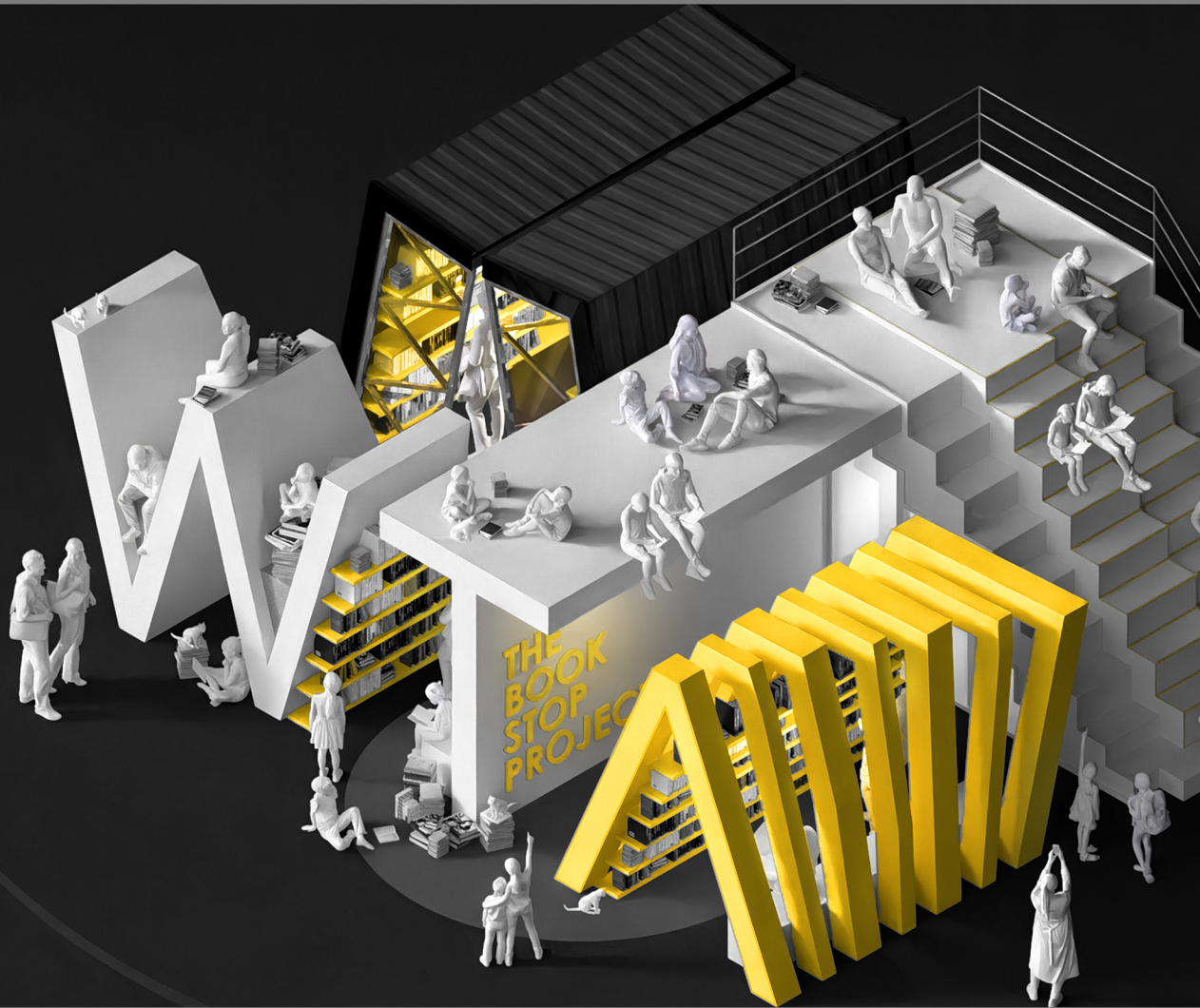


WTA

2007

2025



A WORKBOOK OF

Commercial Architecture



ABOUT WTA

WTA Architecture and Design Studio is an award-winning group of young and idealistic architects and designers based in Manila, founded by William Ti, Jr. Recognized as one of the "Top 10 Architectural firms in the Philippines," the studio has worked on an increasingly huge number of projects in its short history as a firm. Through its 18 years of operations, the firm has passionately offered within multiple typologies. Through dynamic transitions and progressive evolution, the firm never ceases to put people at the center of its practice and at the core of its design philosophy.

Social responsibility is embedded within WTA's DNA. We design spaces that foster interaction, collaboration and reflection. Our projects are born out of the philosophy that design is an iterative and exploratory process and each building rethinks how society should grow and contribute to social progress.



STUDIO CULTURE

Our studio is motivated by the potential of architecture to improve peoples' lives. We thrive in dialogues and encourage the exchange of ideas to create curated concepts for our clients and our communities. Consistent with the belief that collaboration is critical for creativity, we embrace our studio's diversity as our greatest asset.

Collaboration and consistency is at our company's core. Our teams oversee each project from beginning to end; continually working with the client to deliver innovative solutions to complex design conditions. Each project is filled with a sense of passion, skill and dedication that overflows into the work we do, the relationships we build and the spaces we create.

