ANNEX 5.3

NON-GROWTH CENTER

THE TRANSITIONAL AREAS

BARANGAY SAUYO-PASONG TAMO
BARANGAY TANDANG SORA
BARANGAY STA. MONICA

Area Coverage:

- The proposed Transitional Community District has a total land area of 1,231.78 has. and covers 4 barangays: Sta. Lucia, Sauyo, Pasong Tamo and Tandang Sora
- The area has an estimated population of 303,410.

District Boundary:
The study area is bounded by the following:

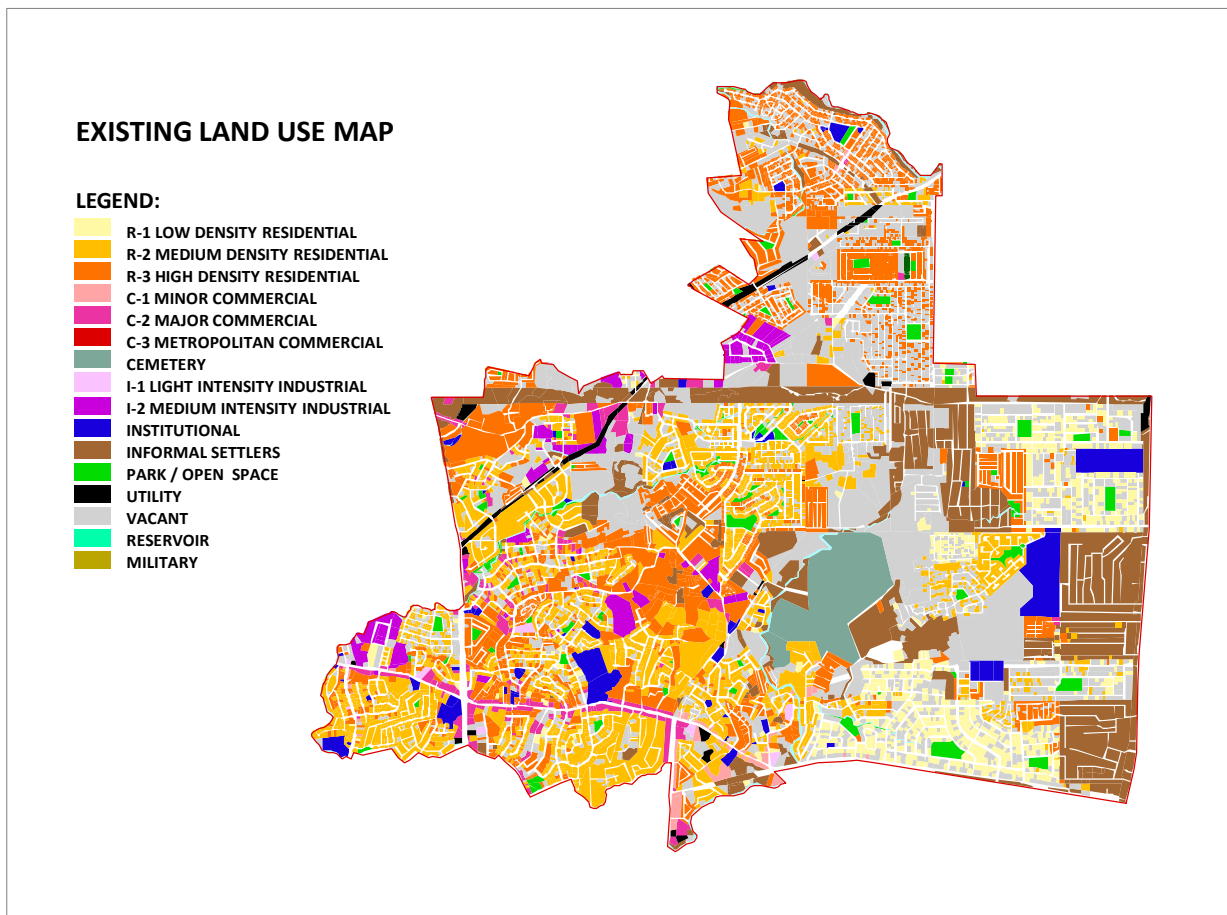North : southern barangay lines of Sta. Monica and North Fairview

East : southwestern barangay boundary lines of Fairveiw, eastern barangay boundary lines of Holy Spirit and northwestern barangay boundary lines of Matandang Balara

South : north barangay boundary lines of Culiat, Bahay Toro and New Era

West : eastern barangay boundary lines of Talipapa, San Bartolome, Bagbag and Gulod

Existing Land Use:
- Based on the 2009 actual land use, out of the 1,230.46 has comprising the study area,34.78% or about 427.89 has. are occupied by residential areas.
- Vacant (22.73% or 279.73 has.)
- Roads (16.02% or 197.14 has.)
- Informal settlers (13.11% or 161.26 has.)
- Commercial areas (2.30% or 28.25 has.
- Industrial (2.14% or 26.30 has.)
- Institutional (2.77% or 34.02 has.)
- Cemetery (2.69% or 33.11 has.)
- Open spaces (1.84% or 22.66 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:
  - Tandang Avenue
  - Mindanao Avenue
  - Visayas Avenue
  - Congressional Avenue Extension

- Secondary roads include:
  - Banlat Road
  - Luzon Avenue
  - Himlayan Road
  - Sampaguita Avenue
  - Pantabangan Avenue
  - Philand Avenue

- Residential Subdivision roads
- Among the so called "choke point" areas include:
  - Tandang Sora Ave.-Visayas Ave.
  - Tandang Avenue-Visayas Avenue
  - Tandang Sora Avenue –Himlayan Road
  - Mindanao Ave.-Tandang Sora Ave.

Mode of Transport
- Public utility vehicles such as passenger jeepneys, buses, MRT and taxi cabs ply along Mindano Ave.
- Public utility jeepneys ply along Tandang Sora Ave and Visayas Av.
- Tricycles rusn along secondary and subdivision roads