

ANNEX 5.2

NON-GROWTH CENTERS

THE BLIGHTED AREAS

DISTRICT 1

BGY. DAMAR
BGY. MANRESA
BGY. STO. DOMINGO
MAYON AREA
MUNOZ AREA

DISTRICT II

BGY. SAN BARTOLOME
BGY. BATASAN HILLS
BGY. FAIRVIEW
BGY. BAESA-BAHAY TORO
MALIGAYA AREA
NGC-WEST AREA
BGY. CULIAT

DISTRICT III

BGY. MATANDANG BALARA
QUIRINO AREA
MURPHY-PROJECT 4 AREA
;OBOS AREA

DISTRICT IV

BGY. TATALON
GALAS AREA
KAMUNING AREA
SCOUT AREA

DISTRICT 1:

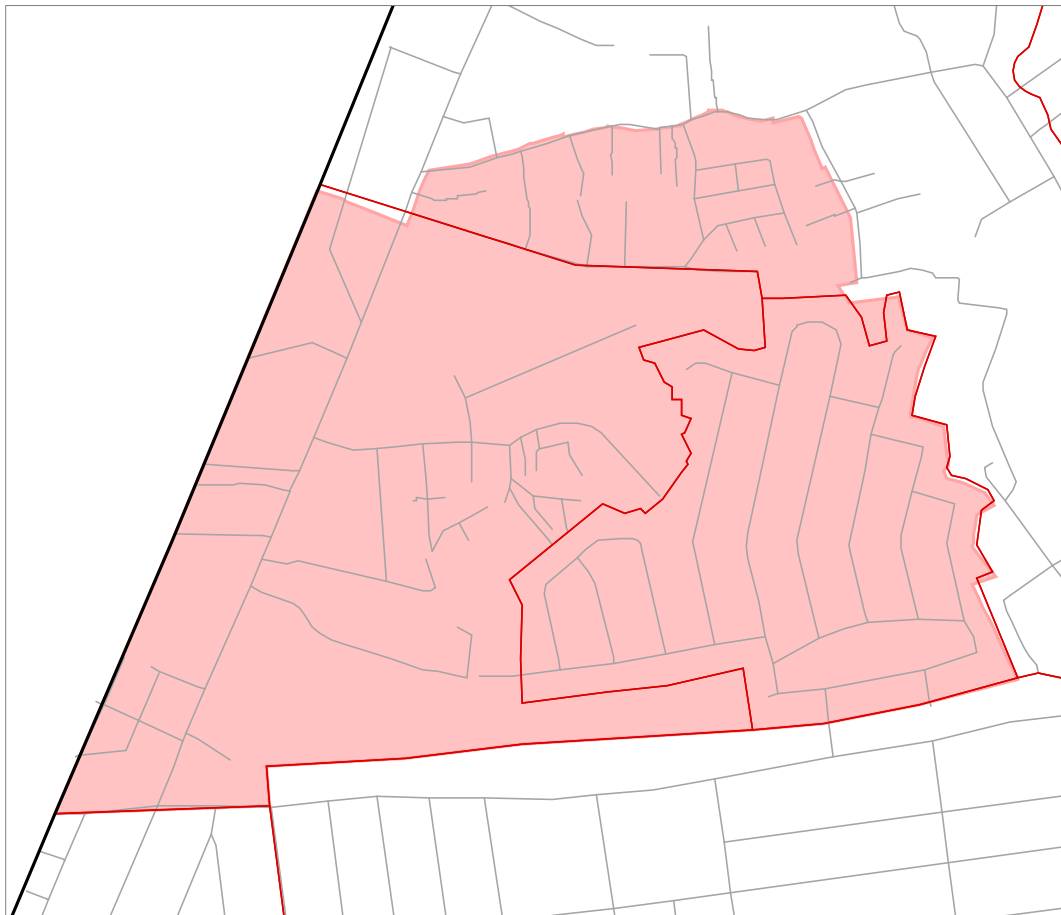
1. Damar Community District

Area coverage and population:

The proposed Damar Community District has a total land area of 194.15 has. and covers 3 barangays in District 1 (Balingasa, Damar, Pag-ibig sa Nayon)

Population :

• Balingasa	20,288
• Damar	1,499
• Pag-ibig sa Nayon	<u>5,272</u>
TOTAL	26,999



District boundary:

The study area is bounded by the following:

- North : Bgy. Balingasa Bgy. Boundary line
- East : San Francisco River
- South : Del Monte Avenue
- West :Q.C. – Manila City Political Boundary

Existing land use:

- Based on the 2009 actual land use, out of the 194.15 has. comprising the study area, 44.23% or about 85.87 has. are occupied by residential area.
- Industrial use constitutes 13.53% or 26.27 has.
- Commercial areas comprised of 15.23% or 29.57 has.
- Roads (19.50% or 37.85 has.)
- Vacant (1.70% or 3.31 has.)
- Informal settlers (1.15% or 2.23 has.)
- Open Spaces (0.62% or 1.20 has.)



Access:

- Major transport routes in the study area include:
 - Sgt. Emilio Rivera
 - G. Araneta Avenue
 - Del Monte Avenue
 - Bonifacio Avenue
 - Banawe Avenue
- Secondary Roads include:
 - Matutum Street
 - Mauban Street
 - Biak na Bato
 - Toktokan Street
 - Sto. Domingo Street
 - Hon. G. Roxas Street

- Among the so called “choke point” areas include:
 - Bonifacio Avenue cor. Sgt. Rivera and Del Monte Avenue
 - Banawe Street cor. Del Monte Avenue
 - Del Monte Avenue cor. A. Bonifacio Avenue and G. Araneta Avenue

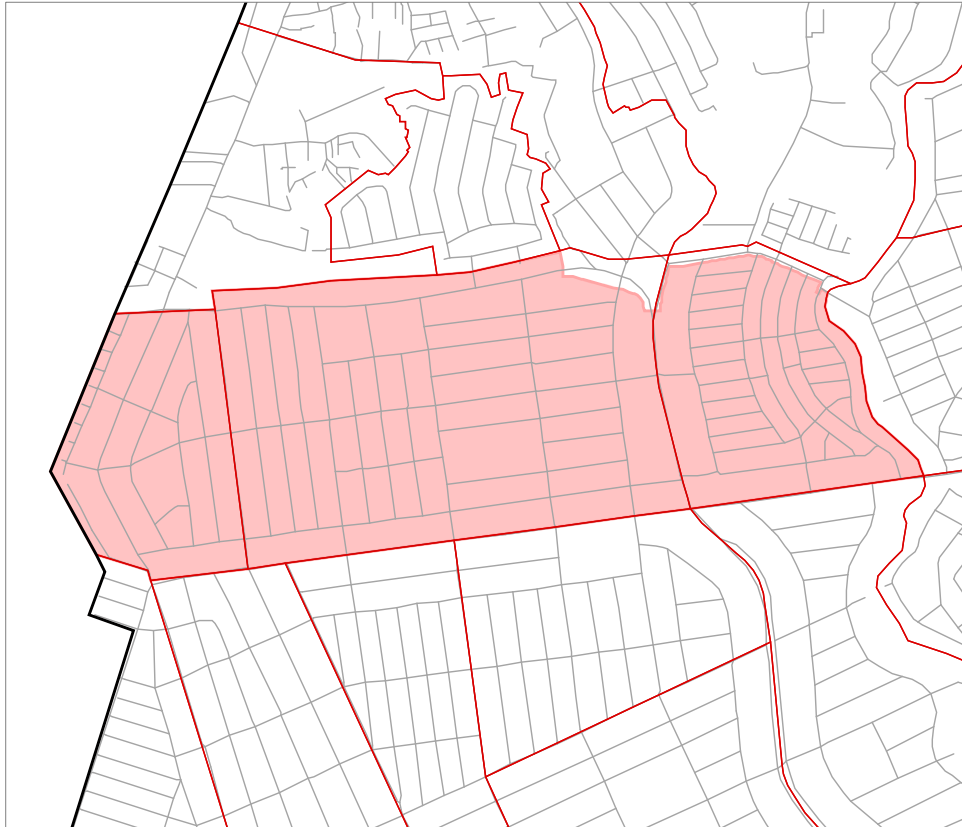
Mode of transport”

- Public utility vehicles (PUV’s) such as passenger jeepneys, buses, and taxis.
- Tricycles run along secondary roads

2. Manresa Community District

Area coverage and population:

- The proposed Manresa Community District has a total area of 140.56 hectares and covers the 3 barangays in District I: San Jose, Manresa and Masambong
- It covers some industrial areas in this part of Quezon City.
- The area has a projected population of 37,380



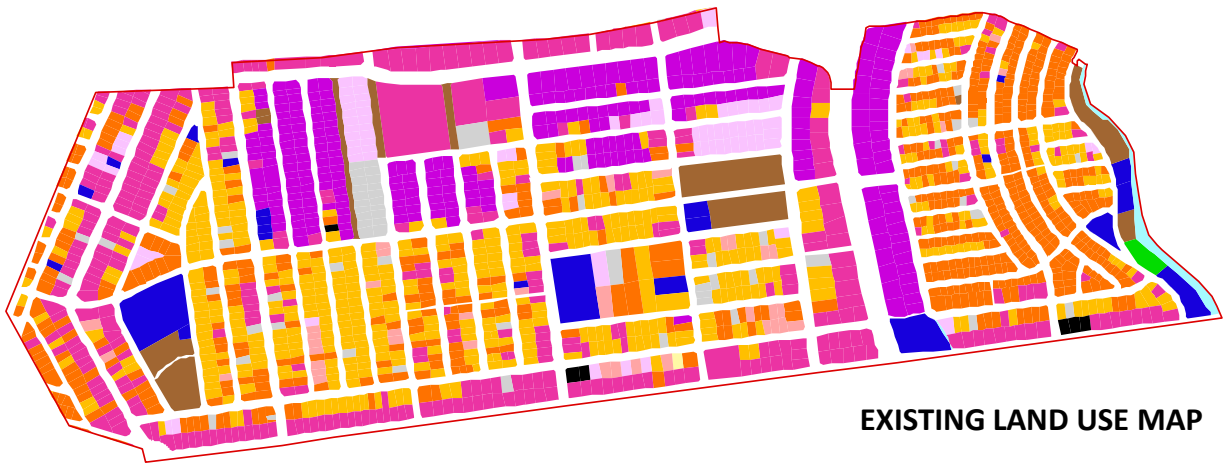
District boundary:

The study area is bounded by the following:

- North : Sgt. E. Rivera and Toktokan St.
- East : San Francisco River
- South : Del Monte Avenue
- West : Q.C. – Manila City political boundary

Existing land use:

- Based on the 2009 actual land use, out of the 140.56 has. comprising the area, 13.90% or about 19.54 has. are occupied by industrial areas.
- Residential use constitutes 31.39% or 44.12 has.
- Commercial areas comprised of 18.48% or 25.97 has. business activities are noted along major roads
- Roads (26.42% or 37.14 has.)
- Informal settlers (3.37% or 4.74 has.)
- Vacant (2.16% or 3.04 has.)
- Institutional (3.35% or 4.71 has.)



EXISTING LAND USE MAP

LEGEND:

- R-1 LOW DENSITY RESIDENTIAL
- R-2 MEDIUM DENSITY RESIDENTIAL
- R-3 HIGH DENSITY RESIDENTIAL
- C-1 MINOR COMMERCIAL
- C-2 MAJOR COMMERCIAL
- C-3 METROPOLITAN COMMERCIAL
- CEMETERY
- I-1 LIGHT INTENSITY INDUSTRIAL
- I-2 MEDIUM INTENSITY INDUSTRIAL
- INSTITUTIONAL
- INFORMAL SETTLERS
- PARK / OPEN SPACE
- UTILITY
- VACANT
- RESERVOIR
- MILITARY

Access:

- Major transport routes in the study area include:
 - Sgt. Emilio Rivera(C-3)
 - Bonifacio Avenue
 - Del Monte Avenue
 - G. Araneta Avenue
 - D. Tuazon Avenue
 - Banawe
 - Sto. Domingo Avenue
- Secondary Roads include:
 - Biak na Bato
 - Matutum Street
 - Hon. G. Roxas Street
 - Mauban Street
- Among the so called “choke point” areas include: All roads intersecting major transport roads

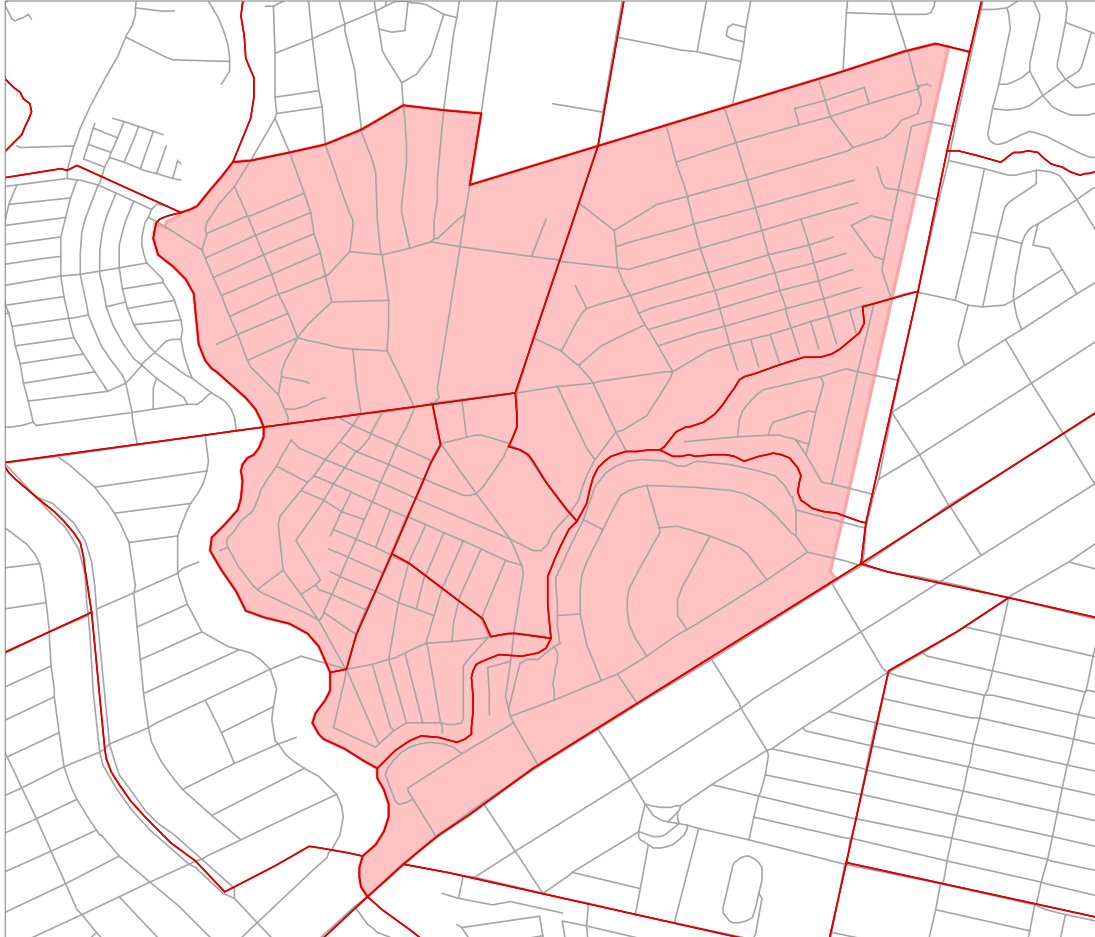
Mode of transport:

- Public utility jeepneys, FX taxis cabs ply in all major transport routes.
- Tricycles and pedicabs services in all other part of the study area.

3. Del Monte Community District

Area coverage and population:

- The proposed Del Monte Community District has a total area of 218.80 has. and covers 7 barangays in District I: Del Monte, Paltok, Nayong Kanluran, Sta. Cruz, Paraiso, Mariblo, Damayan
- The area has a projected population of **49,484**.



District boundary:

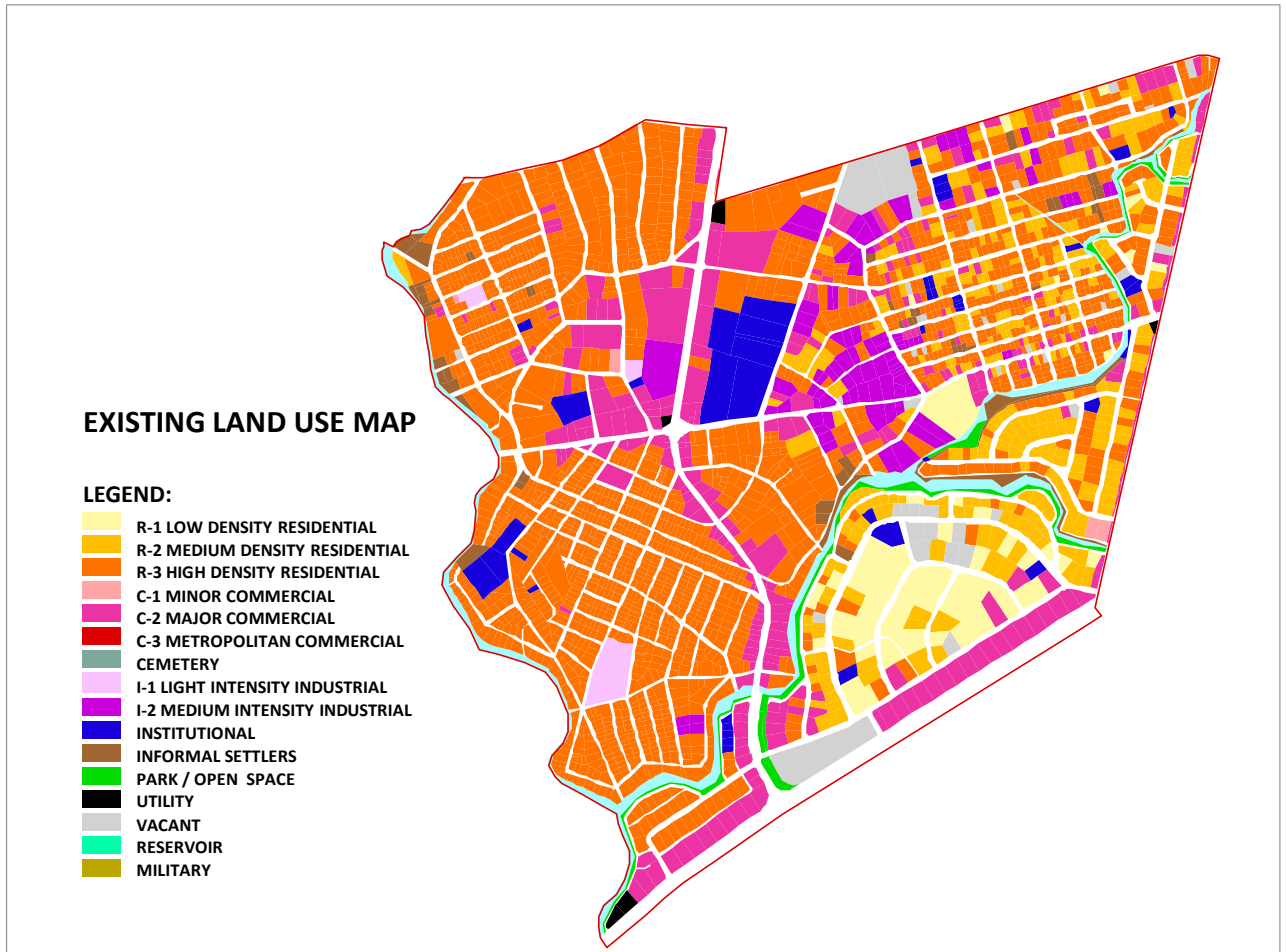
The study area is bounded by the following:

- North : Southern barangay boundary lines of San Antonio and Bungad
- East : West Avenue
- South : Quezon Avenue
- West : San Francisco River

Existing Land Use:

- Based on the 2009 actual land use, out of the 218.80 has. comprising the study area, 52.77% or about 115.46 has. are occupied by residential areas.
- Industrial use constitutes 4.07% or 8.91 has.
- Commercial areas comprised of 12.31% or 26.93 has. Business activities are noted along Roosevelt Avenue, Del Monte Ave., Quezon Avenue and West Avenue
- Institutional (3.48% or 7.62 has.)
- Informal settlers (1.67% or 3.66 has.)

- Roads (18.64% or 40.78 has.)
- Vacant (2.69% or 5.88 has.)
- Open spaces (2.69% or 5.88 has.)