REDEFINING THE PROGRAM

Program drives our process; our process drives our pursuit for purposeful products. Through our exploratory and iterative design process, we explore, evolve and extend the possibilities of programmatic elements and typologies. By

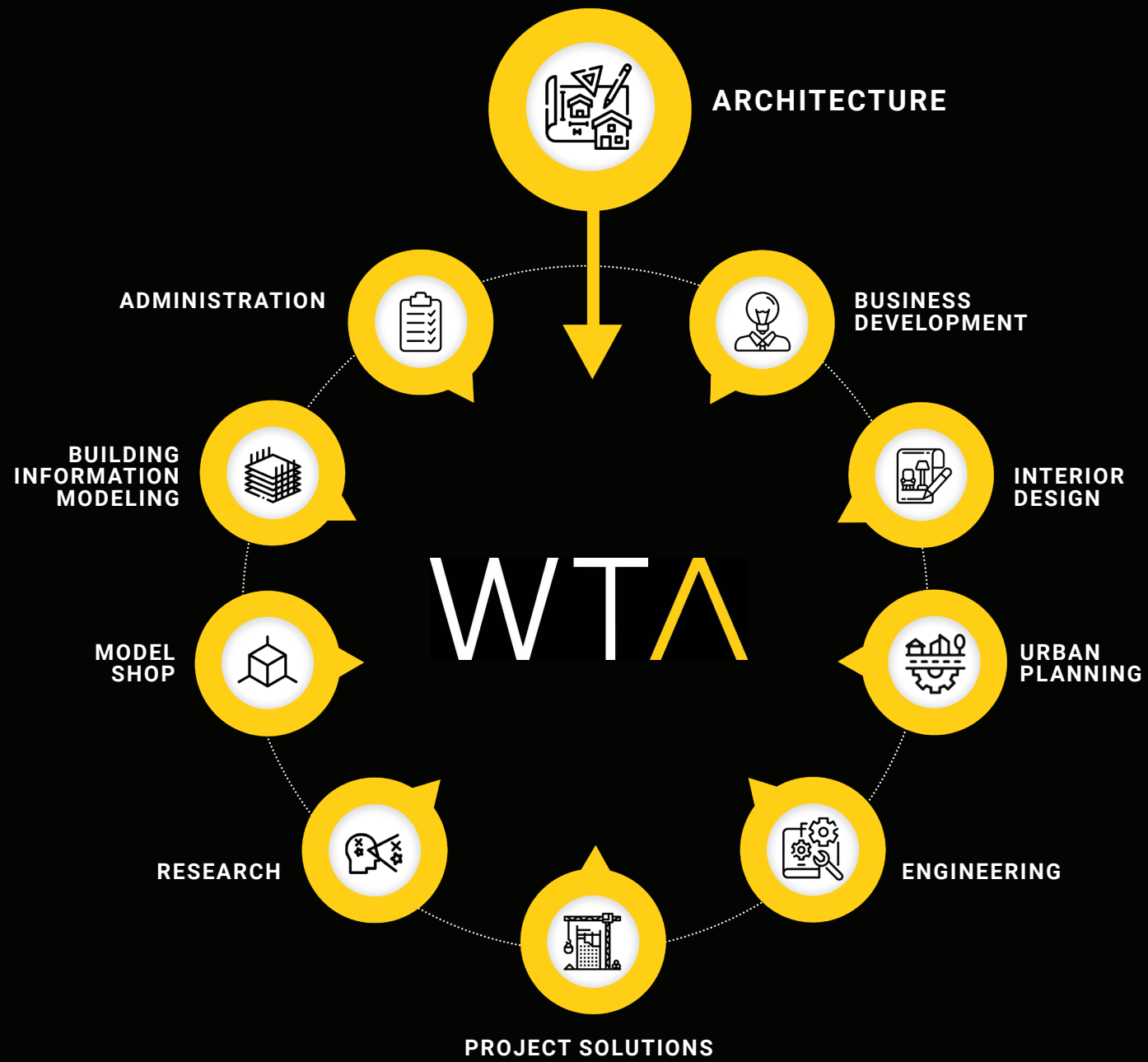
deconstructing assumptions and challenging preconditions, we become free to create new hybrids and contribute concrete improvements to our communities.

DESIGN PROCESS

Our studio believes in the importance of a rational design process in architecture. Modernist principles demand that rational approaches determine our actions, while contemporary liberal sensibilities tell us that there are no absolutes. This reasoning has molded the process in which we determine every corner of our work. To a large extent, our architecture is defined by

how we assess the program for any given project, each of which has gone through a thorough evaluation of the project background. Intentions, aspirations, and considerations bring forth insight that creates the value and growth behind our designs.





