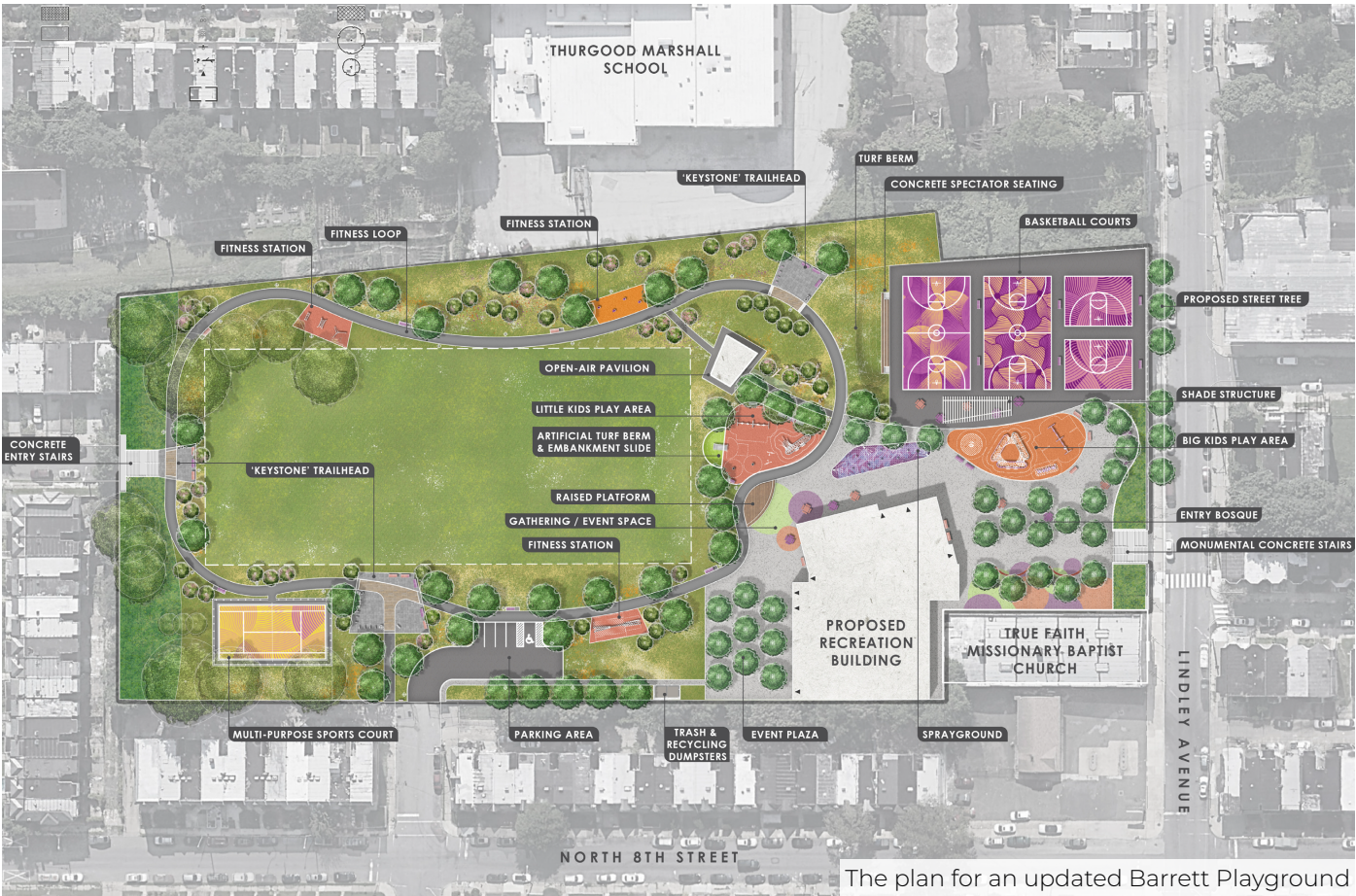
Proposed improvements at Olney Recreation Center

The Olney Recreation Center is a 13.6-acre site with playground equipment, a sprinkler, tennis and basketball courts, sports fields, and a multi-purpose recreation building that are well used and beloved by the community. Originally built in the 1960's, the Public Health Management Corporation (PHMC) and Kelly

Maiello Architects (KMA) have been leading a major redesign, reconstruction and upgrade as part of the City of Philadelphia's Rebuild program. The project completed concept design and community engagement over the summer and began construction in Fall 2021.

# BARRETT PLAYGROUND

REVITALIZING A COMMUNITY ASSET



The plan for an updated Barrett Playground

Barrett Playground is a 5.8-acre site with playground equipment, a spray ground, sports fields, and basketball and tennis courts. The site is home to a community sports teams and hosts both tutoring programs and after-school activities. However, the playground is isolated and cut off from the surrounding community. Nicetown Community Development Corporation (Nicetown CDC) and SALT Design Studio have been leading a major redesign of

the site after community members asked for a green space that worked well for both active and passive recreation. The resulting design reorganizes existing features while adding in enhanced landscaping, a central green, a new walking trail, and improved connections to the surrounding neighborhood. The project has completed concept design and is undergoing design development.



# PHILADELPHIA CITY PLANNING COMMISSION

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Tacony Creek

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