Access:

- Major transport routes in the study area include:
 - Roosevelt Ave. - Del Monte Ave.
 - Quezon Avenue - West Avenue
- Secondary Roads include:
 - Judge Juan Luna St. - Baler - Tolentino
 - West Riverside - San Antonio - Pat Senador
 - San Pedro Bautista - East Riverside
- Residential Subdivision roads particularly at Heroes Hills Subd.
- Among the so called “choke point” areas include:
 - Roosevelt Ave. – Del Monte Ave.
 - Roosevelt Ave. – Quezon Ave.
 - Del Monte Ave. – West Ave.

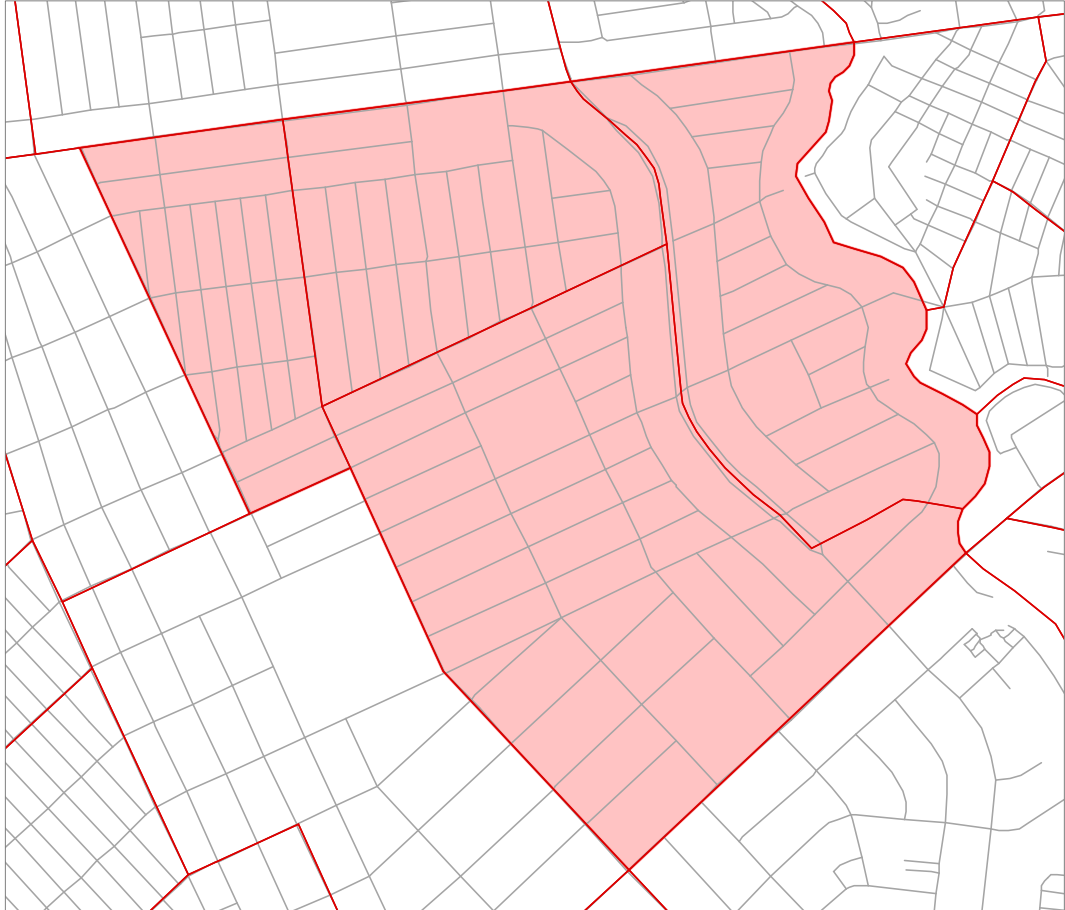
Mode of transport:

- Public utility vehicles (PUV’s) such as passenger jeepneys and FX taxi cabs ply along Roosevelt, Del Monte and West Triangle Avenues
- Passenger buses, jeepneys and FX taxi cabs ply along Quezon Ave.
- Tricycles and pedicabs runs along secondary roads

4. Sto. Domingo Community District

Area Coverage

- The proposed Sto. Domingo Community District has a total land area of 229.31 has. and covers 4 barangays in District I: Sto. Domingo, St. Peter, Sienna and Talayan
- The area has an estimated population of 27,803



District Boundary:

The study area is bounded by the following:

North : Del Monte Avenue

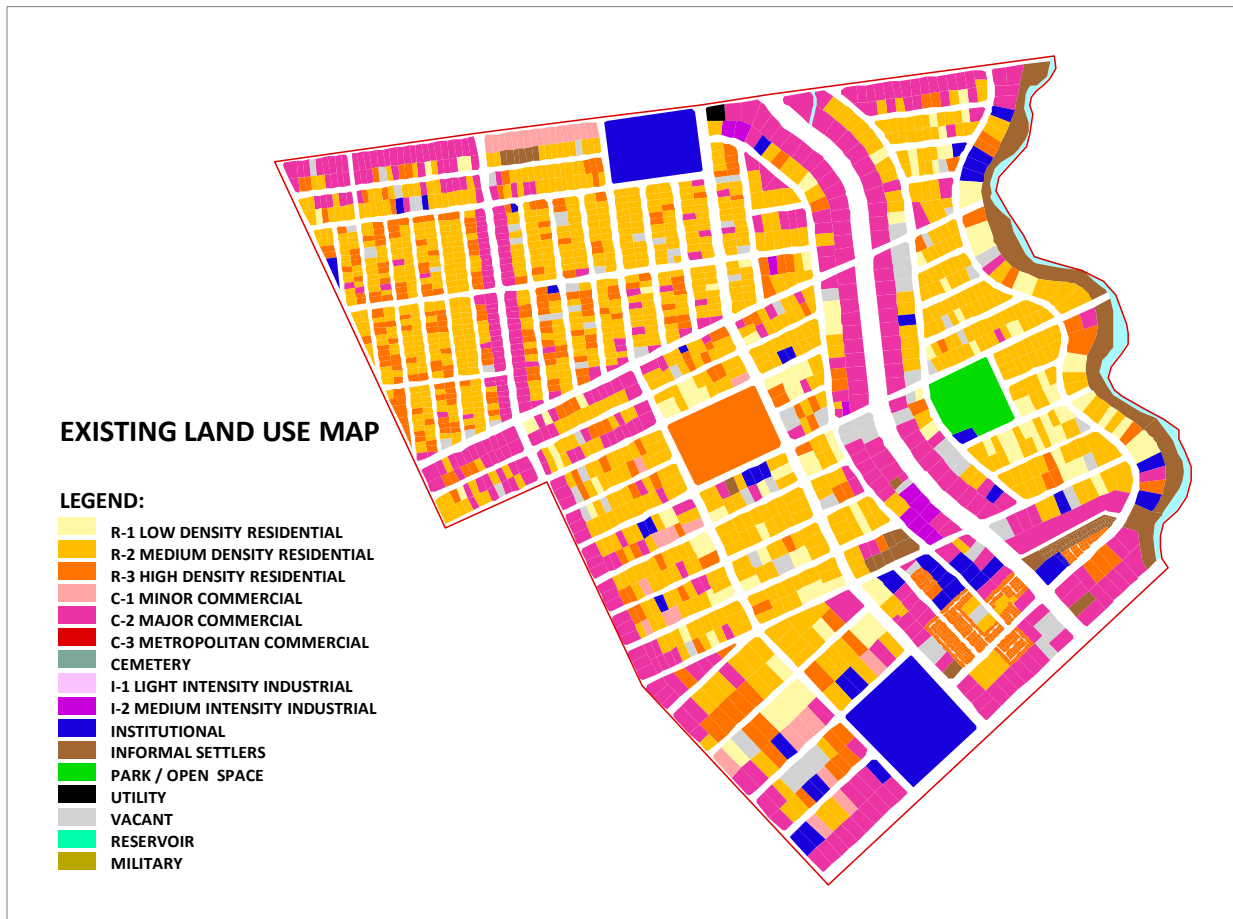
East : San Francisco River

South : Quezon Avenue

West : Eastern barangay boundary lines of Lourdes and Maharlika

Existing Land Use:

- Based on the 2009 actual land use, out of the 229.31 has. comprising the study area, 53.25% or about 122.10 has. are occupied by residential areas.
- Business activities (11.81% or 27.07 has.)
- Roads (25.06% or 57.47 has.)
- Institutional (7.45% or 17.04 has.)
- Vacant (0.60% or 1.37 has.)



Access:

- Major transport routes in the study area include:
 - Del Monte Ave. - G. Araneta Ave. - Quezon Ave.
 - Banawe Avenue - Mayon Avenue - N.S. Amoranto Ave.

- Secondary Roads include:
 - Maria Clara - Sto. Domingo Ave. - Biak na Bato
 - Cordillera - Don Jose

- Residential Subdivision roads

- Among the so called “choke point” areas include:
 - Del Monte Ave. – Cordillera
 - Del Monte Ave. - Banawe
 - Del Monte Ave. – G. Araneta Ave.
 - N.S. Amoranto Ave. – Banawe
 - N.S. Amoranto Ave. – G. Araneta Ave.
 - Quezon Ave. – Banawe Ave.
 - Quezon Ave. – G. Araneta Ave.
 - Sto. Domingo Ave. – Quezon Ave
 - Del Monte Ave. – Sto. Domingo Ave.

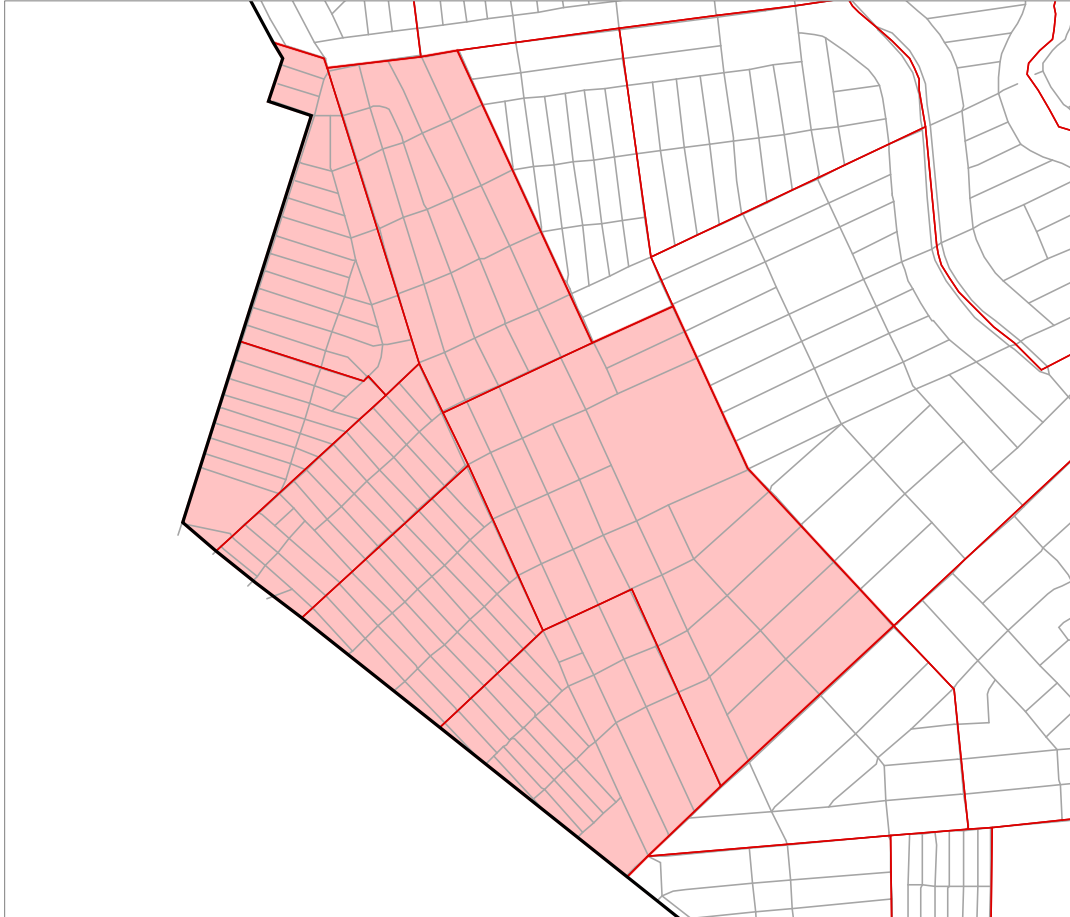
Mode Of Transport”

- Public utility jeepneys ply along identified major roads.
- Tricycles service the secondary and inner roads

5. Mayon Community District

Area Coverage

- The proposed Mayon Community District has a total land area of 205.98 has. and covers 7 barangays in District I: Maharlika, N.S. Amoranto, Paang Bundok, Salvacion, San Isidro Labrador, Sta. Teresita and Lourdes
- The area has an estimated population of 49,680.



District Boundary:

The study area is bounded by the following:

North : southern barangay property lines of San Jose and Manresa (Del Monte Ave.)

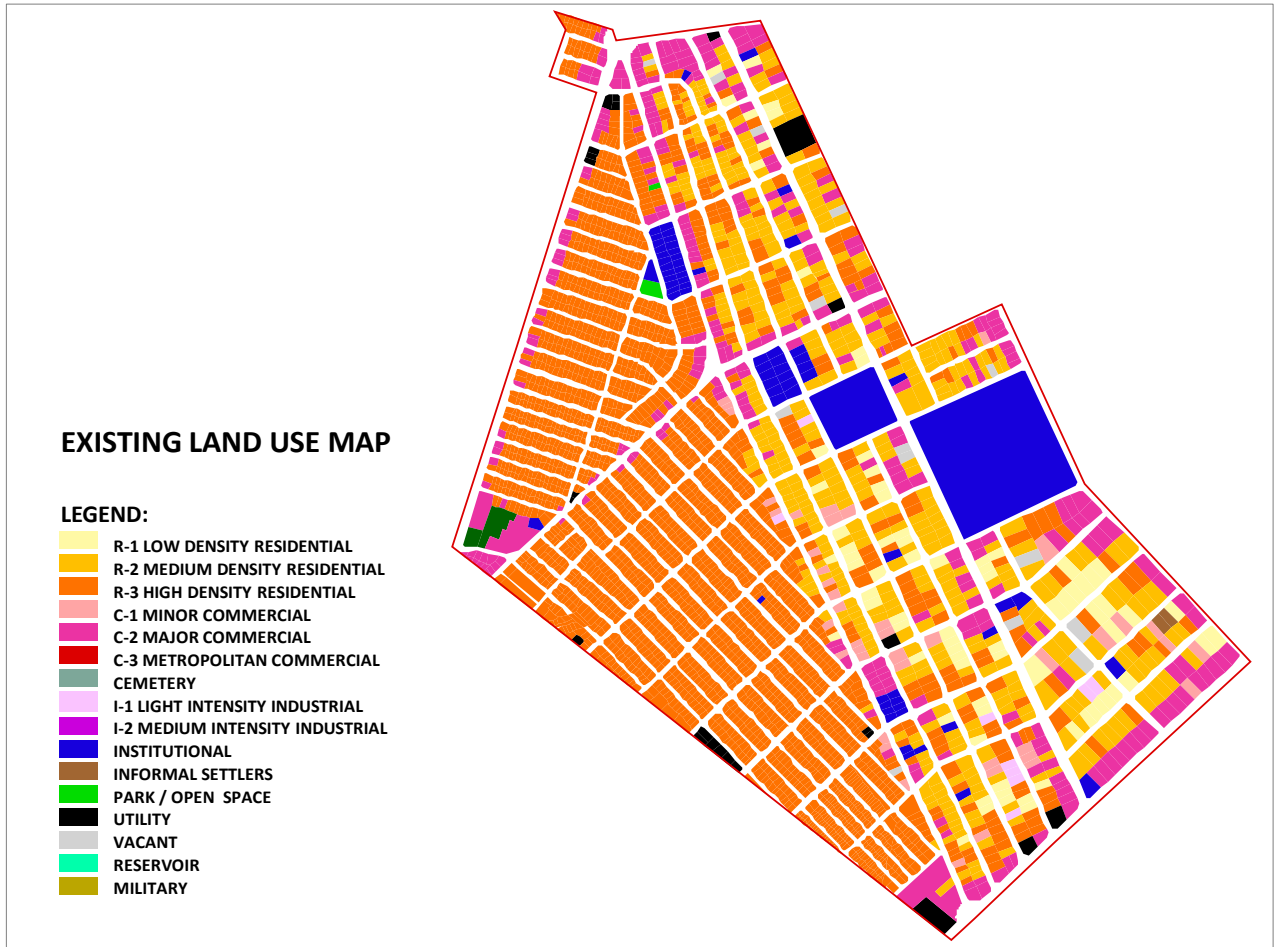
East : western barangay property lines of St. Peter and Sto. Domingo

Southeast : Quezon Avenue

West : Quezon City-Caloocan political boundary

Existing Land Use:

- Based on the 2009 actual land use, out of the 205.98. comprising the study area, 42.24% or about 87.01 has. are occupied by residential use.
- Commercial areas comprised of 19.46% or 40.09 has. concentration of business activities is located along Quezon Avenue, Banawe, Bonifacio Avenue and Del Monte Avenue and N.S. Amoranto Ave.
- Roads (23.86% or 49.15 has.)
- Vacant (3.27% or 6.74 has.)
- Institutional (5.64% or 11.62 has.)
- Informal settlers (3.09% or 6.36 has.)



