

ANNEX 5.1

NON-GROWTH CENTERS

THE MATURE STABLE AREAS

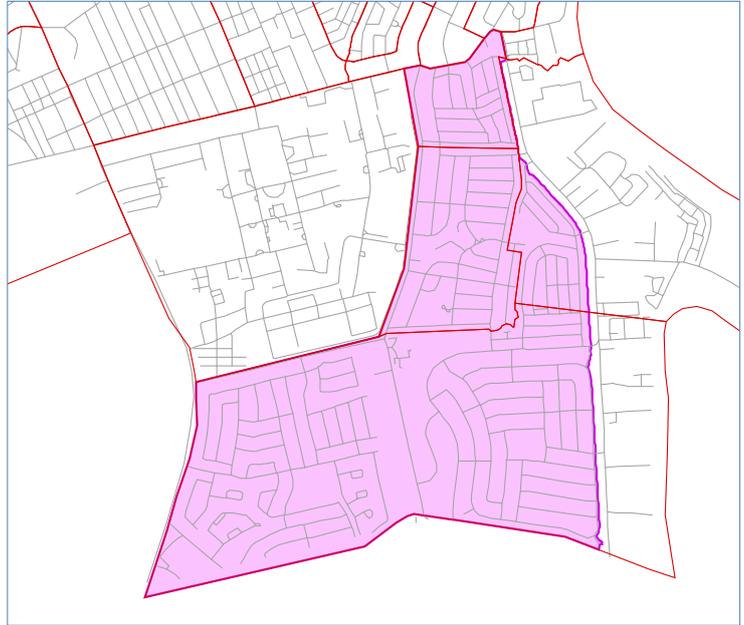
**BARANGAY UGONG NORTE
BARANGAY HORSESHOE
BARANGAY NEW MANILA AREA**

THE MATURE STABLE AREAS:

1. UGONG NORTE COMMUNITY DISTRICT

Area Coverage:

The proposed Ugong Norte Community District has a total land area of 328.06 has. and covers 3 barangays in District 3: (St. Ignatius, White Plains, Ugong Norte)



Population :

- St. Ignatius-	2450
- White Plains-	3808
- Ugong Norte-	<u>6766</u>
TOTAL	13,024

District boundary:

The study area is bounded by the following:

North : Boni Serrano towards E. Rodriguez Sr. Avenue

East : Western side of E. Rodriguez Jr. Avenue to QC-Pasig Political Boundary

South : QC-Pasig Political Boundary towards EDSA

West : EDSA going upward to White Plains Avenue towards Katipunan Avenue up to Boni Serrano Avenue.

Existing land use:

- Based on the 2009 actual land use, out of the 328.06 has. comprising the study area, 55.25% or about 181.25 has. are occupied by residential area.
- Commercial areas comprised of 2.72% or 8.91 has.

