

# **Proposed Trece Martires City Riverview Tourism Park and Freshwater Fish Sanctuary**

A Thesis Proposal Presented to the  
Faculty of Architecture Department  
De La Salle University – Dasmariñas  
Dasmariñas, Cavite

**Architect Rosauro Jamandri, uap**  
Adviser

In Partial Fulfilment of the Requirements in Architectural Design 9 and  
Architecture Design 10 – Architectural Thesis for the degree of  
Bachelor of Science in Architecture

Presented by:  
**Legaspi, Marie Ju R.**  
**200901812**

**March 2014**

## **ABSTRACT**

This study entitled, "Proposed Trece Martires City Riverview Tourism Park and Freshwater Fish Sanctuary" envisions a tourism development within the City of Trece Martires. This focuses on using its potential in boosting the city's tourism rate by means of a riverview development with an integration of a freshwater fish sanctuary.

Riverview development nowadays is the tool being used by the government to start the rehabilitation of rivers within the country. Part of its development are riverview parks which offer different recreational activities that can help attract tourist while maintaining the objective of river rehabilitations in keeping the cleanliness of the water resources. The government of Trece Martires City has seen the developmental potential of its existing rivers wherein rehabilitation on their rivers has already started. With this, the study is inclined with the vision of the city in implementing and developing their rivers into a freshwater fish sanctuary and utilizing it as a tourist destination.

With a series of conceptualization, research, study and analysis, the Proposed Trece Martires City Riverview Tourism Park and Freshwater Fish Sanctuary will stand to be the solution for the low tourism potential of the city as well as the opportunity to provide an environmental riverview park, that showcases the beauty and importance of our natural resources for the improvement not only in the city's tourism but also for the development of its business industry.

PROPOSED TRECE MARTIRES CITY RIVERVIEW TOURISM PARK AND FRESHWATER FISH SANCTUARY

**TABLE OF CONTENTS**

	<b>Page</b>		
<b>CHAPTER 1. The Problem and Its Setting</b>	<b>1 - 7</b>		
1.1 Introduction	1		
a. Rationale of the Project	1		
b. Background of the Project	2		
c. Project Goals and Objectives	6		
d. Significance and the Expected Output	6		
e. Scope and Delimitation	7		
<b>CHAPTER 2. Theoretical Framework</b>	<b>8 - 28</b>		
2.1 Review of Related Literature	8		
2.2 Conceptual Framework/Paradigm	16		
2.3 Methodology	17		
<b>CHAPTER 3. Site Justification</b>	<b>29 - 63</b>		
3.1 Site and Project Development Criteria	29		
3.2 Macro and Micro Site Analysis	30		
a. National Setting	30		
b. Regional and Provincial Setting	31		
c. Municipal Setting	36		
d. Establishment of Probable Sites	46		
e. Chosen Site	58		
		f. Site Analysis	60
		g. Actual Site Pictures	62
		<b>CHAPTER 4. Architectural Design Development and Architectural Engineering</b>	<b>64 - 86</b>
		4.1 Site Planning and Site Programming	64
		a. Site Zoning	64
		b. Site Computation	66
		c. Site Circulation Diagram	66
		d. Site Interrelationship Diagram	67
		4.2 Building Space Program	68
		a. Organizational Structure	68
		b. Space Analysis	69
		c. User Analysis	69
		d. Space Adjacency Matrix	70
		e. Bubble and Zoning Diagrams	72
		f. Space Programming	75
		4.3 Design Conceptualization	83
		a. Design Concept	83
		b. Form Concept	84
		c. Structural Concept	84
		d. Material Concept	85
		e. Site Concept	86

