



Envisioned as a world-class, highly transit-oriented, mixed-use community, walkable, vibrant night and day, with easy access to amenities that make urban living comfortable, convenient and ecologically compliant.

Most highly transit-oriented CBD

The development sprawls over more than 250 hectares, in a strategic location right in the heart of Metro Manila. The QC-CBD, called Triangle Park, has one of the most ideal locations, in terms of metropolitan access, with the use of at least 3 mass transit stations, and with a frontage on the main thoroughfare in Metro Manila that is longer than any of the existing major Central Business Districts.

It is a landmark recreational area, distinct for having two large parks within and nearby, the Ninoy Aquino Parks and Wildlife and the Quezon Memorial Circle. It shall be an environmentally compliant CBD, promoting green architecture, and minimal carbon-emitting transport modes.

A well-planned transit loop shall run within Triangle Park, with park-lined boulevards, to promote accessibility of even inner-most properties, promoting greater social contact, while contributing to increasing land values throughout the CBD.

Triangle Park is most attractive for retail and wholesale businesses that can take advantage of the direct link to transport lines. It will also be an attractive area as incubator or nurturer of companies and people venturing into the new economy/ digital marketplace. It is a lifestyle and

business area packaged into an integrated whole. Very convenient are the hospitals and medical services facilities already available and being enhanced within and proximate to the QC-CBD area.

The properties within the North and East Triangles and the Veterans Memorial area in Quezon City, Philippines have been chosen to become a model, mixed-use development that shall play a critical role not only in Metro Manila, but also internationally.

International institutions agree on the area's large economic potential. It is one of the few remaining parcels of land that are strategically located, easily accessible from all directions, and ripe for development designed to enhance asset value, as well as showcase a model urban environment.

This new Triangle Park will form the core of high-quality businesses and a mix of support, residential and other activities that would build on the existing retail cluster, good access and internal circulation system, transit depot, information technology(IT)-friendly environment as well as residential communities and government facilities in the vicinity.

Masterplanned for mixed-use developments, with 5 distinct districts

Triangle Park is masterplanned to have mixed-use development oriented towards transit facilities. It is directly accessible to current and planned mass rail transit stations and bus routes. The urban design plan directly connects Triangle Park entrances and gateways to transit hubs. Internal circulation will also support easy access to all parts of the CBD by walking, biking or riding. People will be provided several transport and movement options. This minimizes travel to work, avoids congestion experienced in other CBDs, creates greater opportunities for social contact, urban vitality and safer places, achieves better energy efficiency and efficient use of spaces and buildings, and increases efficiency of urban facilities.

The Triangle Park's comprehensive masterplan for the East and North Triangles provides the guidelines and standards necessary to stimulate the development of a well-organized CBD that is able to maximize land values, promote quality living, while adhering to globally acceptable standards of environment-friendly communities.

The development guidelines have organized the CBD into five districts: Triangle Exchange, Emporium, Downtown Hub, Residences, and Commons, and with very clear delineations of sub-districts. All are mixed-use, but each with a clear predominant use.

Premium has been placed on design principles of urban efficiency, diversity, accessibility, security and increased pedestrianization. Open spaces will be given prime importance with the development of several linear parks, parkways lining roads, pocket parks along water systems, building plazas and district parks, in addition to the existing large parks in the area, Ninoy Aquino Parks and Wildlife and the Quezon Memorial Circle.

TRIANGLE EXCHANGE DISTRICT

Size and Location: The Triangle Exchange has an area of 62.3 hectares that spans the North and East Triangles and is located at the southwestern portion of Triangle Park. It is bounded by EDSA on the south west, North Avenue on the northwest, Emporium District on the northeast and East Avenue on the southeast.

Accessibility: Three Metrorail Transit stations run along the EDSA portion of the District: Kamuning Station, Quezon Avenue Station and North Avenue Station. The District has the largest EDSA frontage.
Land Use and Design: The Triangle Exchange is envisioned to have the highest densities in Triangle Park.