18 YEARS IN THE INDUSTRY

1500+ PROJECTS IN MULTIPLE TYPOLOGIES

3 GLOBAL OFFICES

120 ARCHITECTS & ENGINEERS

10 DEPARTMENTS

22 STUDIOS

OUR DIRECTORS



**REBECCA
PLAZA TI**
MANAGING DIRECTOR



**WINNIE
ANN TI**
FINANCE DIRECTOR



**FERNANDO
CUNANAN JR.**
DESIGN DIRECTOR



**KENNETH
YU**
TECHNICAL DIRECTOR



**ARVIN
PANGILINAN**
DIRECTOR



**DAVE
CRISOSTOMO**
DIRECTOR



**DENNIS
MALOOM**
DIRECTOR



**MANNIE
YADAO**
DIRECTOR



**RODEL
DAVID**
DIRECTOR - WTA CHINA



**ROYCE
NICDAO**
DIRECTOR



**ALWYN
DE JESUS**
ASSOCIATE DIRECTOR



**CARMELO
ARANCON**
ASSOCIATE DIRECTOR



**AGAPE
CHUA**
INTERIOR DESIGN DIRECTOR



WILLIAM TI, JR.
PRINCIPAL ARCHITECT

William graduated from the National University of Singapore (NUS) with a Master's Degree in Urban Design in 2012 and acquired his bachelor's Degree in Architecture from the University of Santo Tomas (UST) in 2002. He placed 12th in the June 2003 Architecture Board Exam and has been practicing architecture since. Together with friends, he formed a partnership in 2005, and finally founded WTA Architecture and Design Studio in 2007. In the 19 years of his professional career, he has worked on hundreds of projects ranging from retail shops and housing projects to large scale malls to condos as well as hotels and master-planned developments. Currently, with a team of about 100 architects, engineers and designers, he has been working extensively on large-scale developmental work.

As a firm believer in sustainable planning and the advantages of urban living, he tries to imagine a better curated and more design-focused society where beautiful things and pleasant environments are ubiquitous, even in the densest city centers. He avidly collects superhero toys religiously and reads comic books and fantasy novels. On the rare day off from architecture, he wanders around as a student of life, observing urban conditions.

ARCHITECTURE THAT MATTERS

“Social Architecture” is architecture that creates with communities in mind. It operates more in the manner of discovery and exploration, rather than breakthroughs and invention. It promotes qualities that create a gentler and more harmonious pace of societal development. We believe in promoting ourselves as a studio with the idea that humanity’s story must, more and more, be socially inclusive than selectively exclusive.

Most of our work revolves around the philosophy of creating architecture that has a positive influence on our cities and societies. We build for the users and society in general, eschewing the quantification of architecture, with promoting a more humanist and democratic ideal.

Social architecture as a philosophy pursues an architecture of vision and hope. It takes on economic and socio-political elements to instigate change. To design for greater social cohesion, it aims to take down barriers and create a more transparent society that embraces social limitations over regulations and restrictions. Social architecture strives to break down institutions and bring them to the people, architecture becomes a more vital part of everyday lives by recreating networks that function at a more human scale than centralities.



RECOGNITION AND AWARDS

WTA ARCHITECTURE + DESIGN STUDIO

2023 2022 NCCA Ani ng Dangal Award
2024 2022 2021 2020 2018 2015
BCI Top 10 Archtitecture Firms in the Philippines
2025 2024 2023 2021 Building Design World Architecture Top 100
2021 UAP Bayanihan Arkitektura Awards

FERDINAND E. MARCOS STADIUM

2024 Urban Design and Architecture Design Awards Gold Winner
2024 A' Design Awards
2024 German Design Council - Excellent Architecture - Winner
2023 World Architecture Festival - Sports - Highly Commended

PASIG RIVER ESPLANADE

2024 World Architecture Festival Finalist - GROHE Water Prize
2024 UAP Design Awards - Urban and Master Plan Nominee

HORIZON MANILA

2022 Urban Design and Architecture Design Awards Gold Winner
2021 World Architecture Festival Futures (WAFX) 2021, Overall Winner

TWELVE LUXURY FLATS

2021-2022 Asia Pacific Property Awards - Architecture Multiple Residence for Philippines

GARDEN CITY

2020 Outstanding Property Award for Property Development: Mixed-Use Category

EMERGENCY QUARANTINE FACILITIES

2024 UAP Design Awards - Healthcare Project of the Year
2022 Design Center Good Design Award Finalist
2022 Architecture & Design Collection Awards Gold Winner - Institutional Architecture Built
2021 World Architecture Festival Shortlisted
2021 The B1M Construction Story of the Year
2020 Ginebra Ako Awards Year 3: Lalaban Ako Award

THE EAST GRID

2019 Architectural Conceptual Design Contest for PSALM's Diliman Property

EL MUSEO DEL PRADO EN FILIPINAS

2018 Architizer's A+ Award Winner - Cultural-Museum Popular Choice
2017 World Architecture Festival Finalist

COURTYARD CITY

2016 Xuanxi North Competition Beijing Shortlist

WILLIAM TI JR.