# PROPOSED TRECE MARTIRES CITY RIVERVIEW TOURISM PARK AND FRESHWATER FISH SANCTUARY

## CHAPTER 5. Architectural Design Translation

### List of Figures

		16 River Network Map	35
		17 Location Map, TMC	36
		18 General Land Use Plan	36
		19 Slope Map, TMC	38
		20 Road Network Map, TMC	40
		21 Actual pictures of bridges around TMC	40
		22 Education Map, TMC	41
		23 Subdivision Map, TMC	42
		24 Subdivision Map, TMC	43
		25 Kay Alamang River Location Map	47
		26 Actual Photograph of Kay Alamang River	47
		27 Cañas River Location Map	48
		28 Actual Photograph of Cañas River	48
		29 Pulonan River Location Map	49
		30 Actual Photograph of Pulonan River	49
		31 Actual Photograph of Panaysayan River	50
		32 Panaysayan River Location Map	50
		33 Site 1 Location Map	52
		34 Lot Shape (Lot 2912)	52
		35 Lot Shape (Lot 3383)	52
		36 Site 2 Location Map	54
		37 Lot Shape (Lot 3629)	54
1	Map of Trece Martires City	3	
2	List of Development Potentials (Land/Water Resources Sector) in Trece Martires City	3	
3	List of Priority of Programs and Projects (Economic Development Sector) in Trece Martires City	4	
4	Comparative Graph of Visitor Arrival (2011-2012)	5	
5	River bank of South Platte River Greenway	11	
6	River bank of Anderson River Park	12	
7	Marikina River	13	
8	Master Plan of Palafox Associates for Pasig River	14	
9	Conceptual Framework	16	
10	Population Growth per Censual Year	20	
11	Population by Barangay, 2011	20	
12	Tourism Map (TMC)	21	
13	Philippine Map	31	
14	Regional Location Map	31	
15	Legislative District Map	32	

## PROPOSED TRECE MARTIRES CITY RIVERVIEW TOURISM PARK AND FRESHWATER FISH SANCTUARY

---

<p>38 Lot Shape (Lot 3727) 54</p> <p>39 Site 3 Location Map 56</p> <p>40 Lot Shape (Lot 3680) 56</p> <p>41 Lot Shape (Lot 3683) 56</p> <p>42 Approved Site (Lot 3629) 58</p> <p>43 Approved Site (Lot 3727) 58</p> <p>44 Site Analysis (Lot 3629) 60</p> <p>45 Site Analysis (Lot 3727) 61</p> <p>46 – 51 Actual Site Pictures (Lot 3629) 62</p> <p>52 – 57 Actual Site Pictures (Lot 3727) 63</p> <p>58 – 61 Site Zoning Diagram (Lot 3629 &amp; 3727) 64</p> <p>62 – 63 Site Circulatory Diagram (Lot 3629 - 3727) 67</p> <p>64 – 65 Site Interrelationship Diagram (Lot 3629 &amp; 3727) 68</p> <p>66 Organizational Chart 68</p> <p>67 – 73 Space Adjacency Matrix 70</p> <p>74 - 82 Bubble and Zoning Diagrams 72</p>		<p><b>List of Tables</b></p> <p>1 Tourism Attraction Inventory (TMC) 4</p> <p>2 Total and Percentage of Visitor’s Arrival 2012 – 2013 (TMC) 6</p> <p>3 Inventory of Tourism Establishments and Tourist Attractions, 2011 (TMC) 22</p> <p>4 Projected Tourist Arrival, 2013 – 2020 (TMC) 22</p> <p>5 Water Body Classifications (Fresh Surface Waters) 24</p> <p>6 Needs Analysis 25</p> <p>7 Qualitative Analysis of Form and Function 27</p> <p>8 Site Criteria Description 29</p> <p>9 Evaluated and Classified Water Bodies within CALABARZON, 2011 33</p> <p>10 Major Rivers, Province of Cavite 34</p> <p>11 Land Use Category by Percentage Share in Area, TMC 37</p> <p>12 Soil Characteristics and Composition 38</p> <p>13 Inventories of Bridges by Location, Type and Condition 41</p> <p>14 Sports Recreational Facilities 43</p> <p>15 List of Barangays with Electricity 45</p>
--	--	---

## PROPOSED TRECE MARTIRES CITY RIVERVIEW TOURISM PARK AND FRESHWATER FISH SANCTUARY

---

16 Comparative Analysis of the Proposed Rivers in Relation to the Site Criteria	51
17 SWOT Analysis of Probable Site No. 1	53
18 SWOT Analysis of Probable Site No. 2	55
19 SWOT Analysis of Probable Site No. 3	57
20 Comparative Analysis of the Proposed Sites in Relation to the Site Criteria	59
21 - 22 Site Computation (Lot 3629 & 3727)	66
23 Space Programming	76
24 Basis of Space Derivation	83