Access:

- Major transport routes in the study area include:
 - Del Monte Ave., N.S. Amoranto Ave., Quezon Avenue, Banawe, A. Bonifacio Ave.
- Secondary Roads include:
 - Maria Clara St., D. Tuazon Ave., Mayon Ave.
 - Biak na Bato, Kanlaon Ave., Calamba
 - Apo St., and Blumentritt
- Among the so called “choke point” areas include:
 - Quezon Ave.-Banawe - Del Monte-Banawe
 - Del Monte – D. Tuazon - Mayon-Del Monte Ave.
 - N.S. Amoranto-Blumentritt - Mayon-Amoranto
 - N.S. Amoranto-D. Tuazon - N.S. Amoranto-Banawe
 - Major roads intersecting Quezon Avenue

Mode Of Transport

- Public utility vehicles (PUVs) such as passenger jeepneys ply along major roads
- Tricycles run along secondary roads

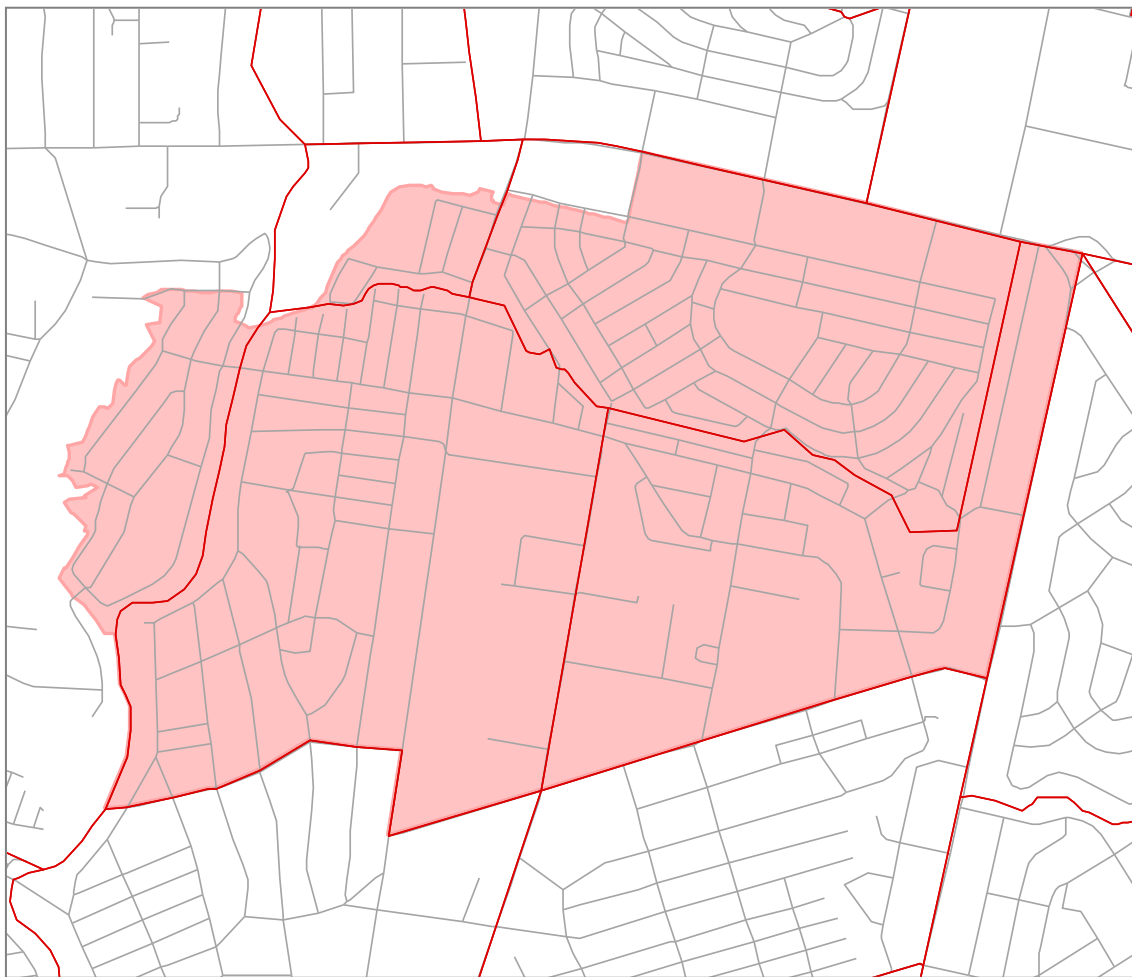
6. Munoz Community District

Area Coverage

The proposed Muñoz Community District has a total land area of 194.15 has. and covers 4 barangays in District I: (Katipunan, Veterans Village, Bungad, San Antonio)

Population

• Katipunan	2,511
• Veterans Village	3,933
• Bungad	6,985
• San Antonio	<u>25,873</u>
TOTAL	39,302



District Boundary:

The study area is bounded by the following:

North : EDSA

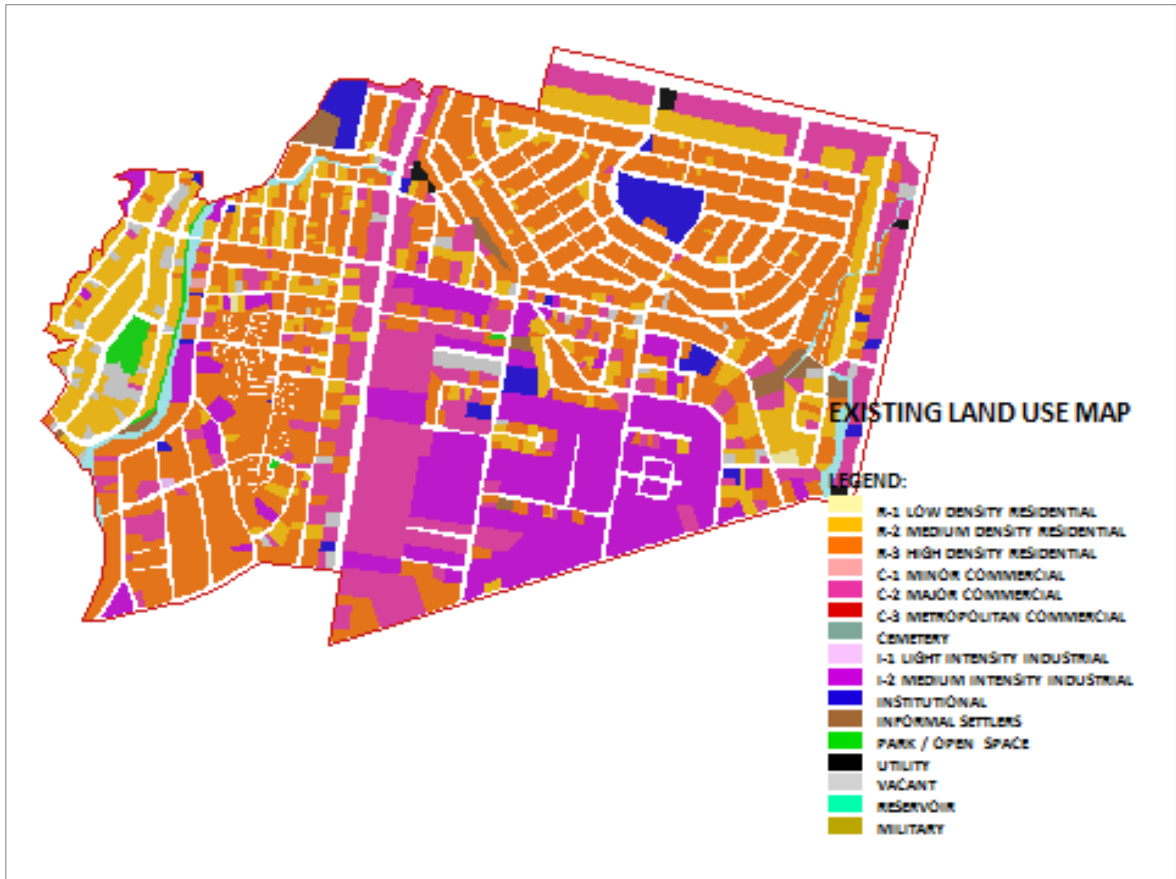
East : West Avenue

South : Baler traversing Roosevelt Avenue towards Bgy. San Antonio (Bgy. Boundary line)

West : San Francisco River

Existing Land Use:

- Based on the 2009 actual land use, out of the 194.15. comprising the study area, 44.23% or about 29.57 has. are occupied by residential areas.
- Industrial use constitutes 13.53% or 26.27 has.
- Commercial areas comprised of 15.23% or 29.57 has.



Access:

- Major transport routes in the study area include:
 - EDSA
 - West Avenue
 - Roosevelt Avenue
- Secondary Roads include:
 - Baler Street
- Among the so called “choke point” areas include:
 - EDSA cor. West Avenue
 - Baler corner Roosevelt Avenue
 - Roosevelt Avenue corner EDSA

Mode of Transport

- Public utility vehicles (PUVs) such as passenger jeepneys, buses and taxis.
- Tricycles run along secondary roads

DISTRICT II:

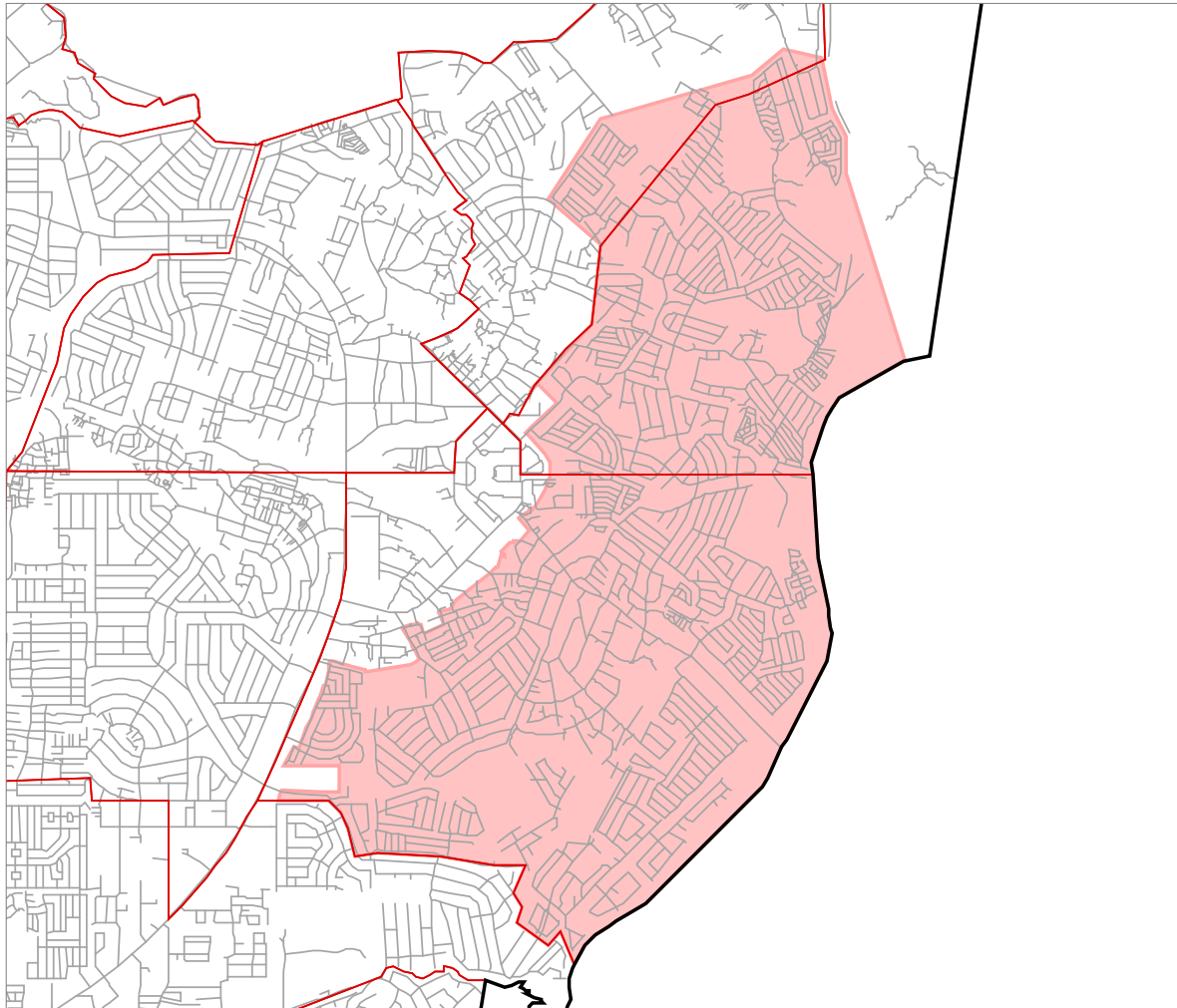
1. Batasan Hills Community District

Area Coverage

The proposed Batasan Hills Community District has a total land area of 821.22 has. and covers 3 barangays in District II: (Bagong Silangan, Payatas, Batasan Hills)

Population:

• Bagong Silangan	103250
• Payatas	11833.30
• Batasan Hills	<u>168509</u>
TOTAL	283642.30



District Boundary:

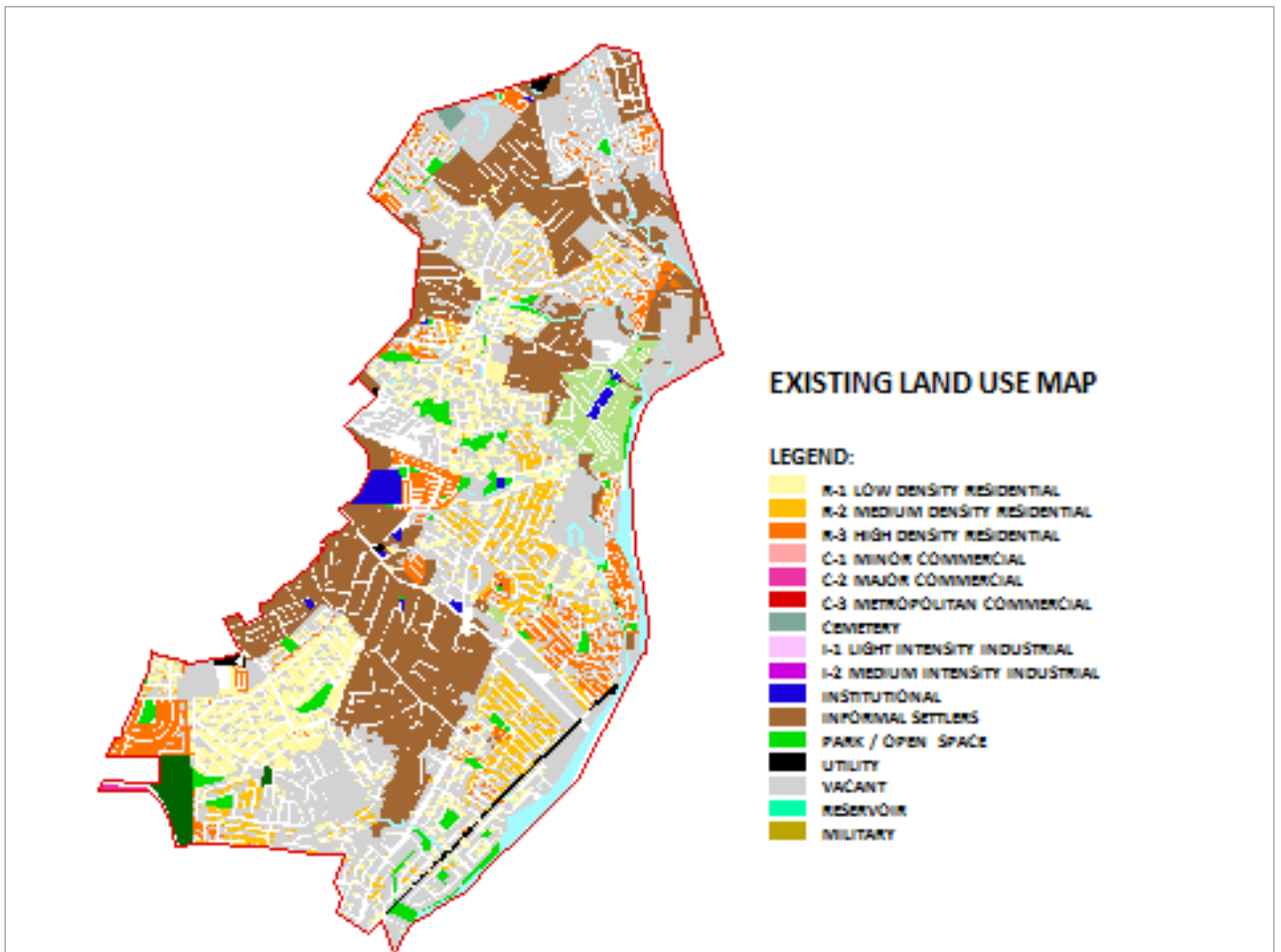
The study area is bounded by the following:

North: Bgy. Payatas and Bagong Silangan Boundary

East : Political boundary of QC-Marikina City

South: Bgy. Boundary of Bgy. Matandang Balara

West: :NGC Property Line



Existing Land Use:

- Based on the 2009 actual land use, out of the 821.22. comprising the study area, 17.52% or about 143.87 has. are occupied by residential area.
- Commercial areas comprised of 0.12% or 0.98 has
- Informal settlers (20.86% or 171.27 has.)
- Open space (2.42% or 19.90 has.)
- Vacant (32.93% or 270.47 has.)
- Roads (17.70% or 145.37 has.)
- Socialized Housing (2.03% or 16.68 has.)
- Water (3.09% or 25.34 has.)

Access:

- Major transport routes in the study area include:
 - Commonwealth Avenue
 - IBP Road
 - San Mateo-Batasan Road
- Secondary Roads include:
 - J.P. Rizal Street
- Among the so called “choke point” areas include:
 - San Mateo-Batasan Road cor. IBP Road
 - Commonwealth Avenue cor. IBP Road
 - IBP Road cor. Filinvest Homes Road I

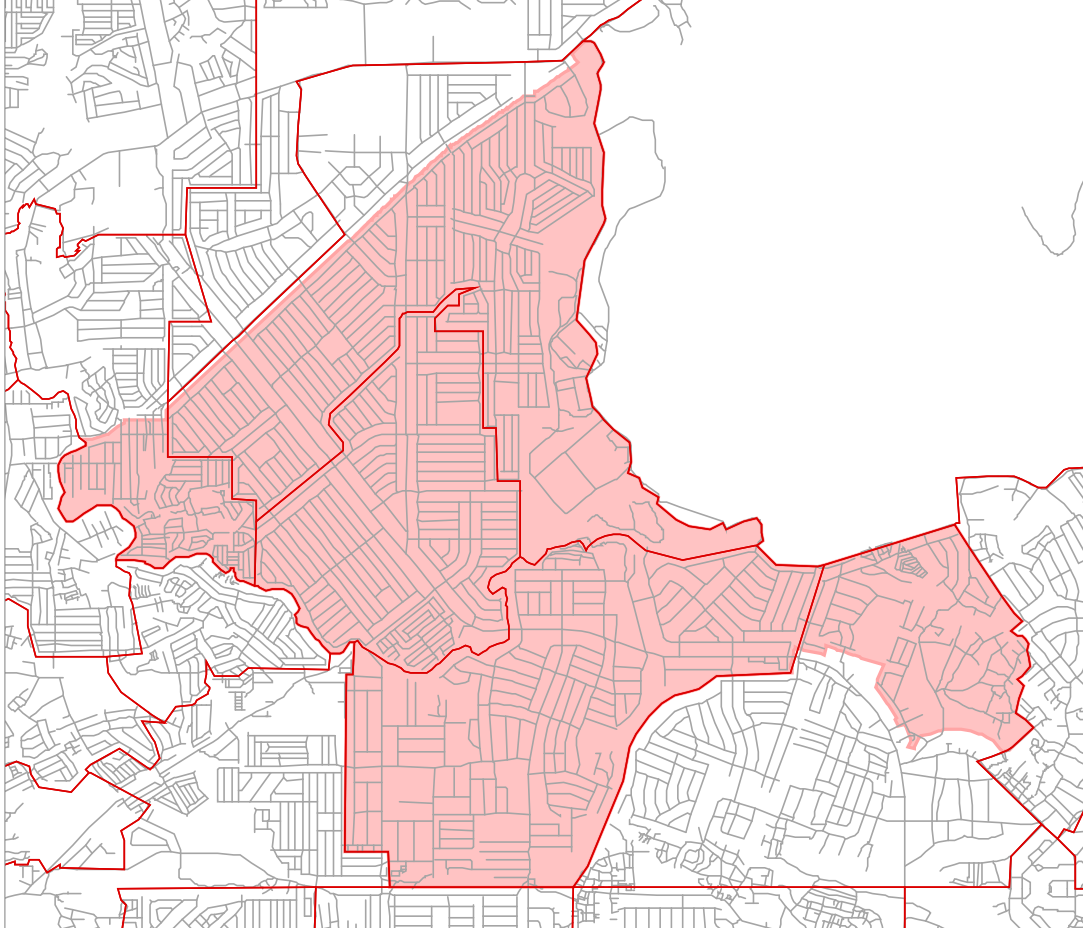
Mode of Transport

- Public utility vehicles (PUVs) such as passenger jeepneys, buses, and taxis.
- Tricycles and pedicabs run along secondary roads.

2. Fairview Community District

Area Coverage

- The proposed Community District has a total land area of 1,006.26 has. and covers 5 barangays: Fairview, North Fairview, Lagro, portion of Pasong Putik, and Commonwealth in District II.
- The area has an estimated population of 173,291.