2024 UAP Design Awards - Global Filipino Architect Nominee
2023 Outstanding Professional of the Year Award - PRC
2021 UAP Bayanihan Arkitektura Awards – Individual Category
2019 The Asia Pacific Entrepreneurship Awards - Outstanding Category
2017 SIA-GETZ Architecture Prize Award Nominee
2024 2023 2022 World Archtitecture Festival Panelist

BANGKO CENTRAL NG PILIPINAS

2024 UAP Design Awards - Concept Project of the Year
2022 World Architecture Festival - Future Projects - Finalist

CATBALOGAN CITY HALL

2022 Architecture & Design Collection Awards Gold Winner - Institutional Architecture Concept

BATANGAS FOREST CITY

2022 World Architecture Festival Finalist
2022 Iconic Awards: Innovative Architecture Best of the Best Award Winner - Concept (Urban Planning)

ONE MALL VALENZUELA

2017 World Architecture Festival Finalist

THE CHAPEL OF ST. BENEDICT AND ST. SCHOLASTICA

2017 World Architecture Festival Finalist

THE URBAN BLOCK

2015 World Architecture Festival Finalist

SOUSVEILLANCE

2013 Archstoyanie Competition Moscow Winner

VAUXHALL KINECTION

2013 Vauxhall Missing Link Competition, Shortlist

THE BOOK STOP PROJECT

2019 Green Good Design Award for Place Making: Public Architecture
2019 Design Anthology Winner – Cultural, Arts & Educational Spaces Category
2019 Design Center Philippines Good Design Award
2018 German Design Award – Excellent Communications Design Architecture
2018 Haligi Ng Dangal – People's Choice Award Nominee
2017 Architetizer A+ Awards Winner - Institutional - Libraries Jury Winner & People's Choice
2016 WAN Awards Finalist
2016 World Architecture Festival Finalist - Small Projects
2016 American Architecture Prize, Honorable Mention

COMMERCIAL



CONCEPTUAL AND COMPLETED COMMERCIAL PROJECTS

Kanlaon Commercial Building	Quezon City, Metro Manila	Jackstones Properties Inc.	2022	Connecticenter	Pasay City, Metro Manila	William Ti Jr.	2016
Robinsons Land Community Mall	Antipolo, Rizal	Robinsons Land (Commercial Mall Division)	2021	The Outlets at Lipa	Caloocan City, Metro Manila	AboitizLand	2015
Embarcardero	San Juan City, Metro Manila	Sunwest Group Holding Company, Inc.	2021	One Mall Trece	Pasay City, Metro Manila	Yatai international Corp.	2015
Calax South Toll	Biñan City, Laguna	Metro Pacific	2019	Imperial Shopping Plaza	Pasay City, Metro Manila	Demiland Properties Inc.	2014
Pets Etc & IL Fiore Gelato Lab	Quezon City, Metro Manila	Hazel Que	2018	Linx Plaza Bucandala	Meycauayan City, Bulacan	Cavdeal	2014
Toplite Town Center Batangas	Varies/Modular	Toplite Dev't Corp.	2017	Stadium, Naic	Quezon City, Metro Manila	Cavdeal	2014
Toplite Town Center Sta. Rosa	Manila City, Metro Manila	Toplite Dev't Corp.	2017	YIC City Garden	Makati City, Metro Manila	Yatai international Corp.	2013
Holiday Island	Lahug, Cebu	Holiday Island Holdings Inc.	2017	One Mall Valenzuela	Manila City, Metro Manila	Yatai international Corp.	2013
Walmart Altaraza	San Juan City, Metro Manila	Abenson, Inc.	2016	TCC Center	San Juan City, Metro Manila	N/A	2012
Abenson San Juan	Mauban, Quezon	Walter Lim	2016	The Central Legazpi	Tagaytay City, Cavite	LKY Development Corp.	2012
Walmart E. Rodriguez	Badian, Cebu	Walter Lim	2016	Elements Quezon Avenue	Manila City, Metro Manila	N/A	2012
The Greengate Mall	Badian, Cebu	Cavdeal	2016	Portal Mall	Manila City, Metro Manila	Cavdeal	2012
One Mall Naic	Badian, Cebu	Yatai International Corp.	2016	Sorsogon Shopping Story	Manila City, Metro Manila	LKY Development Corp.	2009
Supima Park	Badian, Cebu	Supima Holdings Inc.	2016	Robinson's City Walk Bacolod	Bacolod City, Negros Occidental	Robinson's Land Corp.	2009
Agri Mall	Badian, Cebu	Tilah Corporation	2016				

THE OUTLETS AT LIPA

LOCATION:	LIPA, BATANGAS
CLIENT:	ABOITIZLAND
YEAR:	2014 - 2016
PLOT AREA:	93,280 SQM
FLOOR AREA:	41,173 SQM
STOREYS:	1-2
STATUS:	COMPLETED



REGULAR WALKWAY

WALKWAY & FOODCOURT



WALKWAY WITH ISLAND

MULTILEVEL SETUP

The Outlets at Lipa is a retail pit stop in Batangas. The project is a 9-hectare outdoor retail development in Lipa, Batangas. The 22 retail buildings of this project are developed around ideas of walkability and human scale with a carefully designed pedestrian network connecting the different parts of the project. The pathway is continuous and creates a loop around the complex for a fluid and dynamic shopping experience. The Outlets at Lipa proposes around 300 retails and restaurants, outdoor playgrounds, a football field, and covered areas..

The integration of the football field is central to the project's driving principle to be a playful space for entertainment and retail. The football field also hinges on the country's rising interest in the sport. Locating the football field within the

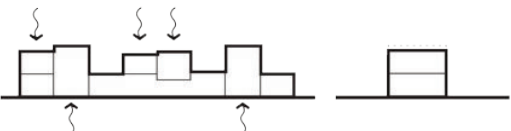
back part of the complex is intended to invite traffic into a less visible part of the development. The main street, which is a central pathway runs through the central axis of the complex and the outlets are spread out on each side of the spine, emphasizing the main direction. The central spine, likewise, divides the development into Phase 1 and Phase 2.