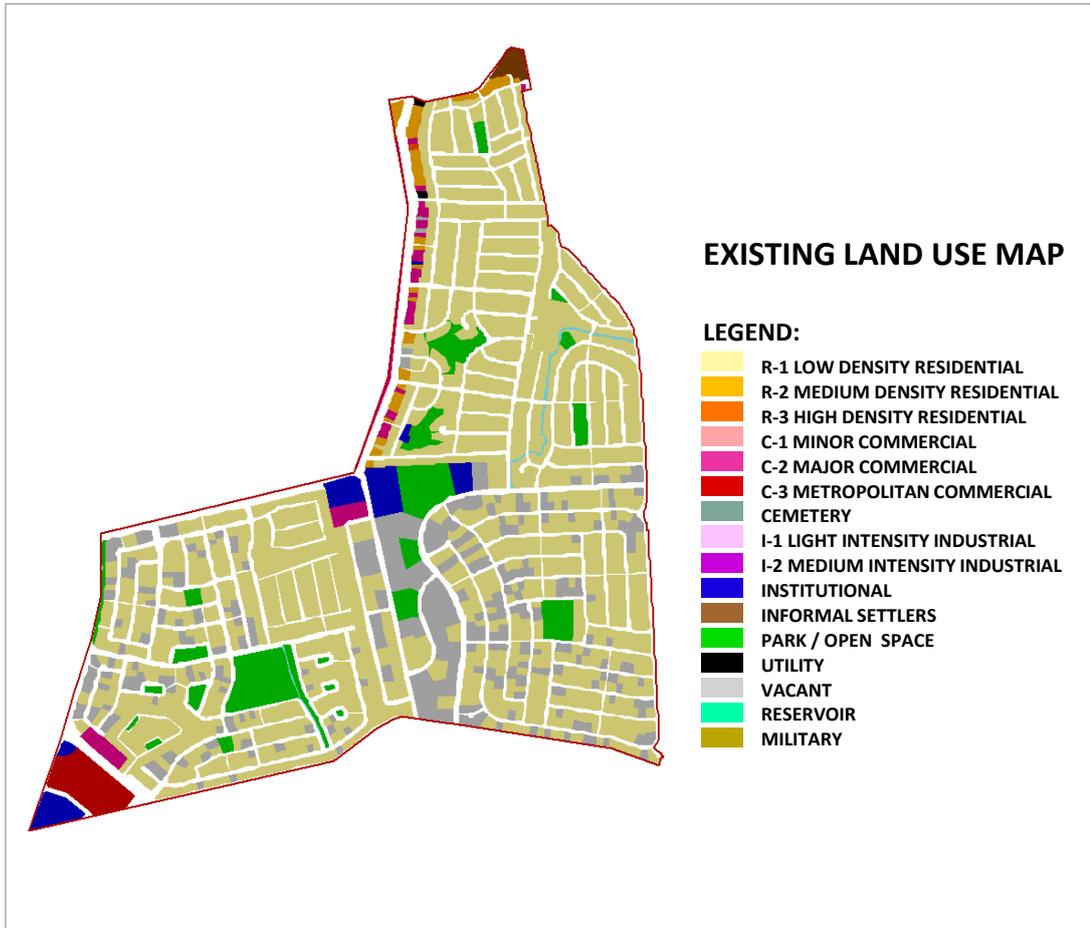
Access:

- Major transport routes in the study area include:
 - EDSA
 - Katipunan Avenue
 - E. Rodriguez Jr. Avenue
 - Portion of Ortigas Avenue
 - White Plains Avenue
 - Boni Serrano Avenue
- Secondary Roads include:
 - Temple Drive
 - Greenmeadows Avenue

- Among the so called “choke point” areas include:
 - Katipunan Avenue cor. Boni Serrano Avenue
 - Katipunan Avenue cor. White Plains Avenue
 - Col. Boni Serrano Avenue cor. E. Rodriguez Jr., Avenue
 - Ortigas Avenue corner EDSA

Mode of transport:

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

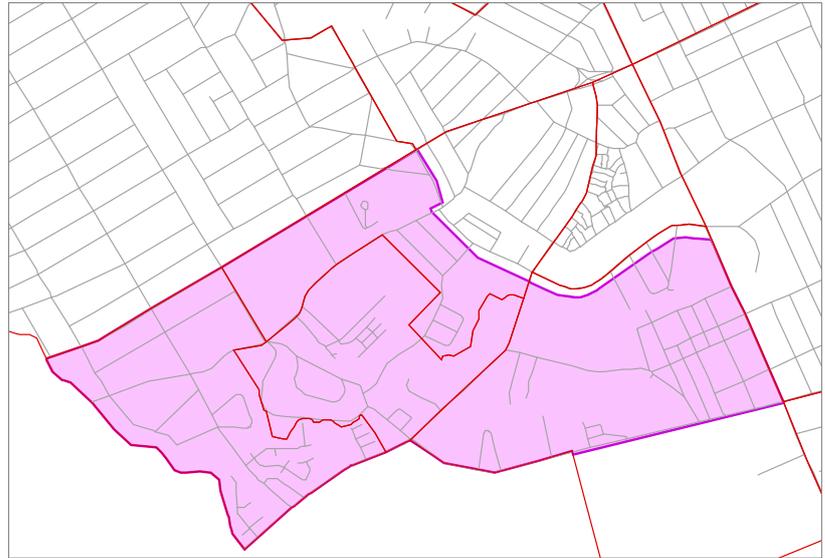


2. HORSEHOE COMMUNITY DISTRICT

Area coverage:

The proposed Horseshoe Community District has a total land area of 167.49 has. and covers five (5) barangays in District 4:

1. San Martin de Porres
2. Kaunlaran
3. Bagong Lipunan ng Crame
4. Valencia
5. Horseshoe



Population :

- San Martin de Porres	14804
- Kaunlaran	7553
- Bagong Lipunan ng Crame	13339
- Valencia	9127
- Horseshoe	<u>2650</u>
TOTAL	47,473

District boundary:

The study area is bounded by the following:

- North : Aurora Boulevard
- East : P. Tuazon Blvd. towards EDSA
- South :QC-San Juan Political Boundary
- West : QC-San Juan Political Boundary

Existing land use:

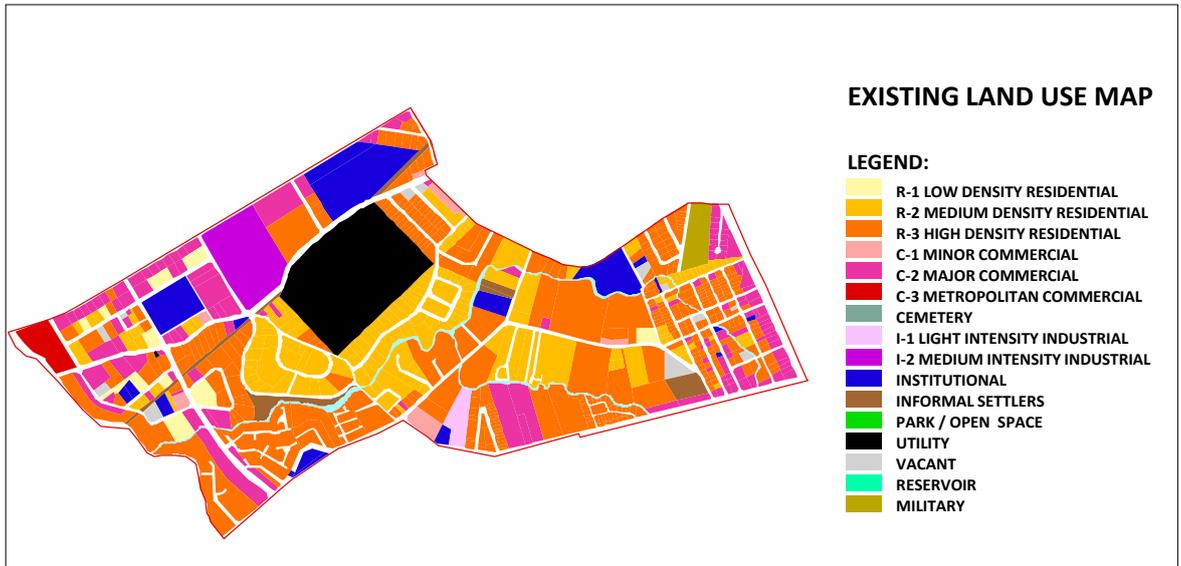
- Based on the 2009 actual land use, out of the 167.49 has. comprising the study area, 50.03% or about 83.79 has. are occupied by residential area.
- Industrial use constitutes 3.72% or 6.22 has.
- Commercial areas comprised of 13.33% or 22.32 has.
- Institutional (6.47% or 10.84 has.)
- Informal settlers (1.81% or 3.03 has.)
- Utility (7.74% or 12.97 has.)
- Vacant (0.95% or 1.60 has.)
- Roads (13.55% or 22.70 has.)

Access:

- Major transport routes in the study area include:
 - Aurora Boulevard
 - P. Tuazon Blvd.
 - Doña Juana S. Rodriguez
 - Granada

- EDSA
- Boni Serrano Ave.

- Secondary Roads include:
 - N. Domingo
 - Horseshoe Drive
- C. Benitez Drive



- Among the so called “choke point” areas include:
 - Aurora Boulevard cor. Doña Juana S. Rodriguez
 - Aurora Boulevard cor. EDSA
 - P. Tuazon Blvd. cor. EDSA
 - Boni Serrano Ave. cor. EDSA

Mode of transport”