It is a high-traffic district with the highest land values. Its commercial (office and retail), residential and other land uses are fully integrated with EDSA's transit facilities, thus providing the best regional link and commuter access. It is seen to be the most active area of Triangle Park, transforming its daytime office and service environment into a dining and recreational center at night. Offices, shopping, recreation and transit-oriented residential developments are encouraged.

Sub-districts: The Triangle Exchange District is further sub-divided into several sub-districts: Transit sub-district because of the MRT Stations that line the area; Junction sub-district, because this is where North Avenue meets Mindanao Avenue; South district; Central sub-district is the area around the Triangle Exchange District Green and contains retail ground floor uses; Government Center sub-district is the area at the southernmost tip of the Triangle Exchange and served by the Kamuning MRT Station. It is envisioned to be the access point to national government agencies in the area. The area served by the Quezon Avenue Station, is the E sub-district because of the information technology locators in the area.
Densities & Floor area ratios: The Triangle Exchange among the five districts has the highest densities owing to its proximity to the EDSA corridor. **Density, FAR and Land Blocks:** FAR is 12 to 16. FARs are highest around the District Green at 16 and building heights up to 40 storeys, then as you go further go down to 14 and 12 with building heights of 24 storeys. Blocks range from approximately 50 meters in depth by 100 meters in length.

EMPORIUM DISTRICT

Size and Location: The Emporium District is 49.5 hectares in area and is situated north east of the Triangle Exchange District. It is bounded on the northwest by the Residences District, on the northeast by Agham and BIR Roads, southeast by East Avenue and southwest by the Triangle Exchange District.

Accessibility: Accessible through Agham and BIR Roads
Land Use and Design: The Emporium District is a "mixed use medium density district focused on information technology activities, e-government, public, voluntary, international offices or services along with commercial and residential developments. University-based research and development and commercial IT activities are encouraged.

Sub-districts: The District's sub-districts are the same as those of the Triangle Exchange, owing to their close proximity to each other and configuration. The Government Center, E and South sub-districts extend to the Emporium. The Emporium and Triangle Exchange Districts share several common elements such as the street framework, block size and open space network
Land uses: The district also has similar land uses to the Triangle Exchange district. The Emporium can be distinguished from Triangle Exchange by the type of locators and streetscape elements such as paving and trees. The district is devoted to business process outsourcing offices and 24-hr business centers. Population is expected to reach 110,000 in the 20-year development period.
Floor area ratios: FAR is 12-14. Building heights range from 24 to 40 storeys.

DOWNTOWN HUB DISTRICT

Size and Location: Downtown hub is 58.46 hectares in size and is bounded on the northeast by North Avenue, east by the Commons District and Elliptical Road, the southeast by East Avenue and southwest by Agham and BIR roads. At present, the District is characterized by mostly institutional uses. Notable in the area are its many medical institutions like the Philippine Children's Hospital, Lung Center, the National Kidney Institute and other national government institutions such as the Bangko Sentral mint, Bureau of Internal Revenue, and Pagasa weather bureau.

Accessibility: Accessible through East Avenue, Quezon Avenue and BIR Road.
Land Use and Design: The Downtown Hub is "a mixed use, medium-density district with institutional services and facilities (medical, education, training, science, etc.) integrated with commercial and residential developments." The District concept is to create a mixed-use, medium-density, institutional/residential/ commercial community that complements the adjacent parks and open spaces of the Commons District and the Quezon Memorial Circle. The Downtown Hub is encouraged to have horizontal mixed uses so as to be compatible with the less dense intensity and larger blocks and lots. Single-use buildings are combined in one planned development. However, the buildings along the Main Access Road are encouraged to be vertical, mixed-use structures.