With only one level for the development, the elevation seems monotonous and small compared to the adjacent property. Playing with the levels adds more significance to each building and makes it more attractive. The buildings take advantage of the contours, which make the development more interesting while still keeping it simple and easy to walk around in.

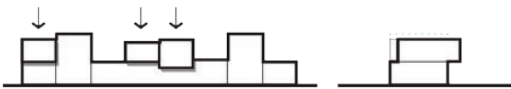




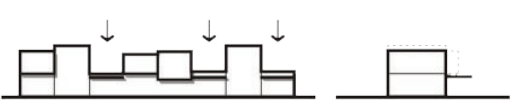
The first storey is animating the elevation.



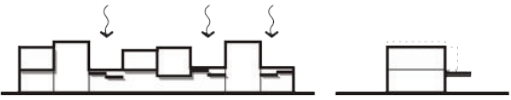
Pushing and pulling of volumes to break monotony.



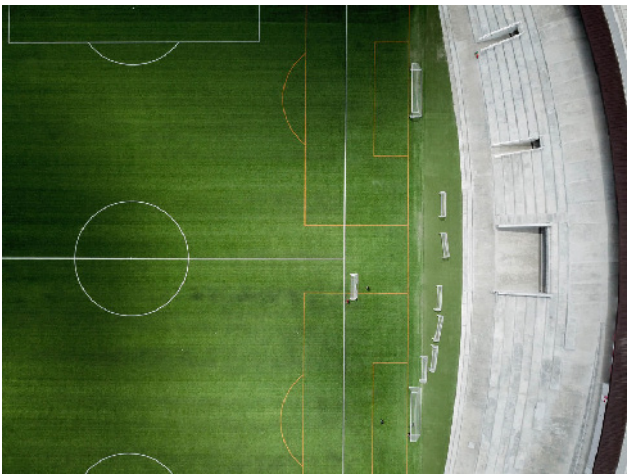
Extruding forward the second floor to add cover.



Putting canopies to fill in the gaps in between.

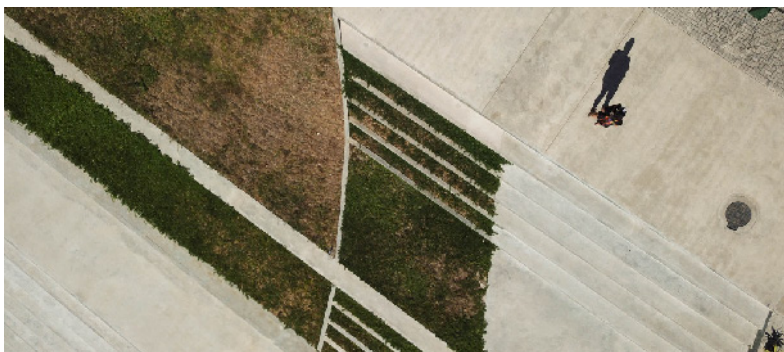


Splitting the canopies to two levels to add variations.





Site Elevation



With only one level for the development, the elevation seems monotonous. Thus, playing with the contours makes the development more interesting.

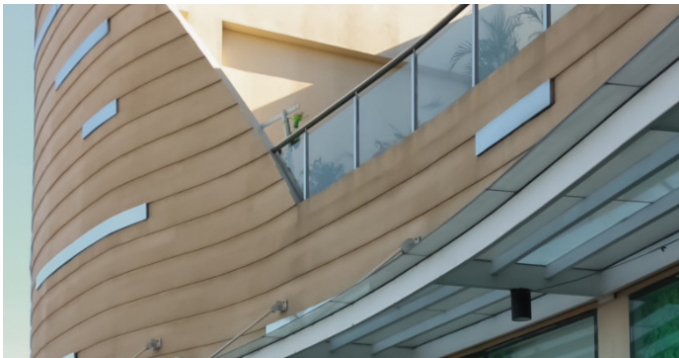


PORTAL MALL

LOCATION:	GMA, CAVITE
CLIENT:	CAVDEAL
YEAR:	2012
FLOOR AREA:	10,540 SQM
STOREYS:	3
STATUS:	COMPLETED



The atrium of the mall containing kiosks.



The mall facade with a balcony serving as an avenue for gather and growth.



The entry plaza acts as a gathering space for the community.

Portal mall is an aspirational destination ground for a fast growing community. It serves to tie the community together by creating new public spaces that are presented in the much more familiar and friendly form of a shopping mall. It is an exploration into the evolution of shopping malls and the need to reorient the commercial interests of the various community mall developers throughout the Philippines.

As a result of a growing demand for a gathering place for people who seek entertainment and leisure in a developing town in GMA, Cavite, Portal Mall is envisioned to be a trigger for the improvement of its surroundings. Built on a one-hectare site with relative flatness that eases the challenge of the mall's aim for visibility, the built-up area of approximately 8,000 homes around it supports its role as a node for commercial activities. The Portal Mall is conceived from the idea of a portal which acts as an inspirational gateway.