District Boundary:

The study area is bounded by the following:

North : southern designated line of Novaliches-Lagro Community District

East : western property line of La Mesa Dam Reservoir and western portion of Bgy. Payatas

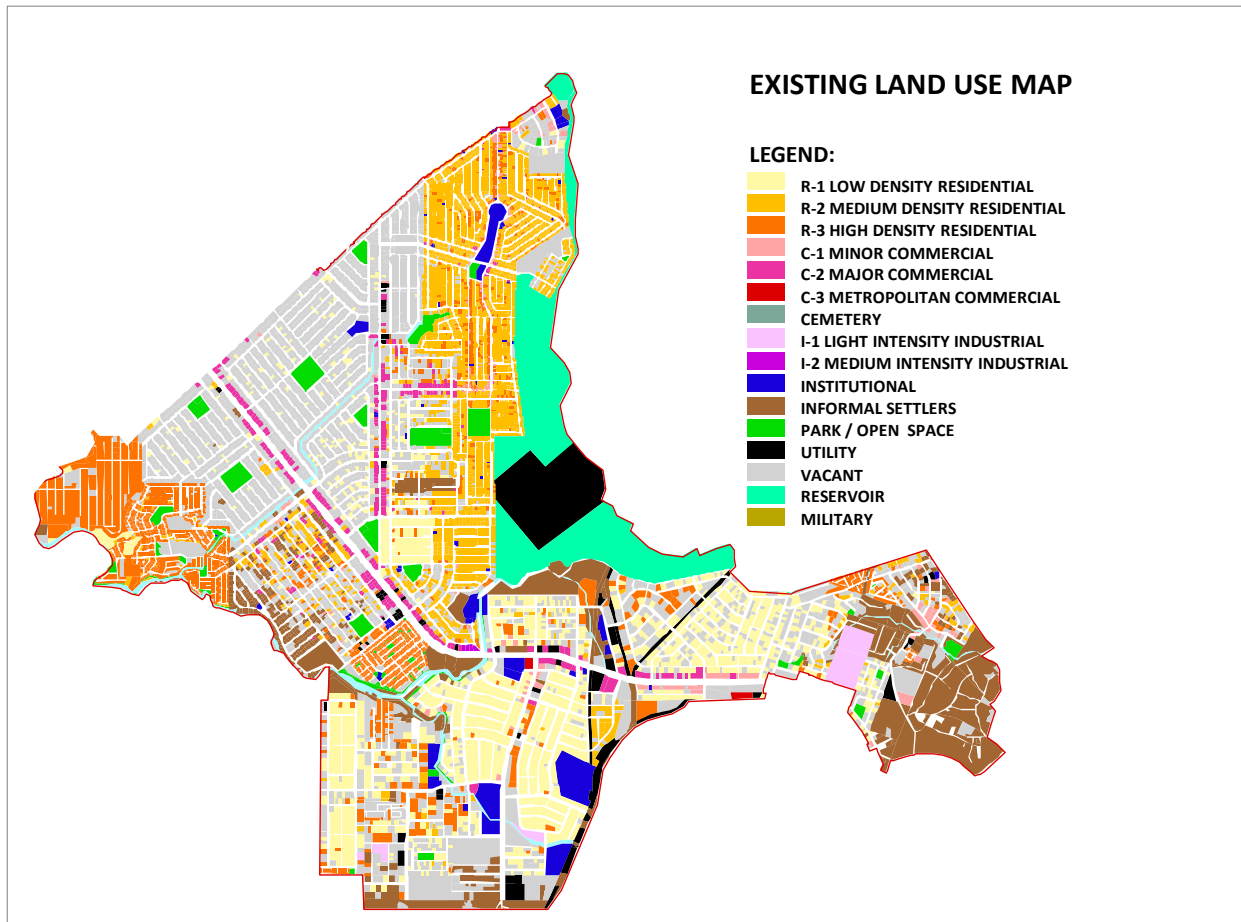
South : north barangay boundary lines of Pasong Tamo and Commonwealth

West : eastern barangay lines of Sauyo, Sta. Lucia, Gulod and Kaligayahan

Existing Land Use:

- Based on the 2009 actual land use, out of the 1,066.26 has comprising the study area 28.48% or about 286.61 has. are occupied by residential areas.
- Business activities (2.58% or 25.99 has.) are noted along major roads
- Informal settlers (9.09% or 91.49 has.)
- Vacant (23.27% or 234.11 has.)
- Roads (20.42% or 205.51 has.)
- Utility (3.77% or 37.95 has.)
- Open spaces (2.20% or 22.10 has.)

- Institutional (2.11% or 21.28 has.)
- Industrial (0.77% or 7.74 has.)
- Water (1.24% or 12.44 has.)
- Reservoir (6.07% or 61.06 has.)



Access:

- Major transport routes in the study area include:
 - Commonwealth Avenue and Regalado Avenue
- Secondary Roads :
 - Sinulog, Dahlia, Ascension and Bristol
- Residential subdivision roads
- Among the so called “choke point” areas include:
 - Quirino Highway-Ascension Avenue
 - Regalado Ave.-Bristol
 - Commonwealth Ave.-Regalado Ave.
 - Commonwealth Ave.-Mindanao Ave.

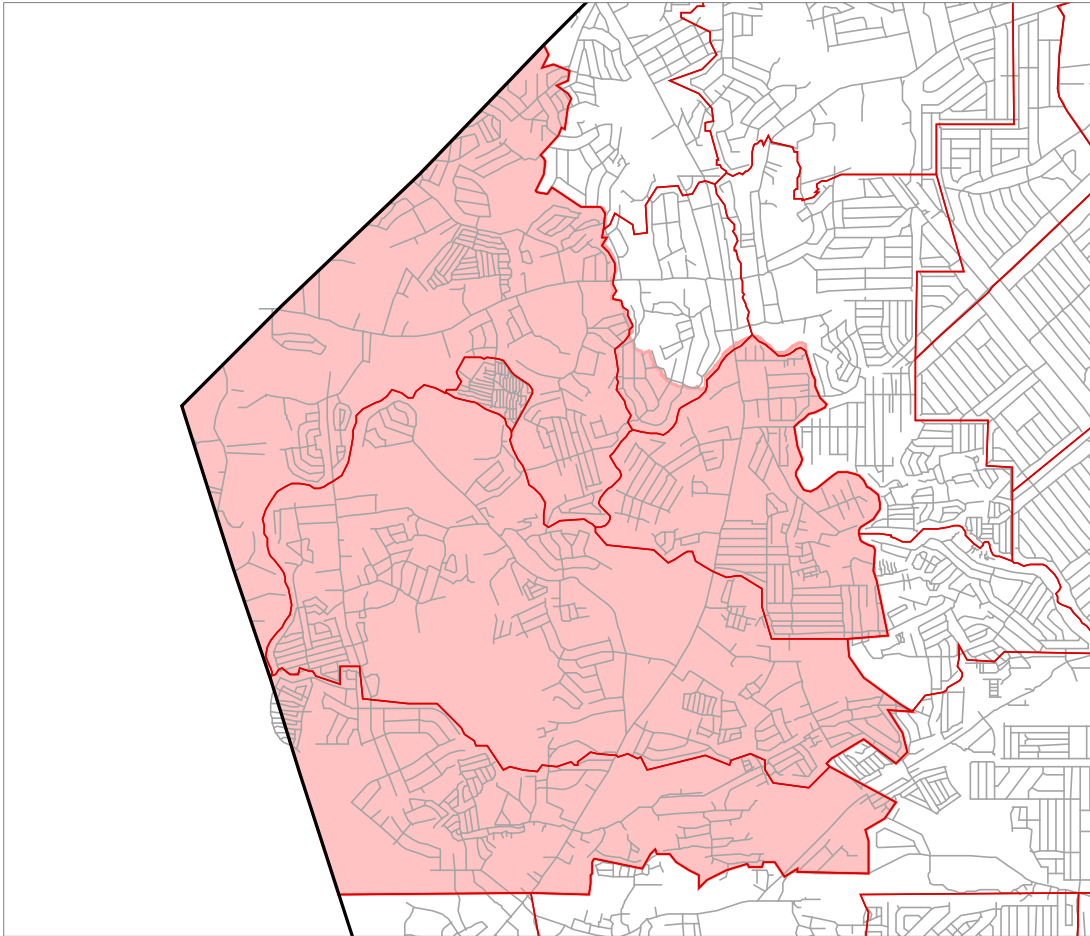
Mode Of Transport

- Public utility vehicles (PUVs) such as passenger buses, jeepneys, FX taxi cabs ply along Commonwealth Avenue.
- Other passenger jeepneys ply along Bristol-Sinulog-Ascension Ave. and Regalado Avenue.
- Tricycles run along secondary and subdivision roads
- The proposed MRT Line 7 which will connect from the MRT Line 4 (North Avenue Station) will pass thru Commonwealth Ave., Regalado Ave. and Quirino Highway. This Project will further enhance the study area’s accessibility and linkage to other metro areas.

3. San Bartolome Community District

Area Coverage

- The proposed San Bartolome Community District has a total area of 993.45 has. and covers 5 barangays in District II: Nagkaisang Nayon, Capri, Gulod, San Bartolome and Bagbag
- It embraces some of the industrial areas located in this part of Quezon City
- Adjacent to Novaliches District Center, characterized by heavy commercial development on metropolitan scale of operation
- The study area has an estimated population of 202,960.



District Boundary:

The study area is bounded by the following:

North : QC-Caloocan political boundary

East : western barangay boundary lines of San Agustin, Novaliches Proper, Sta. Monica, Sta. Lucia and Sauyo

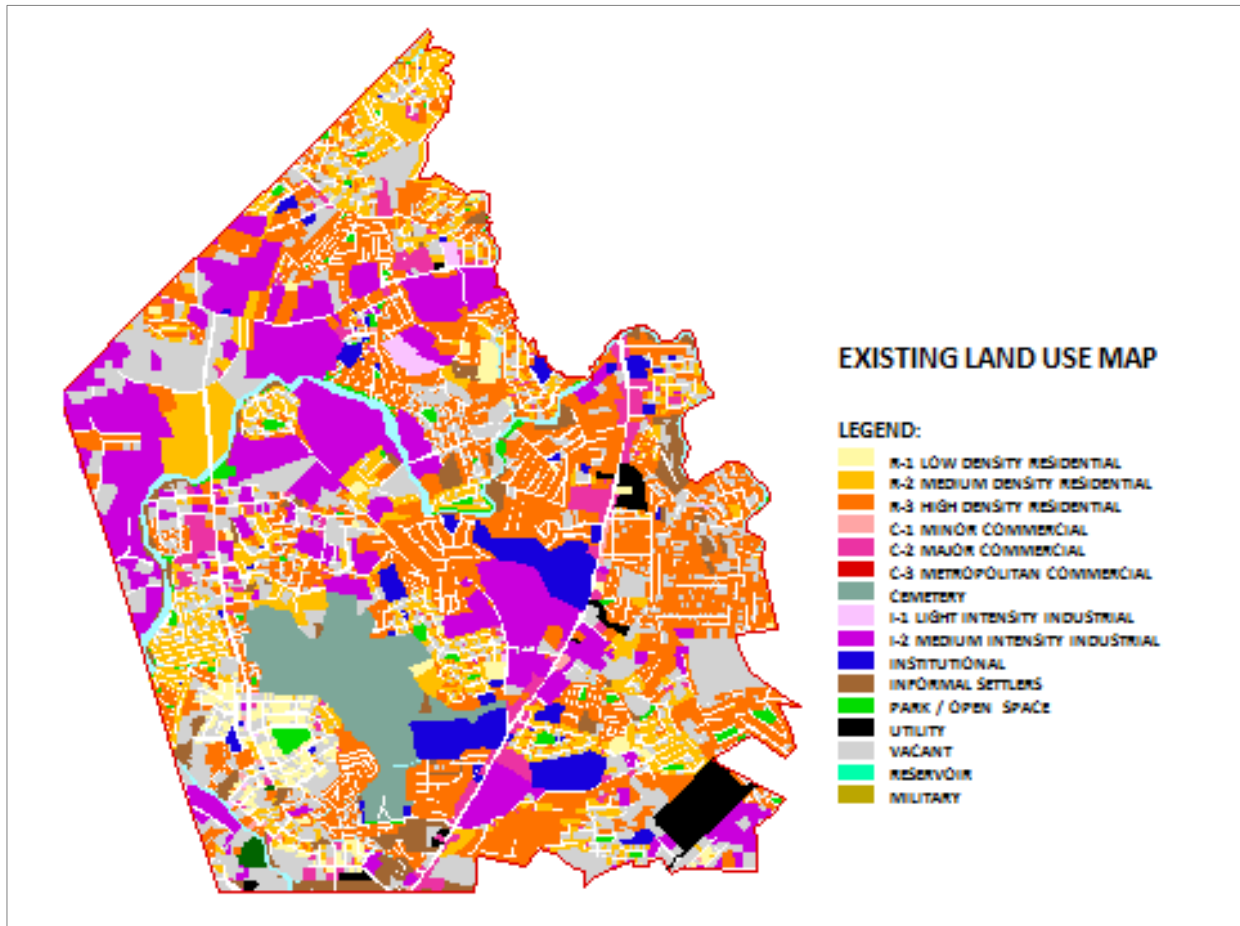
South : north barangay boundary lines of Sauyo and Talipapa

West : QC-Caloocan political boundary

Existing Land Use:

- Based on the 2009 actual land use, out of the 993.45 has comprising the study area, 16.31% or about 162.05 has. are occupied by industrial areas, located in some parts of the study area and along Quirino Highway and Gen. Luis.
- Residential use constitutes 35.38% or 351.48 has. these residential areas are particularly concentrated in the inner part of the study area.
- Concentration of business activities 3.04% or 30.23 has. is also located along Quirino Highway and Gen. Luis

- Informal settlers (2.97% or 29.54 has.)
- Presence of Bagbag Public Cemetery and Holy Cross Memorial Parks (5.27% or 52.40 has.)
- Vacant (16.09% or 159.82 has.)
- Roads (11.92% or 118.39 has.)
- Institutional (3.98% or 39.50 has.)
- Open spaces (1.25% or 12.38 has.)



Access:

- Major transport routes in the study area: Quirino Highway and Gen. Luis
- Secondary Roads :Katipunan Avenue (SB Road), P. dela Cruz, Damong Maliit, Forest Hills, Drive, Nitang Avenue, Marianito, Francisco, Seminary Road and King Alexander
- “choke point” areas includes roads intersecting Quirino Highway

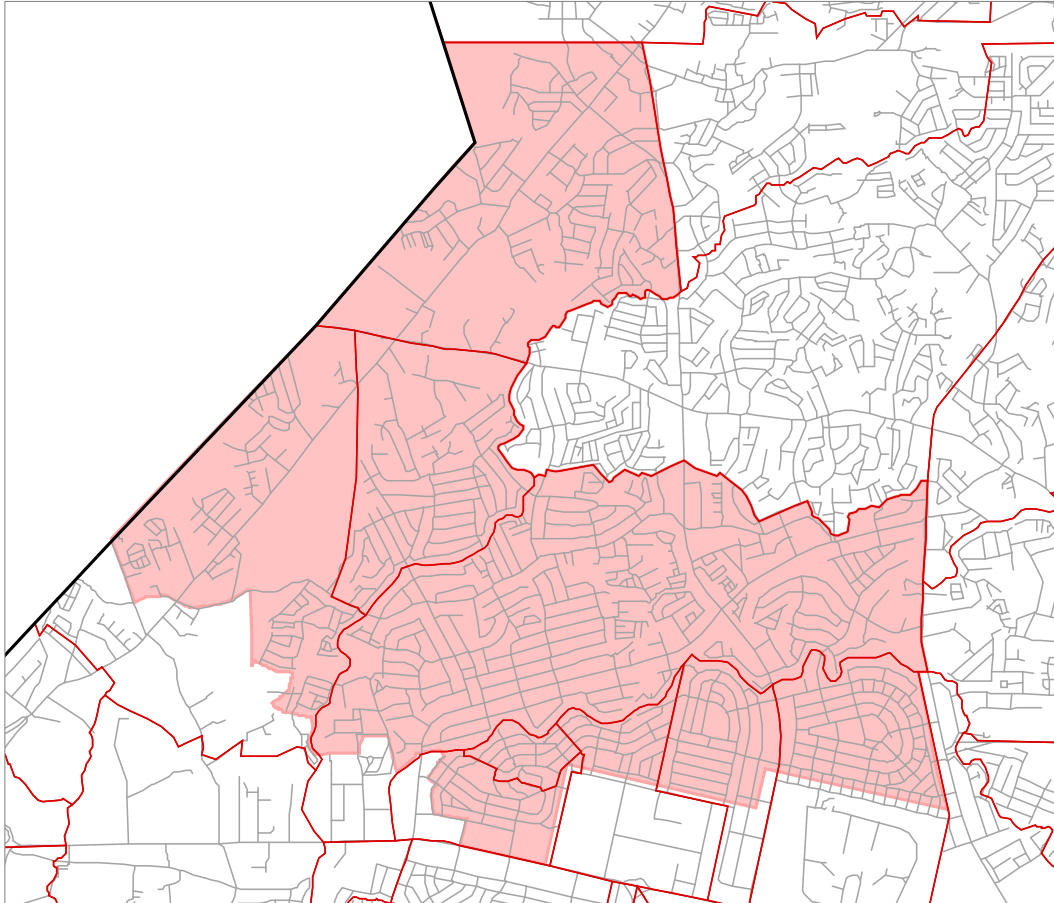
Mode Of Transport

- Public utility vehicles (PUVs) such as passenger buses, jeepneys, FX taxi cabs ply along Quirino Highway.
- Tricycles run along identified secondary roads
- Some pedicabs ply on secondary and inner roads

4. Baesa-Bahay Toro Community District

Area Coverage

- The proposed Baesa-Bahay Toro Community District has a total area of 800.31 has. and covers 7 barangays : Baesa, Bahay Toro, Alicia, Ramon Magsaysay, Sto. Cristo, Bagong Pagasa and Sangandaan.
- It covers residential and some industrial and commercial areas on the study area.
- The study area has an estimated population of 238,632.



District Boundary:

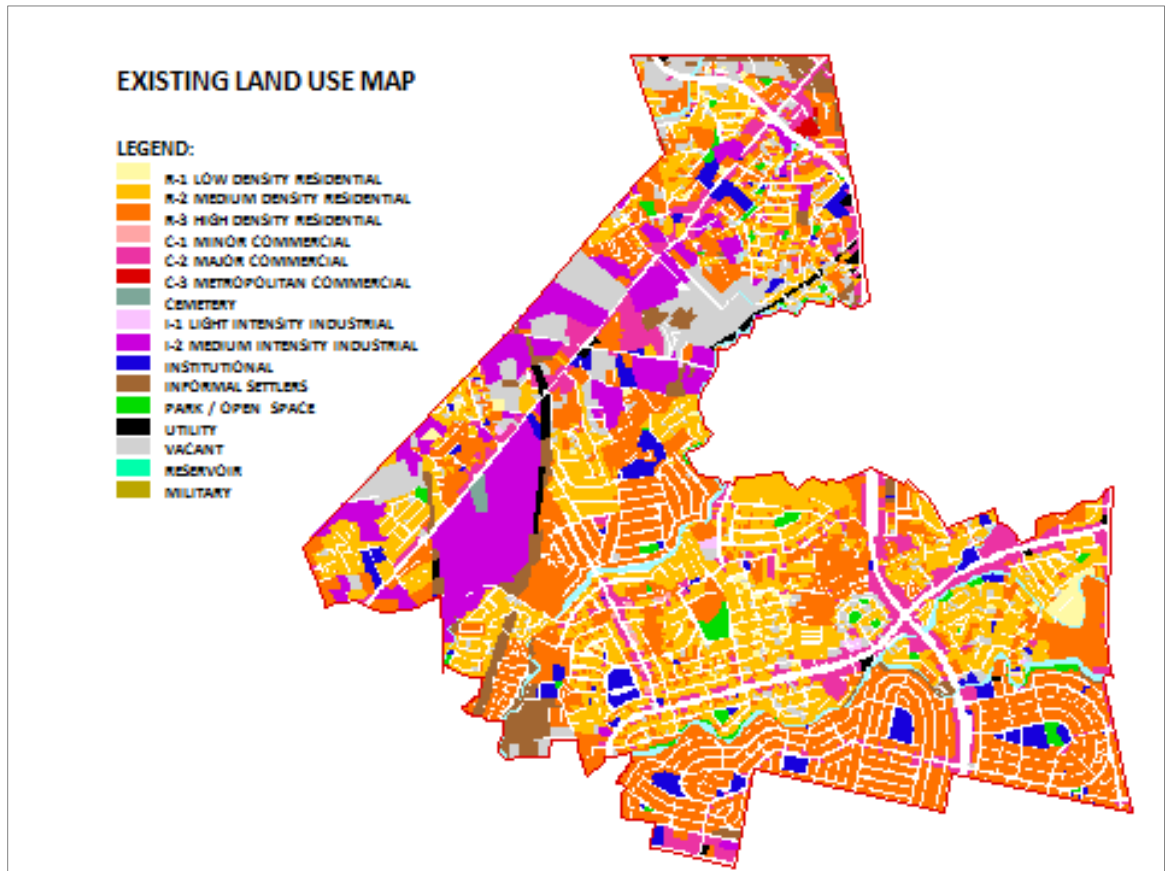
The study area is bounded by the following:

- North : Tandang Sora Avenue East :southwestern barangay boundary lines of Tandang Sora
- South : northern boundary lines of designated CBD-Knowledge Community District and north barangay boundary lines of Apolonio Samson and Balong-bato
- West: QC-Calocan political boundary

Existing Land Use:

- Based on the 2009 actual land use, out of the 800.31 has comprising the study area, 48.05% or about 384.59has. are occupied by residential.
- Commercial (7.10% or 56.84 has.)
- Industrial areas (9.03% or 72.25 has.)
- Informal settlers (3.38% or 27.03 has.)
- Vacant (7.23% or 57.84 has.)
- Roads (17.94% or 143.59 has.)

- Institutional (3.22% or 25.76 has.)
- Water (1.82% or 14.58 has.)
- Open spaces (1.21% or 9.72 has.)