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

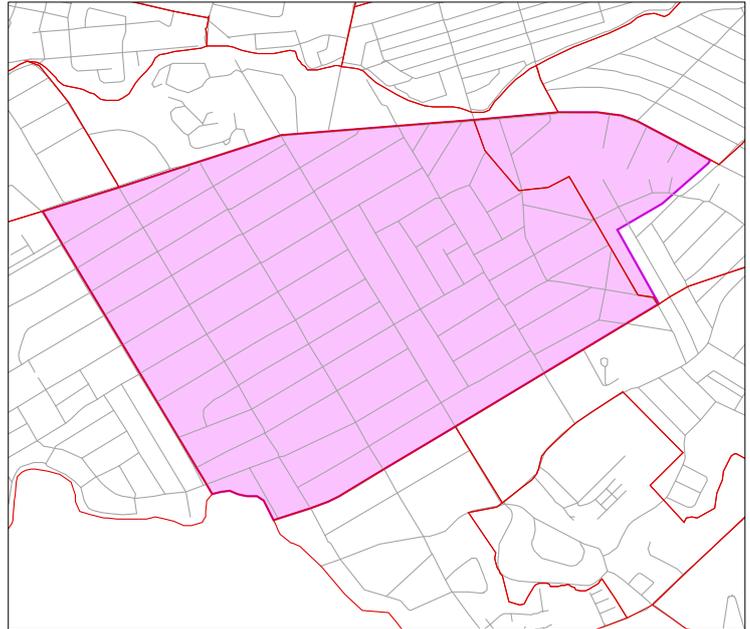
3. NEW MANILA COMMUNITY DISTRICT

Area coverage and population:

The proposed New Manila Community District has a total land area of 184.62 has. and covers 3 barangays in District 3 and 4: (Immaculate Concepcion, Mariana, Damayang Lagi)

Population

- I. Concepcion	8551
- Mariana-	11650
- D. Lagi-	21914
TOTAL	42,115

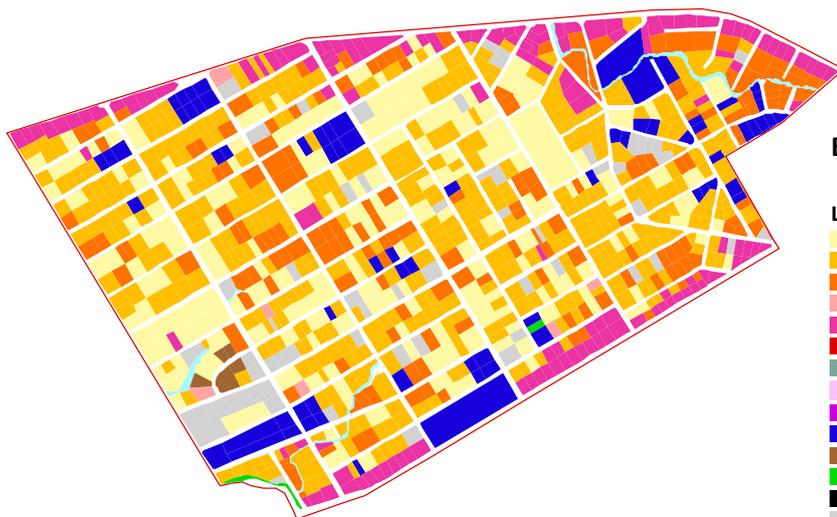


District boundary:

The study area is bounded by the following:

- North :E. Rodriguez Sr. Avenue
- East : Vancouver towards Rosario Drive southward of Aurora Blvd.
- South :Aurora Blvd. towards Ermitaño Creek
- West : Ermitaño Creek

Existing land use:



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

Based on the 2009 actual land use, out of the 184.62 has. comprising the study area, 61.16% or about 112.91 has. are occupied by residential area.

- Institutional (7.03% or 12.98 has.)
- Commercial areas comprised of 8.62% or 15.91 has.

- Vacant (4.60% or 8.49 has.)
- Roads (17.32% or 31.98 has.)
- Informal settlers (0.41% or 0.75 has.)

Access:

- Major transport routes in the study area include:
 - E. Rodriguez Sr. Avenue
 - Aurora Boulevard
- Secondary Roads include:
 - Victoria Avenue
 - Doña Juana S. Rodriguez
 - Gilmore Avenue
 - Doña M. Hemady
 - Balete Drive
- Among the so called “choke point” areas include:
 - E. Rodriguez Sr. Avenue cor. Aurora Boulevard
 - Gilmore Avenue and Balete Drive cor. Doña M. Hemady

Mode of transport”

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