A conceptual “portal” marks the entrance facade which volutes around the outer walls of the building that acts as the development's entry point to the world of leisure and entertainment. The design of iridescent strips on the structure's surface is its added character – an interesting aspect which will make the mall a town feature as well as an attraction to customers and passersby.

It is a symbolic threshold through which exciting leisure and entertainment facilities are available and accessible. This portal becomes a beacon that radiates vibrancy and color to the town of GMA. The mall is composed of general areas for entertainment and leisure activities such as a supermarket, department store, hardware store, boutiques for fashion and accessories, food and beverage retails, anchor retails, a basketball area, a food court, and an open plaza.



The Portal Mall fountain at night.

ONE MALL VALENZUELA

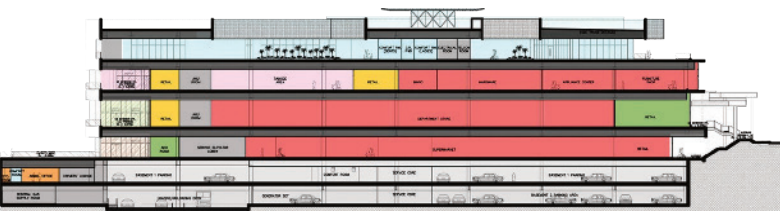
LOCATION:	VALENZUELA CITY, NCR, PHILIPPINES
CLIENT:	YATAI INTERNATIONAL CORPORATION
YEAR:	2013 - 2014
PLOT AREA:	7, 570 SQM
FLOOR AREA:	31,400 SQM
STOREYS:	4
STATUS:	COMPLETED

When is a shopping mall considered community-centric and socially relevant architecture? How does it blend the function of retail that requires economically efficient use of space with the function of a community center that, in contrast, does not directly generate profit?

One Mall Valenzuela presents a bespoke integration of retail into the community sensibilities. Both program and form are planned and designed based on the parameters governed by its stakeholders and context. Situated on a 7,570 square meter plot of land along a considerably narrow two-way street and the North Luzon Expressway - a major limited- access road, it carries a challenge to be both a soaring icon on one side and a congenial community mall on the other.

Answering the call for open spaces in the urbanized city North of Metro Manila, One Mall Valenzuela provides an accessible, functional, and safe open space for the community. It is programmed to maximize the potential of its area to provide a breathing space that the district currently lacks. The familiarity of greeneries amid a dense urban center is spread throughout the building along with a link of green open spaces.

Flanked by a scandent community plaza from the street to the sky, it invites the community to explore its surprises. As a result, it allows permeability from the ground up - creating a space that integrates retail with relaxation and community interaction. More than functioning as a place to shop, it becomes a place to mingle, relax, and linger which is consequently good for enterprises in terms of foot traffic.