Access:

- Major transport routes in the area include: Quirino Highway , Congressional Avenue, Mindanao Avenue, EDSA, Visayas Avenue, Baesa Road, GSIS Avenue and Tandang Sora Ave.
- Secondary Roads includes : Road 20, General Avenue, Shorthorn and Mendez Road, Benefits, Engineering and Assistant Streets
- “choke point” areas include:
 - Congressional Avenue-Mindanao Avenue
 - Congressional Avenue – Visayas Avenue
 - General Ave. – Tandang Sora Avenue
 - Road 20-Mindanao Ave.- Quirino Ave.-Mendez Rd.
 - Quirino Ave.-Tandang Sora Ave. – Mendez Rd.-Quirino Highway

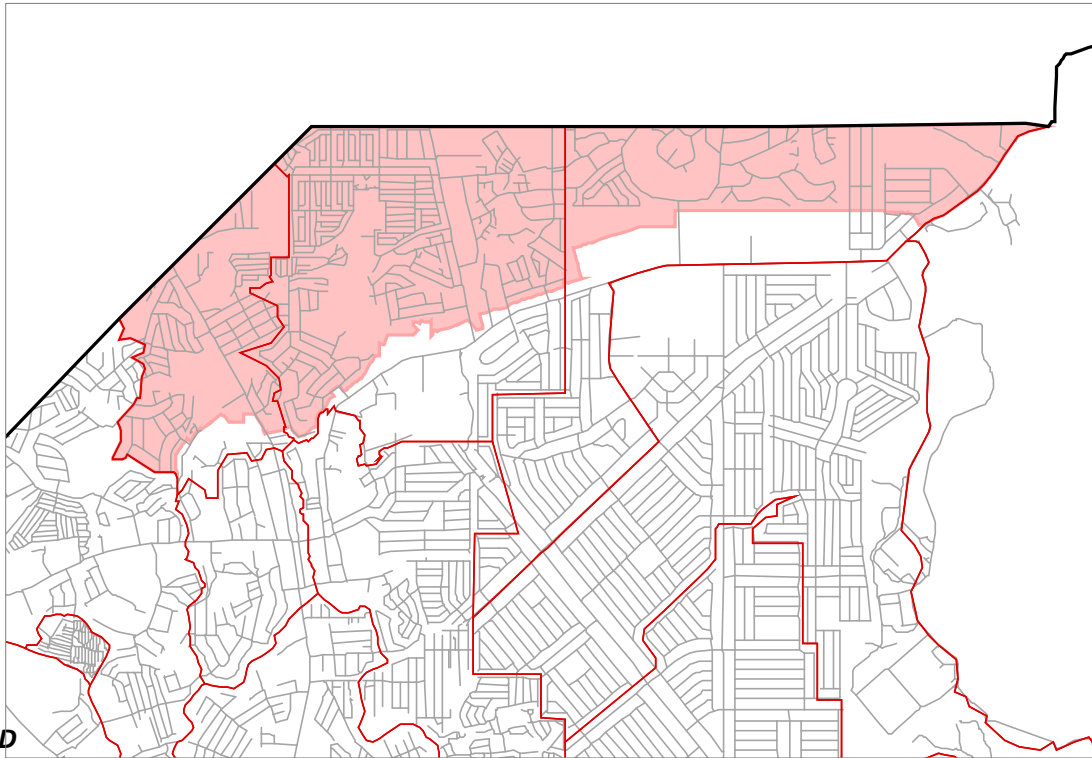
Mode of Transport

- Public utility vehicles (PUVs) such as passenger buses, jeepneys, FX taxi cabs ply along Quirino Highway, Congressional Avenue And Mindao Ave.
- Public utility jeepneys ply along Visayas Ave., Mindanao Ave., Shorthorn and some identified secondary roads.
- Tricycles are mode of transport in some subdivision and interior roads.

5. Maligaya Community District

Area Coverage:

- The proposed Maligaya Community District has a total land area of 387.98 has. and covers 3 barangays in District II : San Agustin, Kaligayahan and Pasong Putik Proper
- It encompasses northern most part of Quezon City.
- The area has an estimated population of 107,814.



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istrict Boundary:

The study area is bounded by the following:

North :Quezon City-Caloocan political boundary

East : Quirino Highway

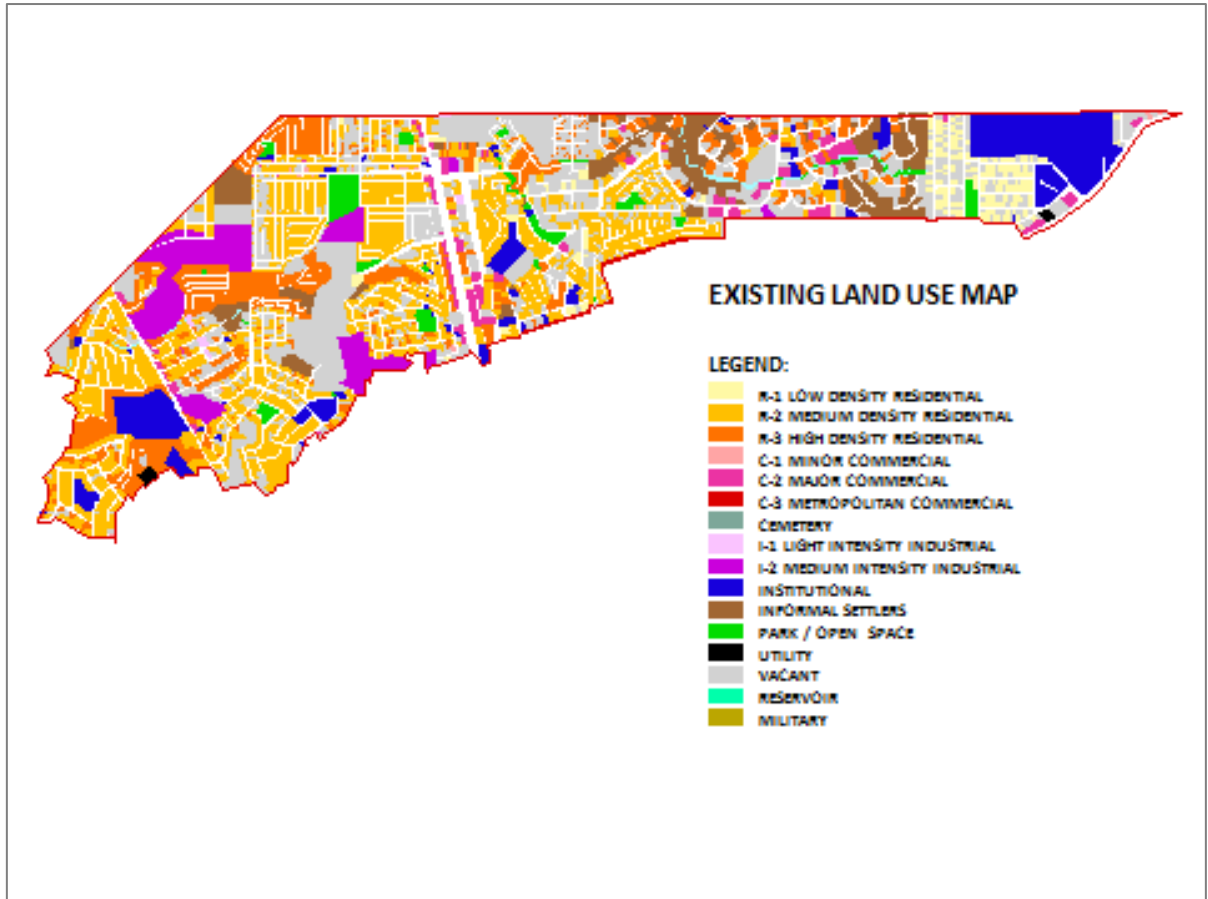
South : North barangay boundary lines of Greater Lagro,
North Fairview, Sta. Monica and Novaliches Proper

West :Eastern barangay boundary lines of Nagkaisang Nayon and Quezon city-Caloocan politicalboundary

Existing Land Use:

- Based on the 2009 actual land use, out of the 387.98 has comprising the study area of 36.57% or about 141.88 has. are occupied by residential areas.
- Commercial areas comprised of 2.47% or 9.57 has.concentration of business activities are noted along Quirino Highway, Zabarte Road and Susano Road
- Informal settlers clustered in several parts of the study area, occupy about 6.18% or 23.97 has.
- Vacant comprised for 20.06% or 77.84
- Roads (18.34% or 71.15 has.)

- Industrial areas 5.36 or 20.80 has.
- Institutional (8.20% or 31.83 has.)
- Open spaces (2.12% or 8.24 has.)
- Utility (0.18% or 0.72 has.)



Access:

- Major transport routes in the study area include: Quirino Highway ,Zabarte Road and Susano Road
- Secondary roads includes :
 - Nightingale Street - Camarin Drive - Carmen Drive
 - Olympus Drive - Don Alejandro Ave.
- Residential subdivision roads
- Among the so called “choke point” areas include:
 - Zabarte Road - Quirino Highway
 - Area approaching Novaliches Proper

Mode of Transport

- Public utility vehicles (PUVs) such as passenger buses, jeepneys, ply along Quirino Highway
- Passenger jeepneys and FX taxi cabs ply along Zabarte Road
- Tricycles and pedicabs runs along secondary and subdivision roads

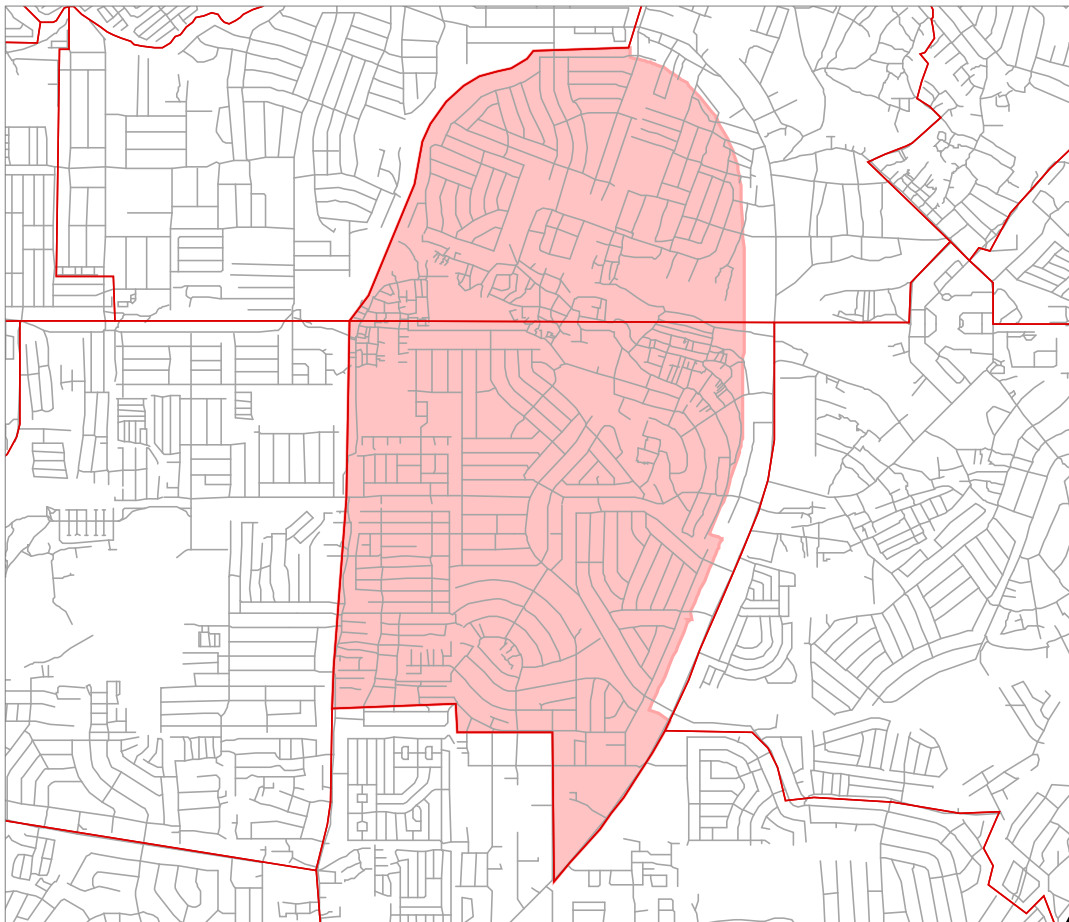
6. **NGC-West Community District**

Area Coverage

The proposed NGC-West Community District has a total land area of 467.11 has. and covers 2 barangays in District II : (Holy Spirit, Commonwealth)

Population:

- Holy Spirit 56,884
- Commonwealth 100,303
- TOTAL 157,187**



District Boundary:

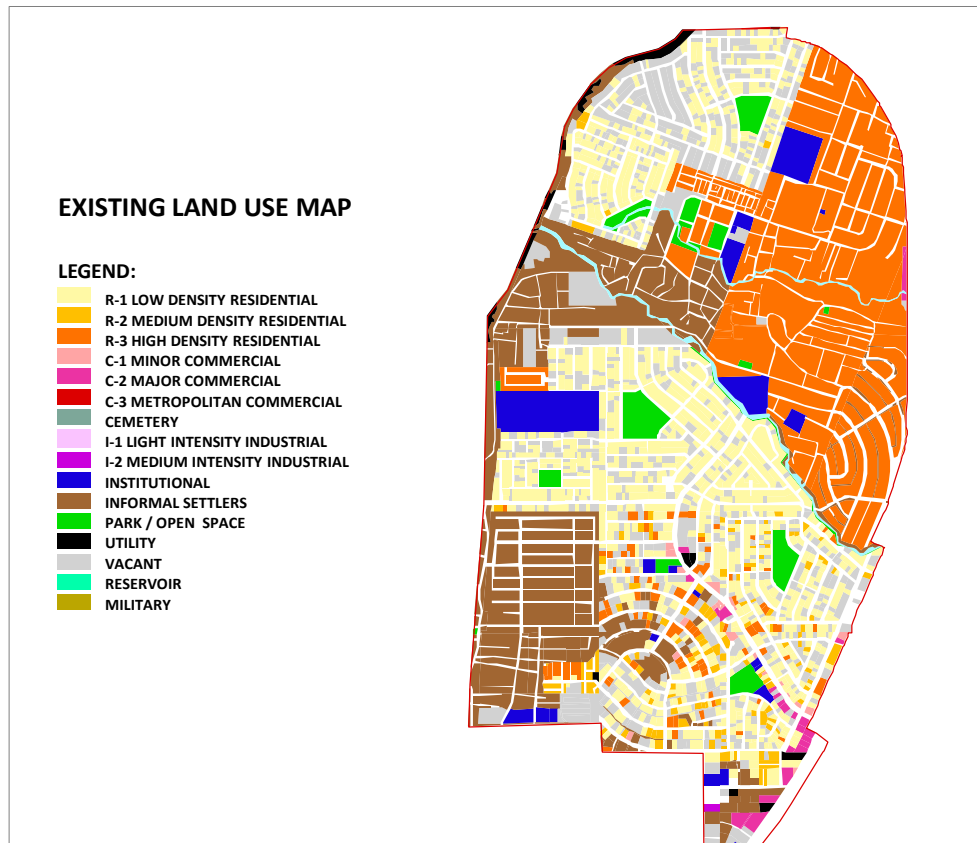
The study area is bounded by the following:

North : Commonwealth Avenue and eastern side of Doña Carmen Subd.

East : lot deep along Commonwealth Avenue (designated NGC-Batasan Community District)

South :Northside of barangay boundary line of Old Balara

West :eastern barangay boundary lines of Pasong Tamo and Fairview.



Existing Land Use:

- Based on the 2009 actual land use, out of the 467.11 has comprising the study area of 40% or about 190.08 has. are occupied by residential area.
- Informal settlers constitutes 16.21% or 75.70 has.
- Commercial areas comprised of 1.07% or 5.01 has.
- Vacant (13.97% or 654.28)
- Roads (19.37% or 90.46 has.)
- Open spaces (2.54% or 11.89 has.)
- Institutional (3.80% or 17.75 has.)

Access:

- Major transport routes in the study area include:
 - Commonwealth
 - Luzon Avenue
- Secondary Roads include :
 - Zuzuaregui Street
 - Don Antonio Road
 - BF Homes Road
 - Sampaguita Avenue
- Among the so called “choke point” areas include:
 - Commonwealth Avenue cor. Doña Carmen
 - Litex Road cor. Commonwealth Avenue
 - Commonwealth Market Area
 - Commonwealth Avenue cor. Don Antonio Road
 - Commonwealth Avenue cor. IBP Road
 - Commonwealth Avenue cor. Capitol Homes Drive

Mode of Transport

- Public utility vehicles (PUVs) such as passenger jeepneys, buses, and taxis
- Tricycles run along secondary roads

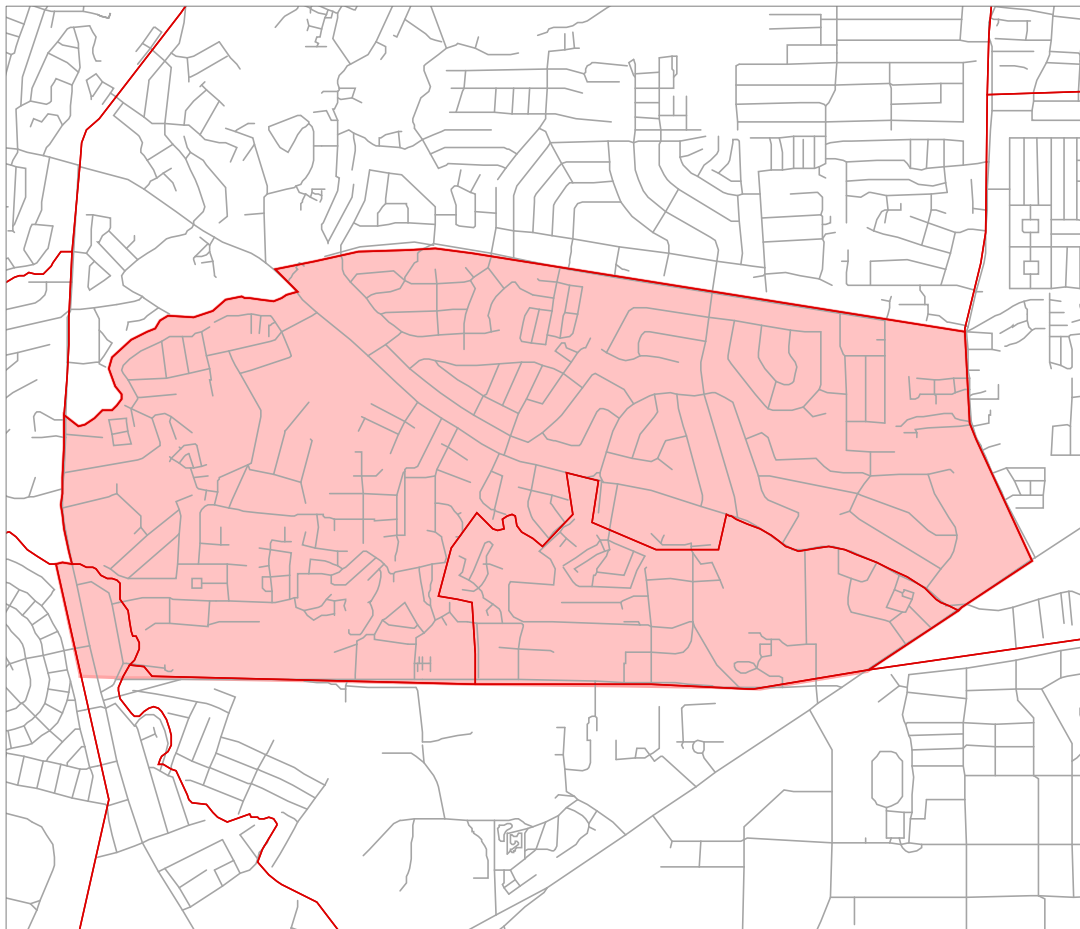
7. Culiat – New Era Community District

Area Coverage

The proposed Culiat-New Era Community District has a total land area of 320.16 has. and covers 2 barangays in District II : (Culiat, New Era)

Population:

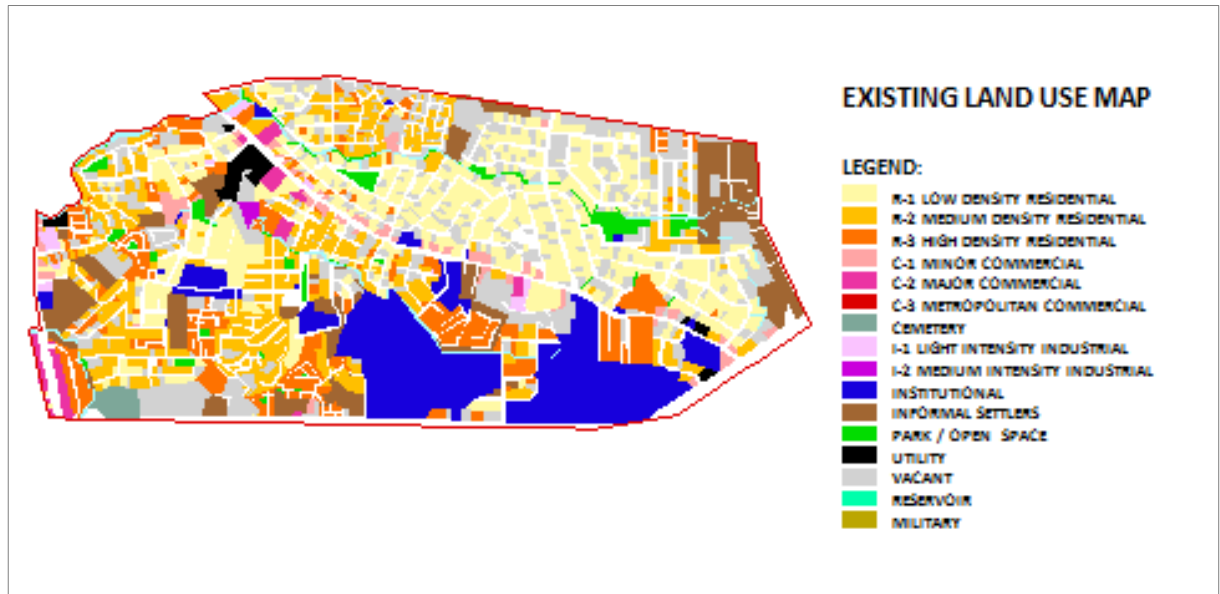
• Culiat	68,618
• New Era	7,911
TOTAL	76,529



District Boundary:

The study area is bounded by the following:

- North: Congressional Avenue Extension
- East : Luzon Avenue
- Southeast : Commonwealth Avenue
- South : Central Avenue westward to creek
- West : Visayas Avenue
- Northwest : Pasong Tamo River



Existing Land Use:

- Based on the 2009 actual land use, out of the 320.16 has comprising the study area, 36.62% or about 117.25 has. are occupied by residential area.
- Commercial areas comprised of 2.99% or 9.56 has.
- Institutional (12.89% or 41.26 has.)
- Informal settlers (7.775 or 24.87 has.)
- Roads (18.185 or 58.20 has.)
- Vacant (15.65% or 50.12 has.)
- Open spaces (1.93% or 6.17 has.)