Sub-districts: The District is further subdivided into the Healthcare, Civic, Parkway and Park Sub-districts. The Healthcare sub-district consists of the block above the main entrance spine from East Avenue. This is where Medical Centers such as the Lung Center and Kidney Institute have clustered. The sub-district is also adjacent to the Philippine Heart Center and East Avenue

Medical Center located just across East Avenue. The Parkway sub-district consists of the Mixed-Use retail uses along the main spine that passes through the various districts. The Park sub-district consists of the mixed-use residential areas just between Agham Road and the Ninoy Aquino Parks and Wildlife. The Midtown sub-district encompasses the western flank of the Downtown Hub District along BIR Road and contains mixed-use institutional uses. The hierarchy and network of urban spaces within Downtown Hub begin with the Entrance Gateways along four (4) main entrance gateways: East Avenue, North Avenue, BIR Road and Agham Road. These terminate at the Downtown Hub District Greens which serve as focal point and landmark. Creek linear park in the North Triangle connects the Downtown Hub green and the Commons District to the Emporium/Triangle Exchange District.

Density and Floor Area Ratios: In contrast to the Triangle Exchange and Emporium Districts, blocks are larger at approximately 100m x 100m and setbacks are allowed to enhance the park-like feel. Only the Parkway containing Mixed Use Retail on its ground level has no setbacks. FAR ranges from 4.5 to 5 decreasing from Agham/BIR Roads to Elliptical Road. Building heights range from 10 to 15 storeys in similar decreasing fashion. A population of 2.25 million persons is intended for the District at the end of the 20-year horizon.

RESIDENCES DISTRICT

Size and Location: The Residences District is located at the northwestern tip of the Emporium District, just off the creek that traverses the North Triangle. It is bounded on the northwest by North Avenue, northeast by Agham Road, southeast by the creek and southwest by the main access road from North Avenue.

Land Use and Design: The purpose of the Residences District is to create residential communities that will accommodate the QC CBD's residential population. To enhance community livability by providing housing choices; varied open spaces for recreation, leisure and congregation; easy access to community retail and shops, and good connectivity to the rest of the Triangle via public transit and pedestrian networks. The design will capitalize on the various parks and open spaces as a unique attraction. The Residences District is "a mixed-use community with a residential focus and allows a range of housing types from high-rise condominiums to medium and lower density town homes. Neighborhood retail and community services are also encouraged particularly along the North Avenue frontage." The Residences District is similar to the Emporium District, and shares sub-districts with the Triangle Exchange District. The Junction and Central districts extend into the Residences district. The rest of the district is the Park sub-district where mixed use residential condominiums in a park-like setting and overlooking the Ninoy Aquino Parks & Wildlife are located. The district will provide a sense of community and home for the everyday needs for the residential population the Triangle Park. Buildings heights are much lower than in the commercial districts and more fine grain. Compared to the commercial districts, the buildings will have more articulated facades and balconies, overhangs and other architectural devices that convey a high degree of uniqueness and express a sense of belonging. There are two proposed major land uses in the Residences

District - the Mixed Use Residential and Mixed Use with Retail on ground floor. Density, FAR and Block Sizes: FAR of 5.4 to FAR 5.8 decreasing from the main road going towards North Avenue and Agham Road. Likewise building heights are decreasing from 24 storeys. The area is designed to have 880,000 population when the Triangle Park is fully built-up. The Residences District blocks are larger than the other Districts and this distinguishes the district from the rest. Blocks measure around 150m x 150m compared to the Downtown Hub and Triangle Exchange/Emporium.

COMMONS DISTRICT

Size and Location: The Commons is 18.2 hectares and is located on the northeastern corner of the study area. It is bounded on the north by North Avenue, east by Elliptical Road, southeast by Quezon Avenue and southwest by the proposed new Park Lane road flanking the Downtown Hub District. At present the Commons is the site of the Ninoy Aquino Parks and Wildlife.

Land Use and Design: The district is "essentially a mixed-use park with cultural, recreational, entertainment amenity focus, allowing some residential use." The district will be developed as high-end residential development particularly the corners. The Ninoy Aquino Parks & Wildlife will be developed as a well designed landscaped open space with uses for active and passive recreation. Park towers should be slender and oriented with their shorter frontages along the park. The Park should be designed as the focal open space element within the project. Residential towers in the Commons should be oriented with their major open sides facing the Commons. Balconies and terraces can bring out resident activity. A great variety of architectural treatments is encouraged facing the park, to create a diverse skyline and high level of visual interest from the park.