Site Section

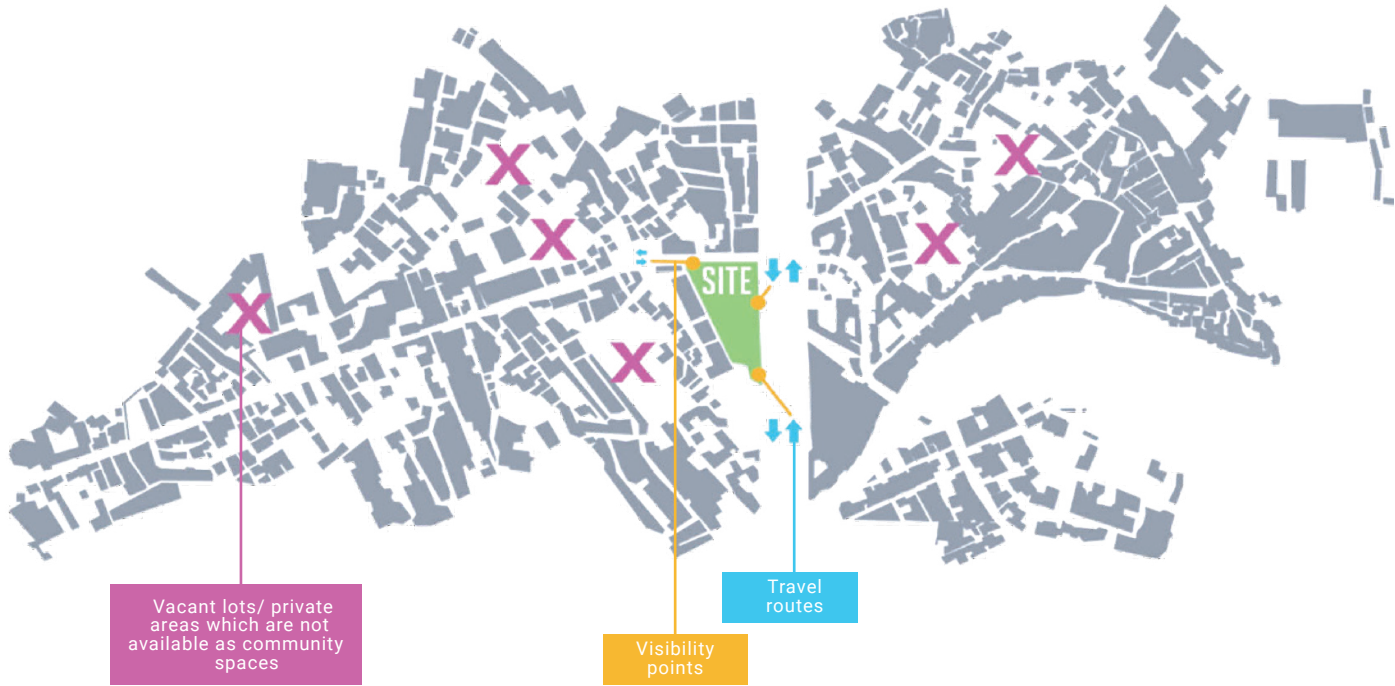


2017 World Architecture Festival Finalist
Shopping Category



ANSWERING THE CALL FOR OPEN SPACES

One Mall Valenzuela provides an accessible, functional, and safe open space for the city. It is programmed to maximize the potential of its 7,750 square meter plot area to provide a breathing space that the district currently lacks.



The green open spaces at the rooftop of One Mall Valenzuela



Playful geometric details all throughout the structure add texture and interesting transition zones from one area to the next.

STADIUM SHOPPING STRIP

LOCATION:	NAIC, CAVITE
CLIENT:	CAVDEAL
YEAR:	2014-2015
PLOT AREA:	19,800 SQM
FLOOR AREA:	15,500 SQM
STOREYS:	2
STATUS:	COMPLETED

Situated in Naic Cavite, the site is a long rectangular 1.9 hectare lot at the center of the steadily growing heart of the province. Less than 5 minutes away from the town proper, the location is in the direct path of development due to convergence of the Anterio Soriano highway and Governors Drive. The site is a few blocks away from the junction of the highways to Manila and Trece Martires making it a highly accessible location for a commercial establishment.

The program calls for the development of a premier destination mall for Naic, Fusing commercial establishments with plaza, functional halls and sports facilities. The mall serves as the main anchor for the development, increasing foot traffic and providing Naic with a modern center of commerce.

The concept of a stadium stems from the integration of sports facilities into the mall as a big attraction for the community. Active spaces in the form of a plaza, covered courts and function halls were designed as focal points and nodal magnets to attract and circulate pedestrian traffic. Circulation within the development is created with sweeping promenades and hallways to promote easy and flowing circulation. Additionally, the integration of roads and terminals serves as a vital network to the establishment providing accessibility to vehicular and pedestrian traffic.

The use of arced spaces to cut the general length of the lot also provides an engaging and dynamic floor plan. Sweeping curved forms give a defined profile and are ideal for breaking traditional grid structures.

Simple green focal points that are situated at all active spaces provide a fresh vista that creates a balanced transition from the modern development to the more provincial atmosphere.



The shopping malls beside a pocket garden.



It has an outdoor space for people to converge.



The shape of the edges is very fluid that showcase continuity.



The columns supporting the roof of the building.



ROBINSON'S CITYWALK BACOLOD

LOCATION:	BACOLOD
CLIENT:	ROBINSONS LAND CORPORATION
YEAR:	2009 - 2010
PLOT AREA:	31,271 SQM
FLOOR AREA:	14,706 SQM
STOREYS:	1
STATUS:	COMPLETED

Robinsons Bacolod Citywalk embraces the idea of the old sentral - the place to be seen, the place where the flow and ebb of society goes. It is a lifestyle center, replete with symbols of the sentral molded and reformed to suit the aspirations of the contemporary urban population. The architecture reflects the aspirations of modern Bacolod, hip and urban with clean modern lines but still embrace the colors and spirit of its location. Inspired by the spirit of old sentrals, the Masskara Festival, and the old steam locomotives, it projects onto a modern stage the opportunities for reaching out and connecting with an increasingly smaller global village.

Planned to feature a unique anchor store, the “greenhouse,” is composed of an eclectic mix of needs of a modern townfolk. It houses a range of stores - art galleries, coffee shops, fashion, accessories, health and beauty boutiques. Designed to carry the new simborios of modern Bacolod, its main feature are the light chimneys, which serve as iconic points of reference visible from the main highway and the horizon. At night, they light up the evening sky and the heart of a progressive and modern community.



The Center serves as a place for convergence and interaction.



A lot of greenery is incorporated into the open spaces, not only giving it an aesthetic and fresh appeal but also serving as a natural rainwater catchment for the concreted outdoor walkways.



It also serves as a multi-purpose area for shows and community entertainment.

EMBARCADERO

LOCATION:	LEGAZPI CITY, ALBAY
CLIENT:	SUNWEST GROUP HOLDING COMPANY, INC.
YEAR:	2021
PLOT AREA:	21,730. 26 SQM
FLOOR AREA:	22,588.89 SQM
STOREYS:	3
STATUS:	DESIGN DEVELOPMENT

The Embarcadero project is a renovation project of an existing mall along the coastline of Legazpi City, Albay. With this, the studio aims to incorporate design interventions that will revitalize and feature spaces that will showcase and inspire a lifestyle of creativity and artistic expression. The concept will revive the place and maximize usage of the site through adaptive reuse and by incorporating principles of art.