Access:

- Major transport routes in the study area include:
 - Tandang Sora Avenue
 - Luzon Avenue
 - Commonwealth Avenue
 - Visayas Avenue
- Secondary Roads include :
 - Central Avenue
 - Congressional Avenue
 - Cenacle Drive
- Among the so called “choke point” areas include:
 - Central Avenue cor. Visayas Avenue
 - Congressional Avenue cor. Tandang Sora Avenue
 - Tandang Sora Avenue cor. Commonwealth Avenue
 - Culiati/New Era Schools
 - Luzon Avenue
 -

Mode of Transport

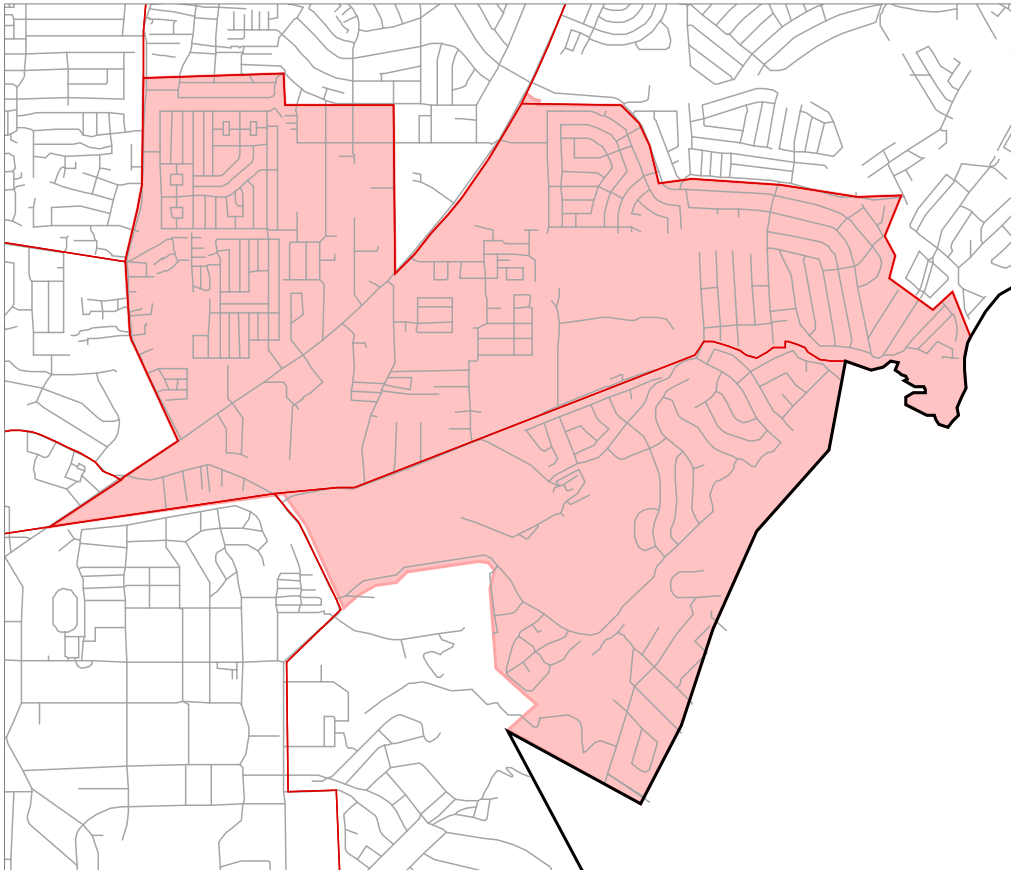
- Public utility vehicles (PUVs) such as passenger jeepneys, buses and taxis.
- Tricycles run along secondary roads

DISTRICT III:

1. Matandang Balara Community District

Area Coverage:

- The proposed Matandang Balara Community District has a total land area of 510.12 has.
- It covers the Barangay of Matandang Balara and Pansol.
- The area has an estimated population of 76,117.



District Boundary:

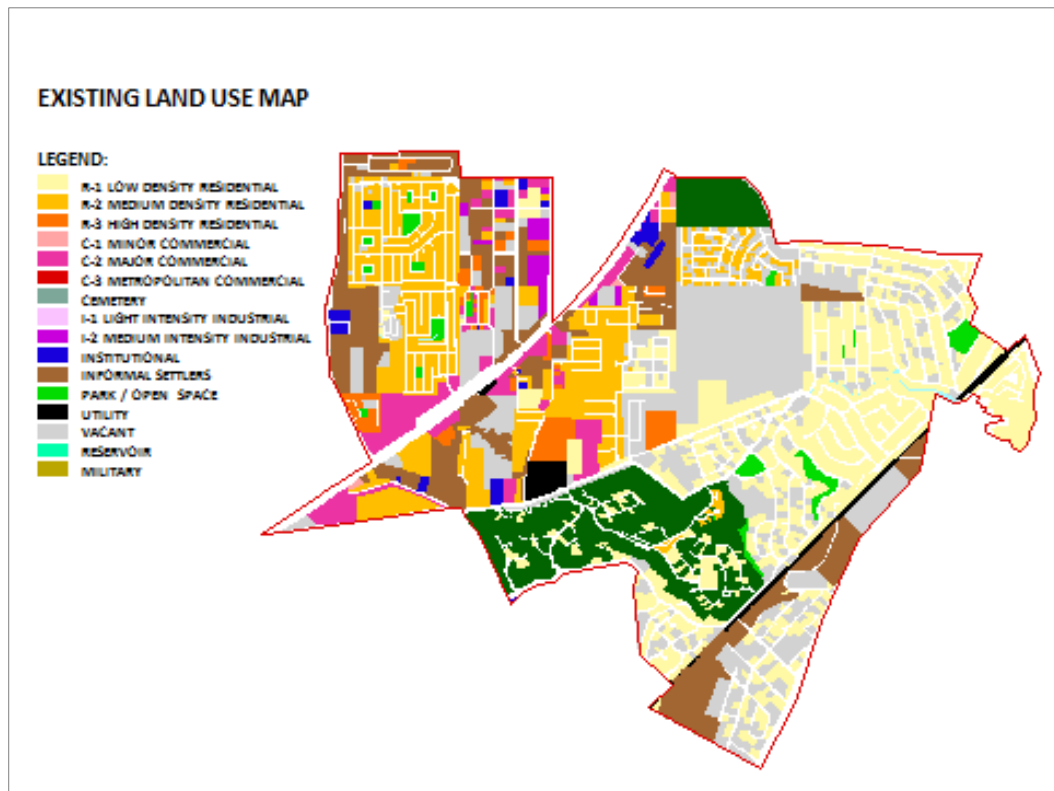
The study area is bounded by the following:

- North : southern barangay property lines of Holy Spirit and Batasan Hills
- East : Quezon City-San Mateo/Marikina political boundary
- South : northern barangay boundary line of Loyola Heights
- West : western barangay boundary lines of UP Campus, New Era and Pasong Tamo

Existing Land Use:

- Based on the 2009 actual land use, out of the 510.12 has comprising the study area, 33.83% or about 172.56 has. are occupied by residential areas.
- Commercial areas comprised of 4.11% or 20.95 has. concentration of business activities are noted along Commonwealth Avenue, Tandang Sora Avenue and Capitol Hills Drive.
- Informal settlers clustered in several part of the area, occupy about 11.89% or 60.65 has.
- Vacant (19.71% or 100.53 has.)

- Recreational (9.44% or 48.14 has.)
- Roads (16.34% or 83.37 has.)
- Utility (1.21% or 6.19 has.)
- Open spaces (1.60% or 8.18 has.)
- Institutional (0.96% or 4.88 has.)
- Industrial (0.76% or 3.89 has.)



Access:

- Major transport routes in the study area include: Commonwealth Avenue & Tandang Sora Avenue
- Secondary Roads include :Capitol Hills Drive and Zuzuaregui Drive
- Residential subdivision roads
- Among the so called “choke point” areas include:
 - Commonwealth Avenue- Zuzuaregui Drive
 - Tandang Sora Avenue-Capitol Hills Drive
 - Commonwealth Avenue- Tandang Sora Ave.

Mode of Transport

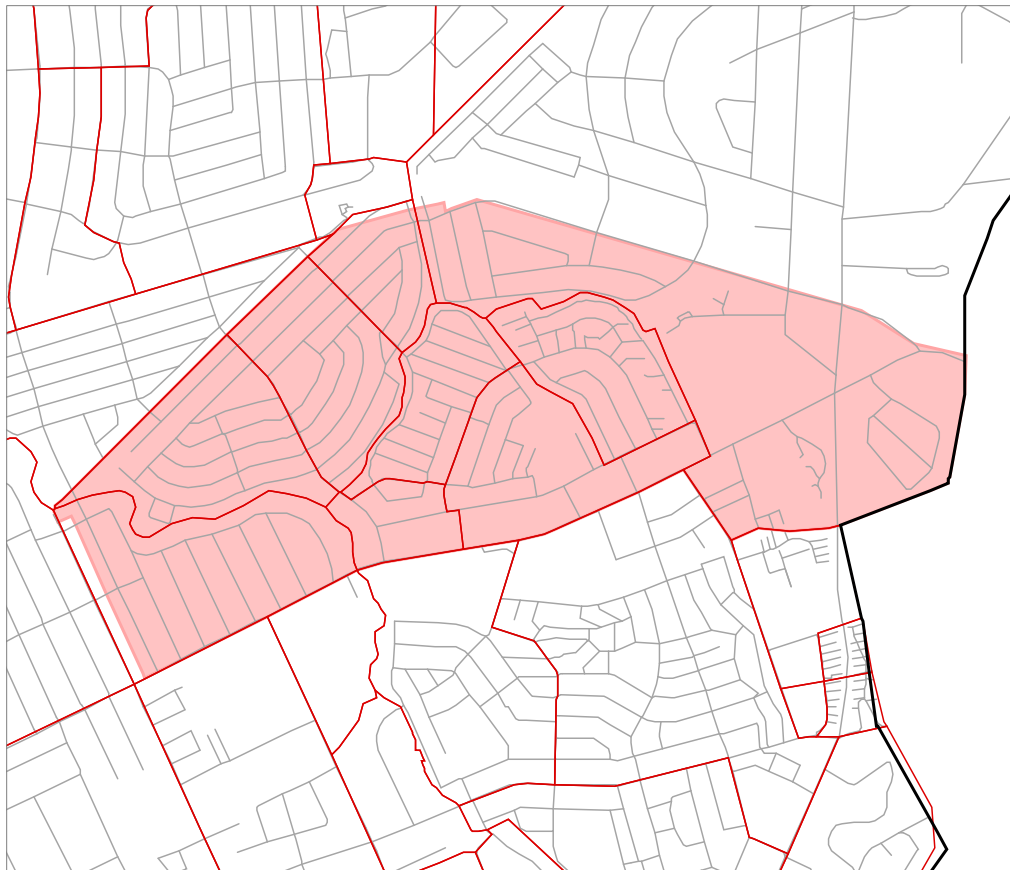
- Public utility vehicles (PUVs) such as passenger buses, jeepneys, FX taxi cabs ply along Commonwealth Avenue.
- Public utility jeepneys ply along Tandang Sora Avenue.
- Tricycles run along secondary roads
- The proposed MRT Line 7 which will connect from MRT Line 4 (North Avenue Station) will pass thru North Avenue and then to Commonwealth Avenue. This project will further enhance the study area’s accessibility and linkage to other metro areas.

2. Quirino Area Community District

Area Coverage

The proposed Quirino Area Community District has a total land area of 159.24 has. and covers 10 barangays in District 3:

• Silangan	4802
• Quirino 2A	5342
• Quirino 2B	4277
• Quirino 2C	3079
• Claro	3950
• Quirino 3A	1172
• Botocan	4411
• Loyola Heights	2919
• Amihan	4545
• Duyan-Duyan	<u>3525</u>
TOTAL	37,622



District Boundary:

The study area is bounded by the following:

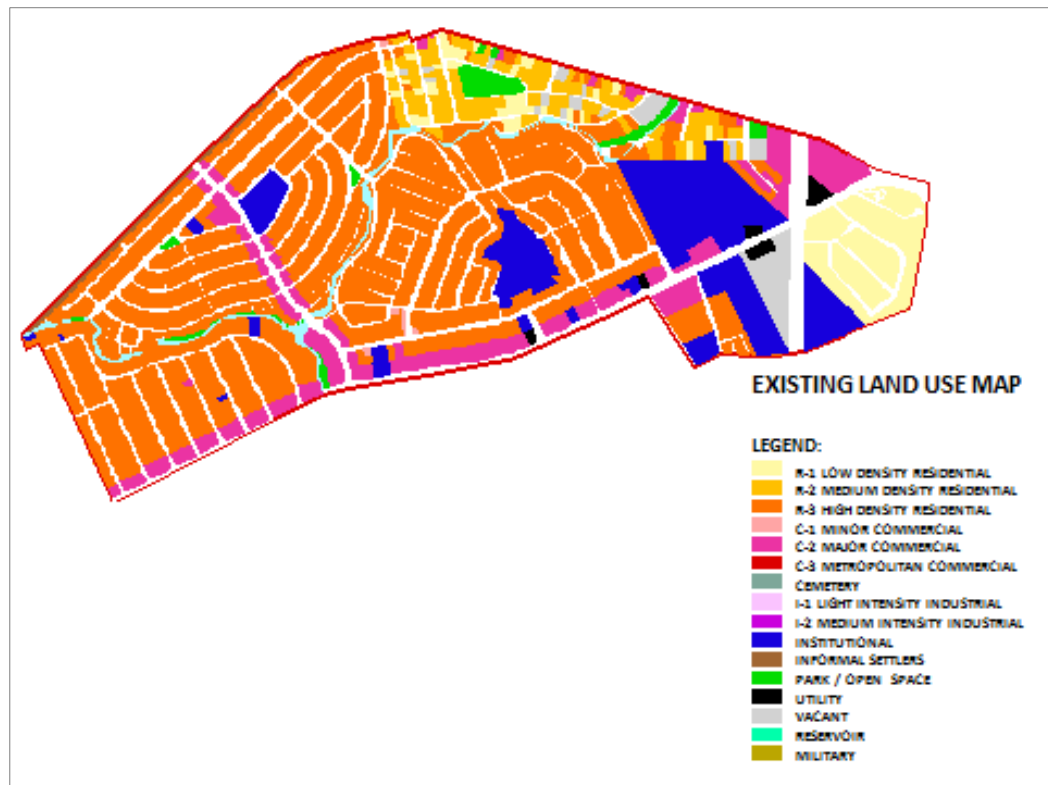
Northeast: Xavierville Avenue

East : Katipunan Avenue

Southeast :Aurora Blvd.

West: 15th Avenue

Northwest: Bignay Street



Existing land use:

- Based on the 2009 actual land use, out of the 159.24 has comprising the study area, 52.11% or about 82.97 has. are occupied by residential area.
- Commercial areas comprised of 7.52% or 11.97 has.
- Roads (23.57% or 37.52 has.)
- Vacant (2.05% or 3.27 has.)
- Institutional (10.77% or 17.15 has.)
- Informal settlers (0.69% or 1.09 has.)

Access:

- Major transport routes in the study area include:
 - 15th Avenue
 - Aurora Blvd.
 - Ermin Garcia
 - Anonas Road
 - Molave
 - Narra
- Secondary Roads include :
 - KJ Street
 - Miami Street
 - Xavierville Avenue
 - Langka and Chico Streets
 - Columbia
 - New York
 - Stanford

- Among the so called “choke point” areas include:
 - Xavierville Avenue cor. Katipunan Avenue
 - Chico cor. Langka
 - Molave-Tindalo-Narra
 - 15th Ave cor. Aurora Blvd.
 - Aurora Blvd. cor. JP Rizal Ave
 - Aurora Katipunan U-turn slot
 - 15th Avenue cor. Columbia
 - Ermin Garcia-Miami-KJ intersection
 - Anonas cor. Chico
 - Aurora Blvd. cor. 20th Ave.

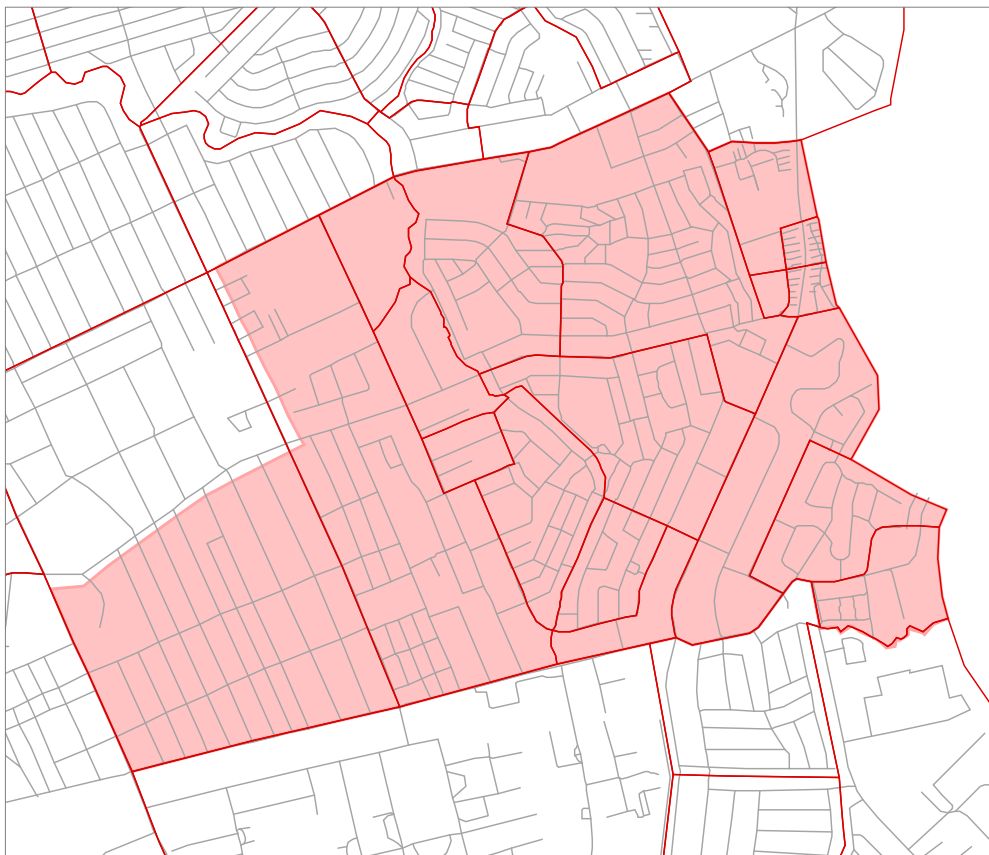
Mode of Transport

- Public utility vehicles (PUVs) such as passenger jeepneys, buses, MRT and taxis.
- Tricycles run along secondary roads

3. Murphy Project 4 Community District

Area Coverage

- The proposed Blue Ridge-Cubao Community District has a total area of 336.84 has. and covers 17 barangays:
Blue Ridge A & B, Escopa I, II, III, IV, Marilag, Mangga, Bagumbuhay Tagumpay, Milagrosa, D. Zobel, Masagana, San Roque, Villa Maria Clara, Bayanihan & Socorro
- It covers part of Cubao Business District, high density residential areas and high end subdivisions
- Based on 2007 survey, the area has a projected population of 89,298.



District Boundary:

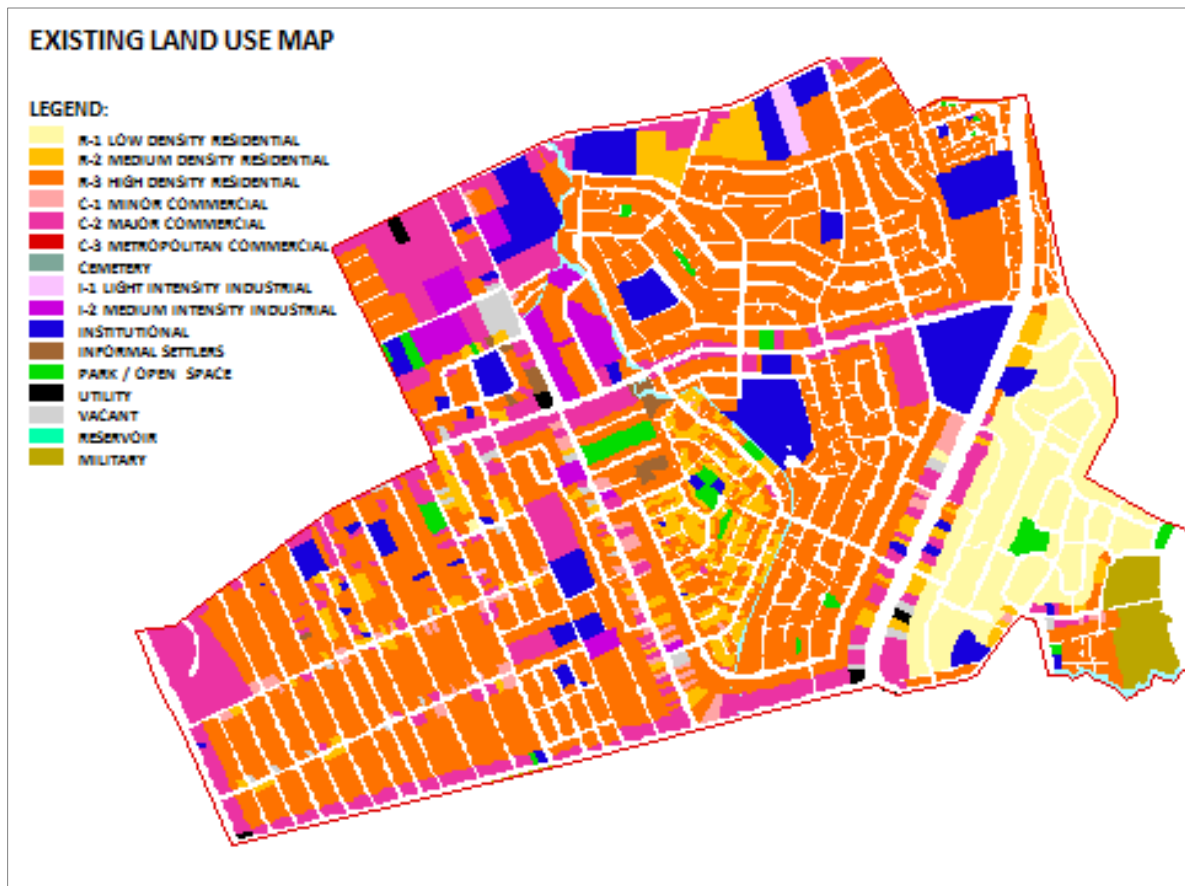
The study area is bounded by the following:

North :Aurora Blvd. and the southern barangay boundary lines of Bgy. Loyola Heights
East : South barangay boundary line of Loyola Heights and QC-Marikina political boundary
South :Boni Serrano Avenue and the north barangay boundary Line of Bagumbayan.
West :EDSA, P. Tuazon Blvd. and 15th Avenue, going Aurora Blvd.

Existing Land Use:

- Based on the 2009 actual land use, out of the 336.84 has comprising the study area 53.49% or about 180.18 has. are occupied by residential area.
- Commercial areas (11.95% or 40.27 has.)

- Government Institutions (7.69% or 25.92 has.)
- Roads (20.08% or 67.64 has.)
- Open spaces (1.22% or 4.12has.)
- Military (1.33% or 4.48 has.)
- Industrial areas (2.36% or 7.94 has.)
- Informal settlers (0.36% or 1.22 has.).65 has.
- Vacant (0.70% or 2.36 has.)



Access:

- Major transport routes in the area include:
 - Aurora Blvd.
 - Katipunan Avenue (C-5)
 - Boni Serrano Ave.
 - P. Tuazon Blvd.
 - 15th Ave.
- “choke point” areas include intersections of Aurora Blvd., EDSA, Boni Serrano Avenue and Katipunan Avenue (C-5)

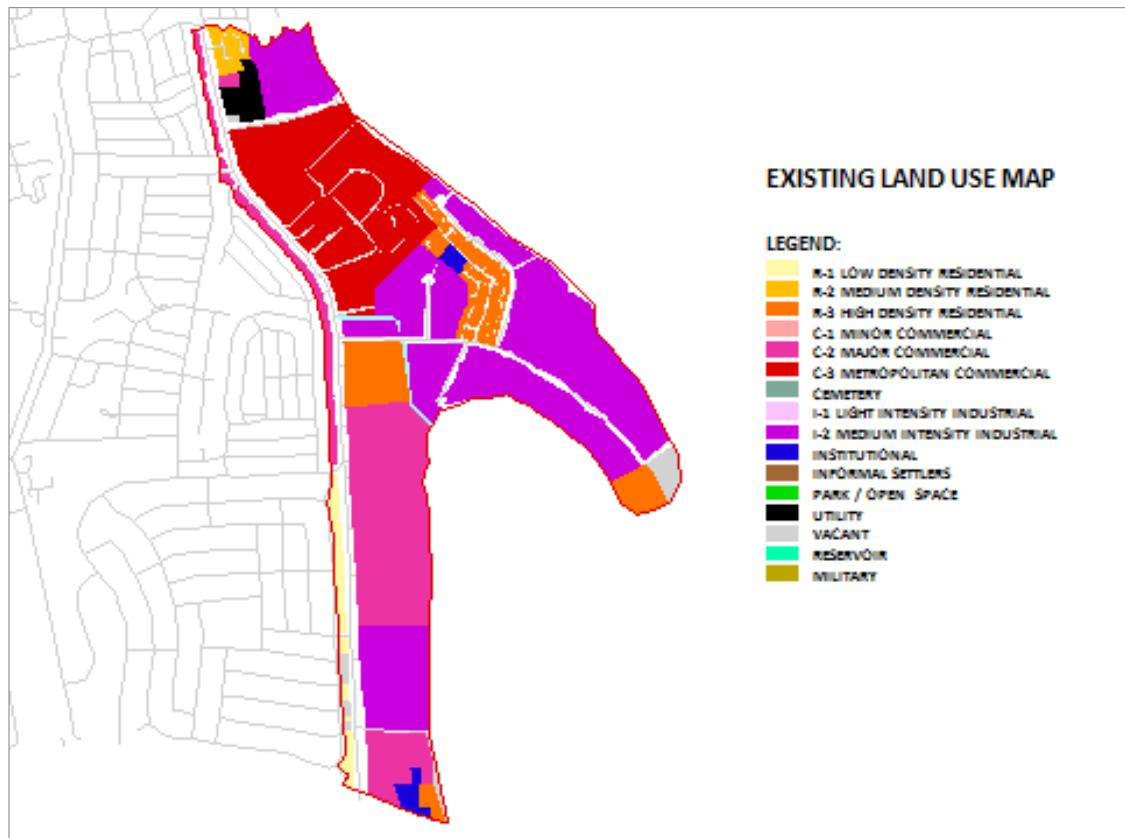
Mode of Transport

- Public utility vehicles (PUVs) such as passenger buses, jeepneys, FX taxi cabs ply along Aurora Boulevard..
- Public utility jeepneys ply along 15th Avenue, Boni Serrano Avenue and P. Tuazon Blvd.
- Tricycles and pedicabs services inner roads
- The Metro Rail Transit (MRT) line 4 runs along EDSA with 2 stations at Farmers Plaza and Boni Serrano Avenue
- The MRT Line 2 runs along Aurora Blvd. with 2 stations at Anonas and Katipunan Avenue.

4. Libis Community District

Area Coverage And Population:

- The proposed Libis Community District has a total area of 146.14 has. and covers 2 barangays in District III. (Bagumbayan and Ugong Norte)
- The study area has an estimated population of 9,282.



District Boundary:

The study area is bounded by the following:

North : Libis Creek and Astoria Street

East : Marikina River

South : QC-Pasig political boundary

West : lot deep Westside of C-5

Existing Land Use:

- Based on the 2009 actual land use, out of the 146.14 has comprising the study area, 11.11% or about 16.33 has. are occupied by residential areas.
- Industrial areas (34% or 50.61 has.)
- Commercial areas (36.39% or 53.48 has.)
- Vacant (1.58% or 2.32 has.)
- Roads (13.43% or 19.73 has.)
- Institution (1.05% or 1.55 has.)
- Utility (1.23% or 180 has.)
- Waterways (.77% or 1.13 has.)

Access:

- Major transport routes in the area are:
 - E. Rodriguez Jr. Avenue (C-5).
 - BoniSerrano Extension
 - Calle Industria
 - OrtigasAvenue Extension

- Secondary roads:
 - Richmond Street
 - Eastwood Avenue
 - Mercury Avenue
 - Or hard Avenue

- “Choke point” areas include roads intersecting major roads.

Mode Of Transport

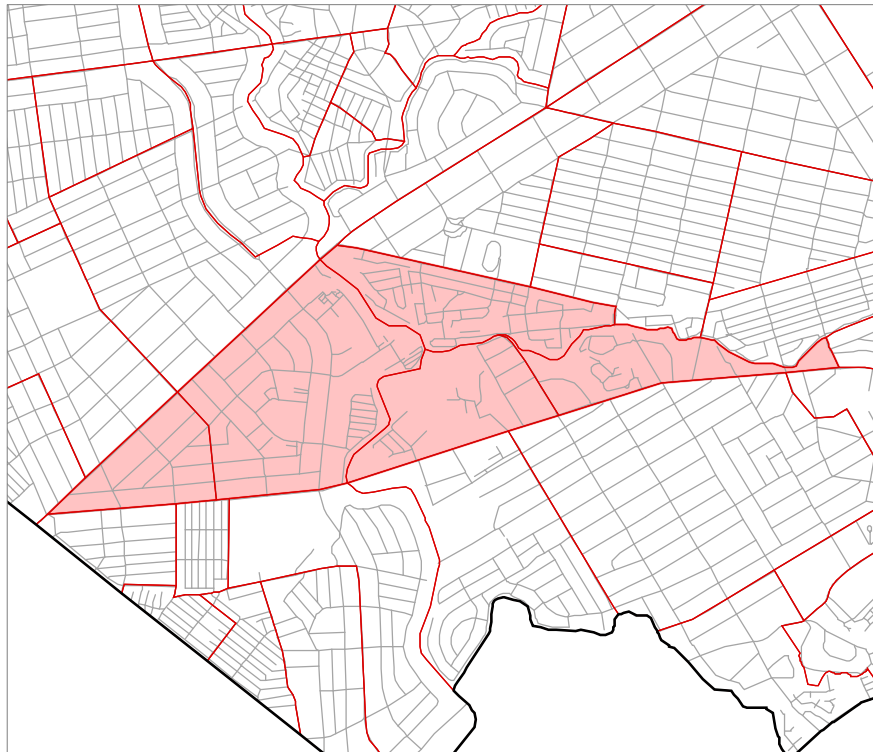
- Public utility jeepneys ply along major roads Aurora Boulevard..
- Tricycles runs on secondary and inner roads

DISTRICT IV:

1. Tatalon Community District

Area Coverage:

- The proposed Tatalon Community District has a total area of 242.51 has. and covers 5 barangays in District IV: Tatalon, Roxas, Doña Josefa, Kalusugan and Kristong Hari
- It covers the area where the few first government housing community was located, the Tatalon Housing Project and Project 1.
- The study area has an estimated population of 87.004.



District Boundary:

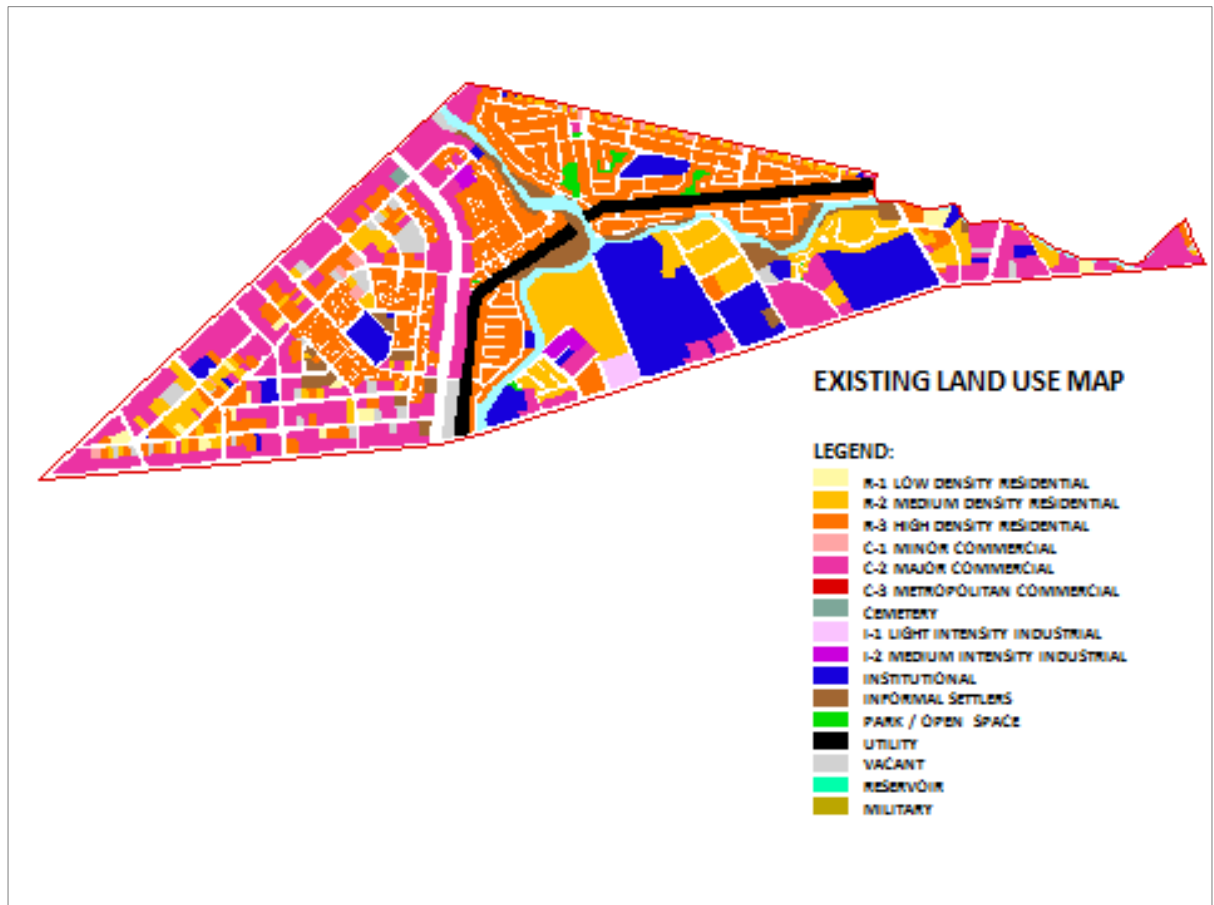
The study area is bounded by the following:

- Northeast : Scout Chuatoco Street and southern barangay boundary lines of Kamuning and Obrero
- South : Diliman Creek and E. Rodriguez, Sr. Avenue
- Southwest: Quezon Avenue

Existing Land Use:

- Based on the 2009 actual land use, out of the 242.51 has comprising the study area, 34.20% or about 82.93 has. are occupied by residential areas.
- Commercial areas comprised of 20.02% or 48.55 has. concentration of business activities are noted along Quezon Avenue, E. Rodriguez, Sr. Ave., Banawe, Araneta Ave, and Sct. Chuatoco
- Informal settlers (3.54% or 8.58 has.) occupy the easement of Diliman Creek, San Juan River and portion of the transmission line right-of-way
- Utility (3.40% or 8.25 has.)
- Institution (12.22% or 29.62 has.)
- Roads (19.62% or 47.59 has.)

- Vacant (2.17% or 5.26 has.)
- Water (3.22% or 7.82 has.)



ACCESS:

- Major transport routes in the study area include:
 - Quezon Avenue
 - E. Rodriguez Sr. Avenue
 - Broadway
 - G. Araneta Ave.
 - Sct. Chuatoco
 - Broadway Ave.
- Secondary roads include:
 - Banawe
 - Victoria Avenue
 - B.M.A. Avenue
 - Cordillera
 - D. Tuazon
 - Kitanlad Street
 - Kaliraya
 - Tuayan Street
- Among the so called "Choke point" areas include:
 - roads intersecting Quezon Avenue and
 - E. Rodriguez Sr. Ave.

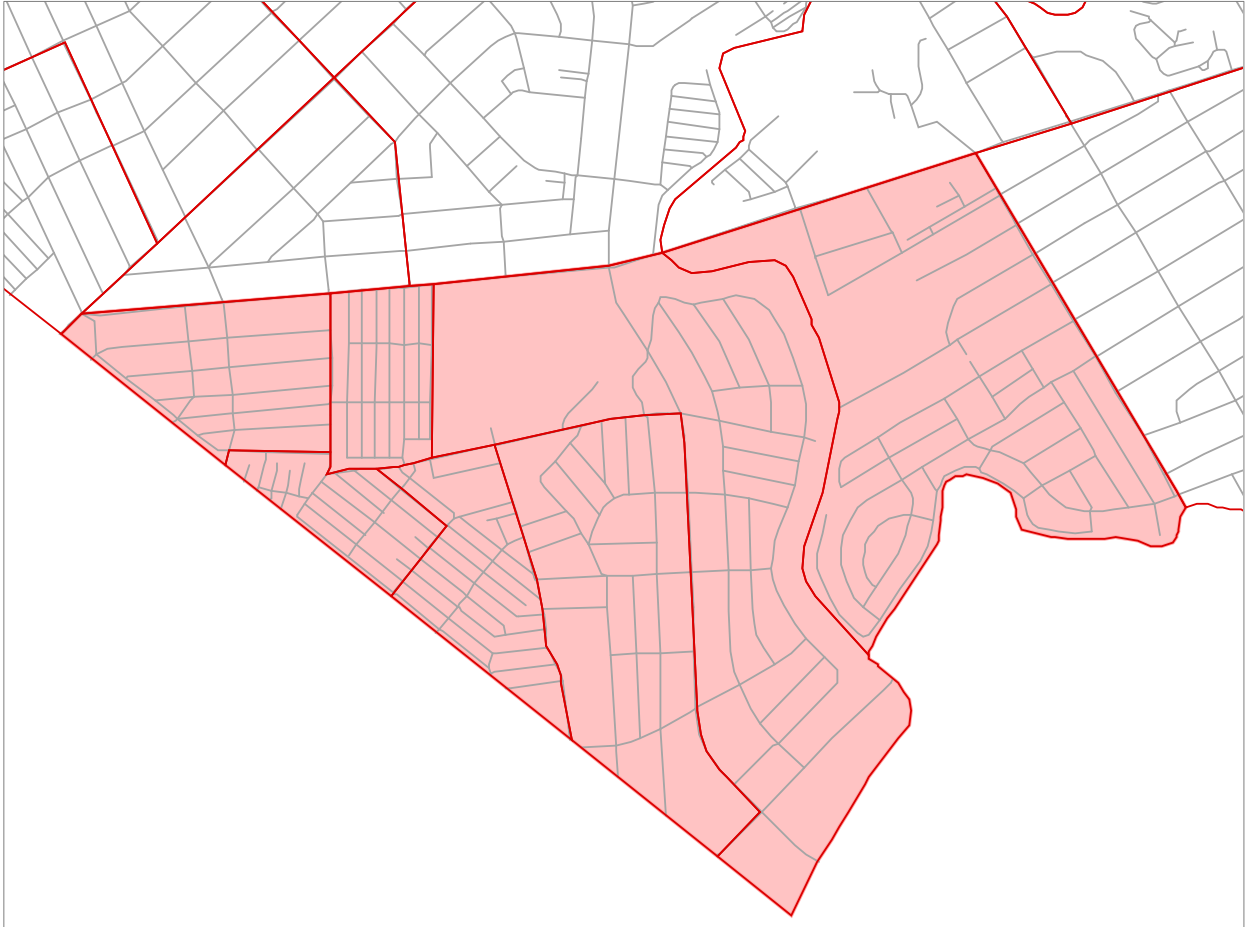
Mode of Transport

- Public utility buses, jeepneys, FX taxi cabs ply Quezon Avenue
- Public utility jeepneys ply along E. Rodriguez Sr. Avenue Araneta Ave. and Chuatoco
- Pedicabs run along inner roads

2. Galas Community District

Area Coverage:

- The proposed Galas Community District has a total land area of 280.16 has. and covers 7 barangays in District IV: (Santol, Sto. Niño, San Isidro, Doña Aurora, Don Manuel, Doña Imelda and Damayang Lagi)
- The area has an estimated population of 75,819.



District Boundary:

The study area is bounded by the following:

North : E. Rodriguez Sr. Avenue

East : southwestern barangay boundary line of Marina

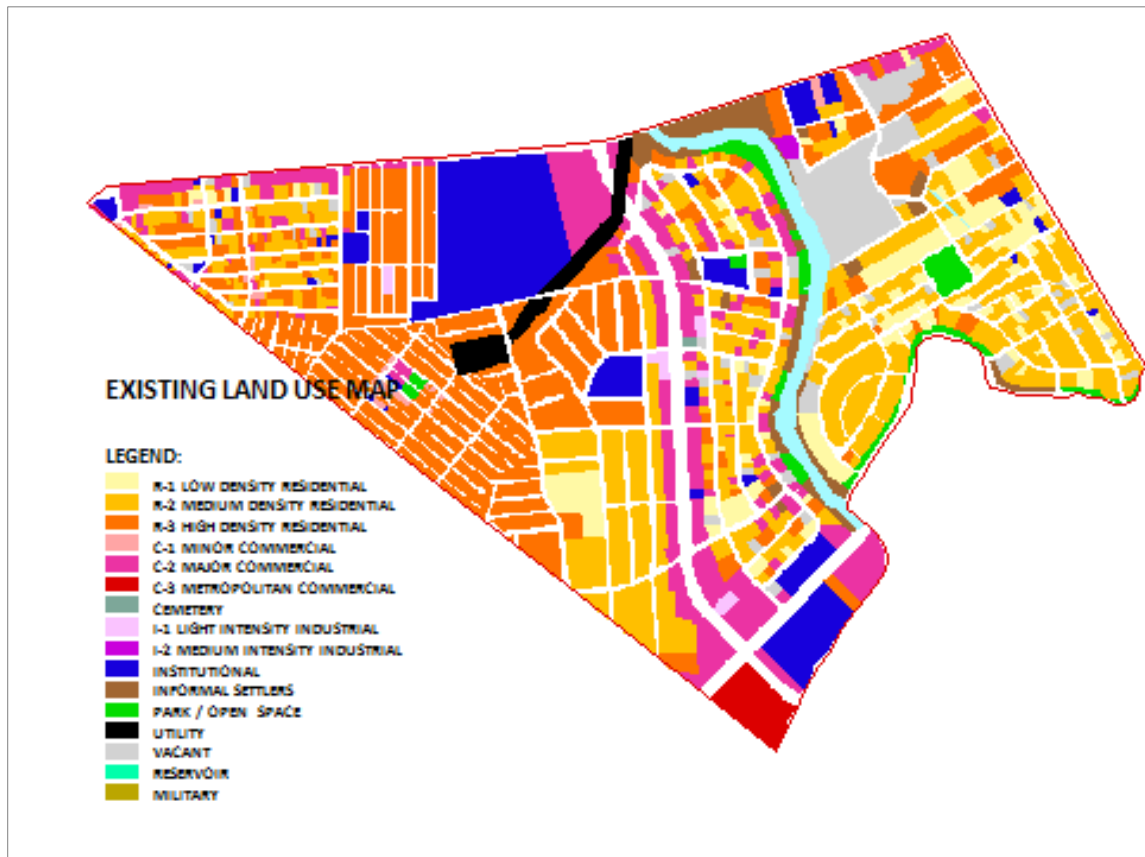
Southeast :QC-San Juan political boundary

Southwest:QC-Manila political boundary

Existing Land Use:

- Based on the 2009 actual land use, out of the 280.16 has comprising the study area, 45.94% or about 128.70 has. are occupied by residential area.
- Commercial areas comprised of 11.17% or 31.30 has. concentration of business activities are noted along G. Araneta Avenue and E. Rodriguez, Sr. Ave., Banawe, and Santol
- Institution (9.31% or 26.07 has.)

- Informal settlers (2.48% or 6.94 has.)
- Roads (20.18% or 56.52 has.)
- Vacant (4.73% or 13.25 has.)
- Open spaces (1.81% or 5.06 has.)



Access:

- Major transport routes in the study area include:
 - G. Araneta Ave.
 - E. Rodriguez Sr. Avenue
 - Santol
 - Victoria Ave.
- Secondary roads include:
 - Cordillera
 - Kaliraya
 - Sto. Tomas
 - Union Civica
 - Tomas Arguelles

Mode of Transport

- Public utility jeepneys ply along major and secondary roads.
- Tricycles and pedicabs runs along inner roads

3. **Kamuning Community District**

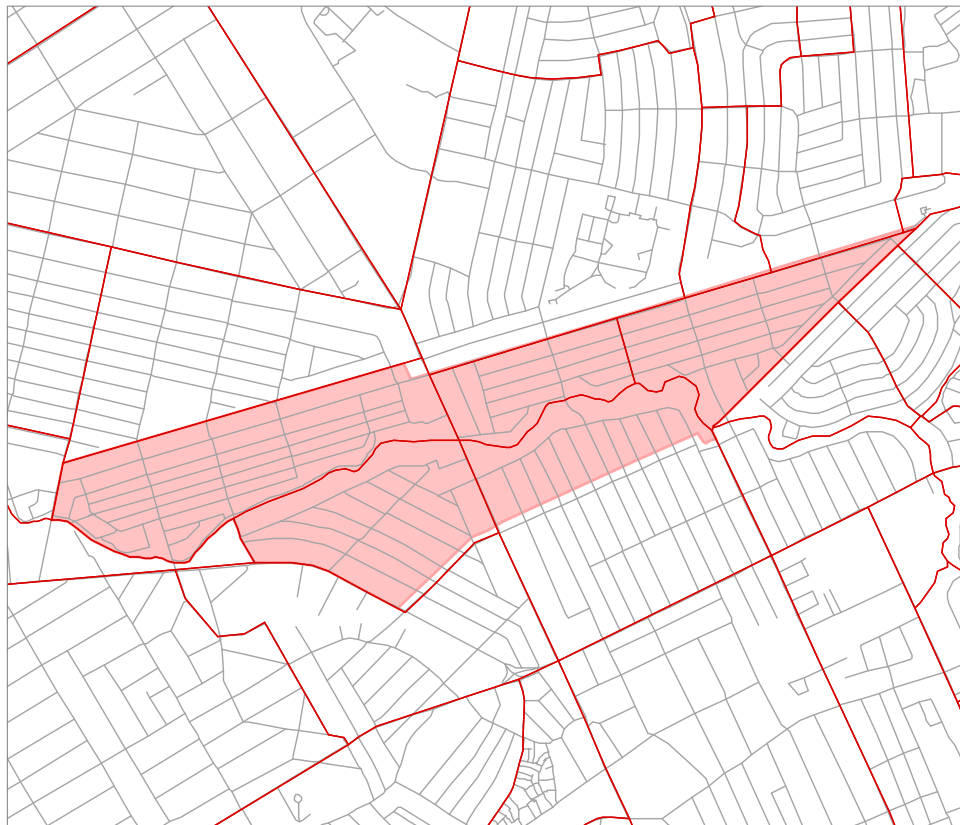
Area Coverage:

The proposed Kamuning-Kamias Community District has a total land area of 147.33 has. and covers 5 barangays in District III & IV:

- Kamuning
- West Kamias
- East Kamias
- Pinagkaisahan
- E. Rodriguez

Population :

- Kamuning	15318
- West Kamias	4533
- East Kamias	6149
- Pinagkaisahan	7215
- E. Rodriguez	<u>6417.66</u>
TOTAL	39,623.66



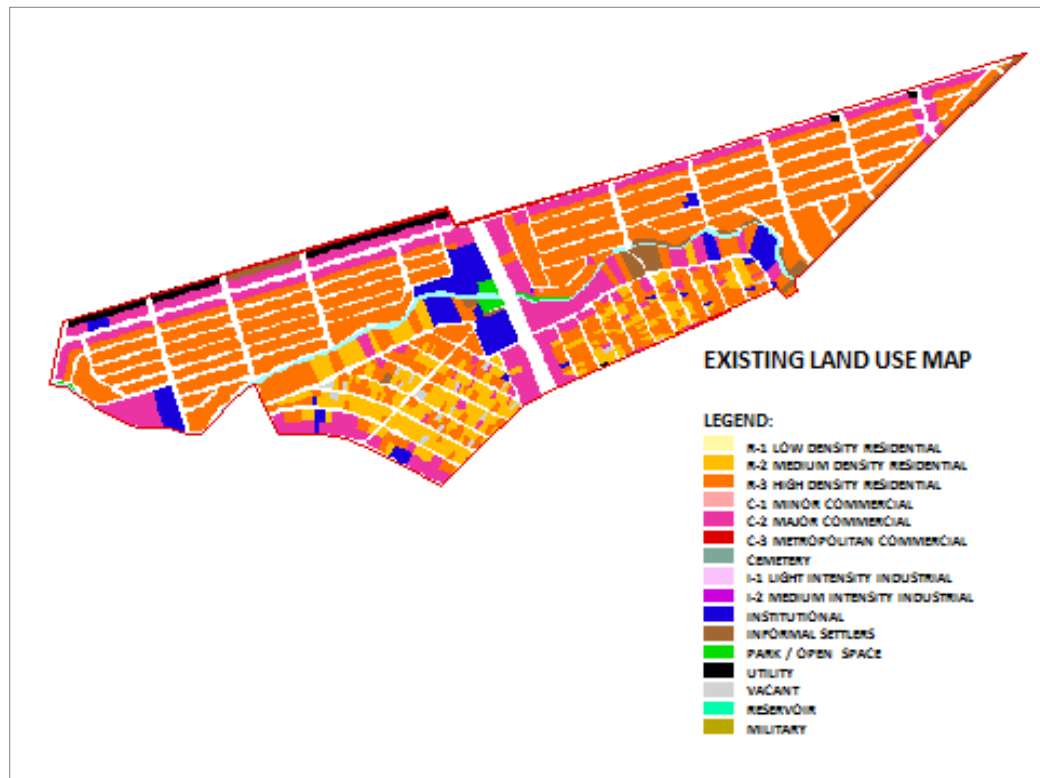
District Boundary:

The study area is bounded by the following:

- | | |
|-----------|---|
| North | : Kamuning Road and Kamias Road |
| Southeast | : Bignay Street |
| Southwest | : E. Rodriguez Ave Sr. towards Diliman creek to T. Morato |
| West | : Tomas Morato |

Existing Land Use:

- Based on the 2009 actual land use, out of the 147.33 has comprising the study area, 49.79% or about 73.35 has. are occupied by residential area.
- Commercial areas comprised of 15.07% or 22.21 has.
- Roads (23.86% or 35.16 has.)
- Institutional (4.92% or 7.25 has.)
- Informal settlers (2.03% or 2.99 has.)
- Utility (1.73% or 2.55. has.)
- Vacant (0.55% or 0.82 has.)



Access:

- Major transport routes in the study area include:
 - Kamuning Road - EDSA
 - Kamias Road - E. Rodriguez Ave.
 - Anonas Road - Tomas Morato
 - New York - KH Street
 - Ermin Garcia - Judge Jimenez
- Secondary roads include:
 - K6, K7, & K8 Streets - K1st, 2nd, 3rd and KE Streets
 - KJ Street - Sianghio Street
 - Park Avenue
- Among the so called “choke point” areas include:
 - EDSA-Kamuning Road and Kamias Road
 - Kamias Road cor KH Street
 - Kamias cor Anonas Street
 - New York cor Cambridge, Annapolis and E. Rodriguez Sr.
 - E. Rodriguez Sr. cor. T. Gener, Tomas Morato and Judge Jimenez

Mode of Transport

- Public utility vehicles (PUV;s) such as passenger jeepneys, buses, MRT and taxis.
- Tricycles run along secondary roads

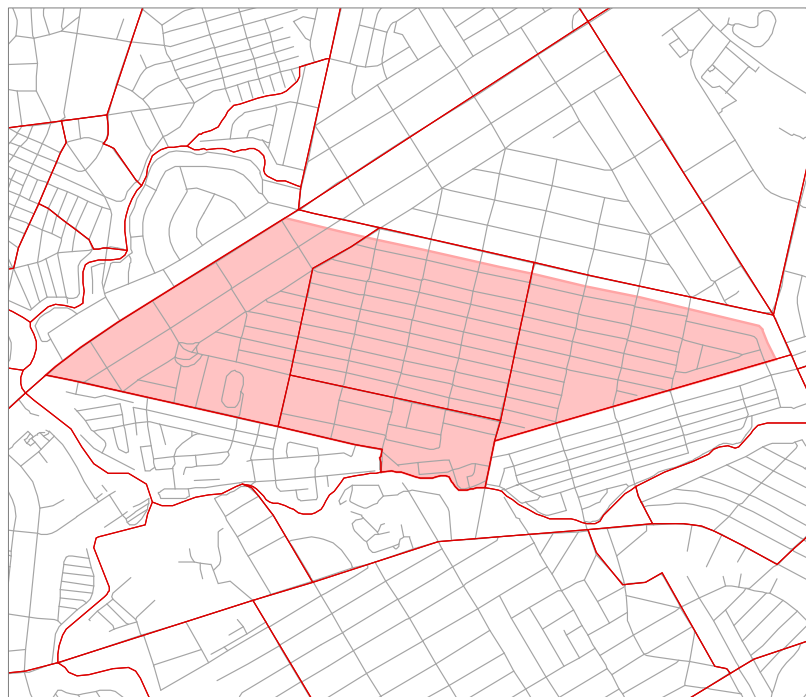
4. Scout Community District

Area Coverage:

The proposed Scout Community District has a total land area of 187.13 has. and covers 4 barangays in District IV: (Sacred Heart, Obrero, Laging Handa, Paligasahan)

Population :

- Sacred Heart	7321
- Obrero	8435
- Laging Handa	5471
- Paligsahan	<u>4816</u>
TOTAL	26,043



District Boundary:

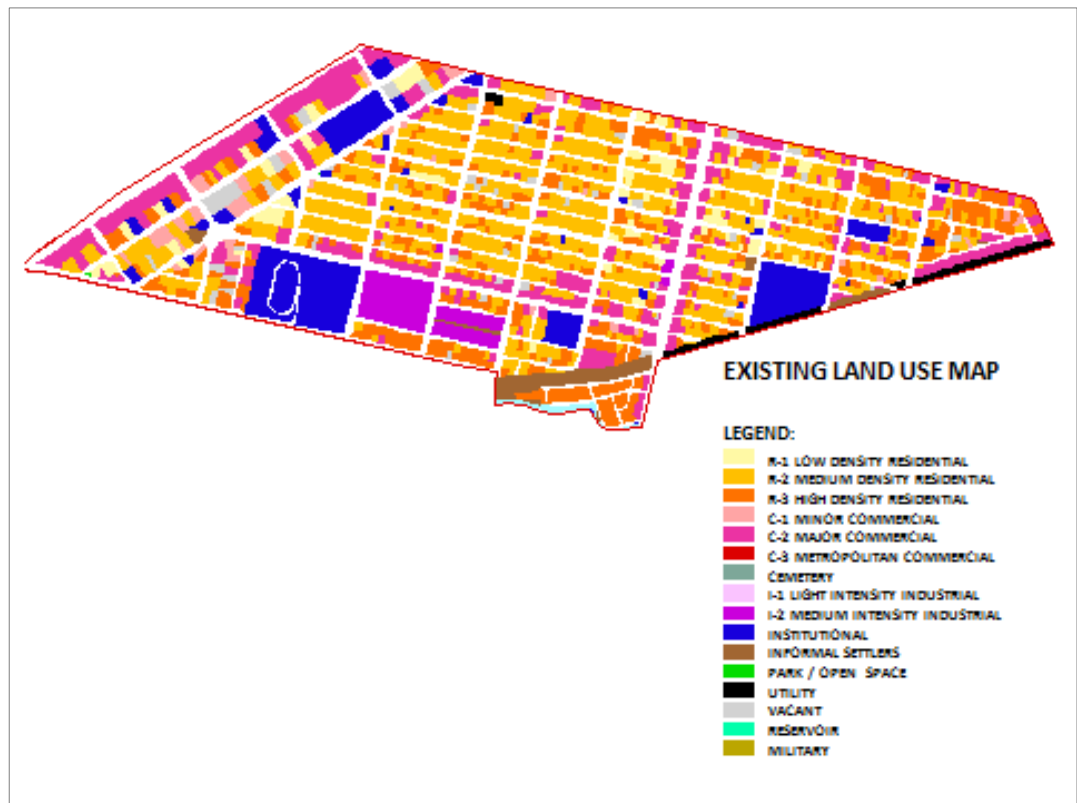
The study area is bounded by the following:

- North : Timog Avenue towards EDSA
- East : EDSA
- South : Bgy. Sacred Heart Bondary Line towards Bgy. Obrero and Paligsahan Boundary Line
- West : Quezon Blvd.

Existing Land Use:

- Based on the 2009 actual land use, out of the 187.13 has comprising the study area,
 - 40.67% or about 76.11 has. are occupied by residential area.
 - Industrial use constitutes 2.86% or 5.34 has.
 - Commercial areas comprised of 14.82% or 27.73 has.
 - Roads (27.65% or 51.73 has.)
 - Vacant (2.02% or 3.78 has.)

- Institutional (8.55% or 16.00 has.)
- Informal settlers (1.85% or 3.47 has.)



Access:

- Major transport routes in the study area include:
 - EDSA
 - Timog Ave
 - Kamuning Road
 - Scout Chuatoco
 - Tomas Morato
 - Roces Avenue
 - Quezon Avenue
- Secondary roads include:
 - Panay Avenue
 - Mother Ignacia Ave.
 - Sct. Torillo
 - Sct. Ybardolaza, Reyes, Santiago and Tuazon
 - Park Avenue
- Among the so called “choke point” areas include:
 - Tomog cor. T. Morato
 - Sct. Chuatoco cor Quezon Avenue
 - Kamuning Road cor Tomas Morato
 - Roces Avenue cor Tomas Morato

Mode of Transport

- Public utility vehicles (PUV;s) such as passenger jeepneys, buses, MRT and taxis.
- Tricycles run along secondary roads