The Embarcadero aims to rebrand itself as a safehouse for creatives and artists in the Philippines. With the introduction of striking forms, bright colors and interesting pathways, the mall creates a diversified experience for all. Commercial units integrated with installations and sculptural art pieces bring meaning and purpose into the spaces throughout the project. Once and for all, the Embarcadero establishes itself as a center for life, leisure, pop, creativity, self-improvement and beauty.



The exhibit hall serves as an exhibit space for artists to showcase artwork. The space can also be utilized for other social events to maximize its use and accessibility.



The open floor plan of the promenade creates flexibility in the allocation of retail spaces.



Atrium and Boardwalk

CALAX SOUTH TOLL

LOCATION:	CALAX- BIÑAN CITY
CLIENT:	METRO PACIFIC
YEAR:	2019
PLOT AREA:	45,512 SQM
FLOOR AREA:	21,026
STOREYS:	2
STATUS:	PERMIT APPLICATION

The CALAX South Toll Station aims to be a drive-and-dine destination. The concept connects both sides of the highway catering to both east-bound and west-bound sides by a pedestrian bridge. Commercial establishments and a gas station were included to the program in order to continuously attract motorists.

The facade aims to mimic motion with vertical fins traversing from the main entrances to the pedestrian bridge. This fluidity creates an organic, unobstructive but iconic design for the whole establishment.

The pedestrian bridge incorporates responsive lighting technology that illuminates the walkway at night whenever a person crosses it. This allows efficiency in terms of operational costs, only requiring energy when needed. Likewise, the lighting design avoids creating distraction for motorists passing through at night.

The shades of the structures were designed to be rainwater catchment systems, for the use of the entire development. Landscaping and greenery were incorporated all throughout in order to allow the development to blend well with the environment.



TOPLITE TOWN CENTER BATANGAS

LOCATION: ROSARIO, BATANGAS, PHILIPPINES
CLIENT: TOPLITE DEVELOPMENT CORPORATION
YEAR: 2017
FLOOR AREA: 13,216 SQM
STATUS: CONCEPT

The Toplite Town Center aims to form a conduit – a breathing artery for the local residential, institutional and commercial expansions and create a modern town center. One that offers comfort and functionality that uplifts the area. The pedestrian and vehicular course will act as a breathing artery while the public commercial and open spaces serve as a green and organized buffer in the midst of the clutter of the current street life.



ROBINSONS LAND COMMUNITY MALL

LOCATION:	ROSARIO, BATANGAS, PHILIPPINES
CLIENT:	TOPLITE DEVELOPMENT CORPORATION
YEAR:	2017
FLOOR AREA:	13,216 SQM
STATUS:	CONCEPT

The proposal for the Robinsons Community Mall in Antipolo aims to provide an open, accessible and well ventilated mall for its community. tIn this 3,000 sqm space, we aim to attract both pedestrians and customers with cars to enjoy a spacious food and retail environment. The design is open with a lot of greenery, blurring the boundaries between the indoors and the outdoors.

Both intimate and social spaces are made adaptable to many uses, with seating areas that can expand and contract easily and quickly. A “social staircase” acts as both

a main staircase to the 2nd floor, while leaving parts of it as steps for people to sit down on alone or with others.

Balconies and pocket gardens in our design play a big role in giving people more open areas, while still creating plenty of leasable space for tenants.



TOPLITE TOWN CENTER STA ROSA

LOCATION: STA. ROSA, LAGUNA
CLIENT: TOPLITE DEVELOPMENT CORPORATION
YEAR: 2017
FLOOR AREA: 32,035 SQM
STATUS: CONSTRUCTION



ONE MALL NAIC

LOCATION: NAIC, CAVITE
CLIENT: YATAI INTERNATIONAL CORP.
YEAR: 2016
FLOOR AREA: 14,828 SQM
STOREYS: 4
STATUS: CONCEPT

The form of the mall is a result from the adaptation to the irregular shape of the site. With the frontage of the mall, they are strategically oriented in a way to create an unobstructed view from the accessing roads to where the users can entirely see the ingress, creating a smooth transition of pedestrians or users upon accessing the mall. Providing an internal road for the site will help create a connection from the two ingress/egress and easy accessibility for the car.



THE GREENGATE MALL

LOCATION:	IMUS, CAVITE
CLIENT:	CAVDEAL
YEAR:	2016
PLOT AREA:	12,000 SQM
FLOOR AREA:	12,606 SQM
STOREYS:	2
STATUS:	CONSTRUCTION

Near the boundaries of the steady development of Imus and General Trias, the site is located in a medium-density mixed-use residential area about 21 kilometers away from the Manila. The site is composed of 2 separate commercial lots. The larger lot has an area of 7,000 square meters while the smaller lot is 5,000 square meters. Both are located inside Greengate Village, Brgy. Malagasang II-A, Imus City, Cavite.

Greengate Mall adapts its retail concept by creating shopping arcades radiating from two joined crescent plazas creating a walkable road network that is defined by stores. Each building is given a distinct look to create a diverse shopping experience.

Located in an area suited for the family to settle down away from the concrete jungle, the project offers convenience and comfort right at their doorstep.



HOLIDAY ISLAND

LOCATION:	BAGONG SILANG, CALOOCAN CITY
YEAR:	2015
FLOOR AREA:	5,790.22 SQM
STOREYS:	3
STATUS:	COMPLETED

Nestled in the northern part of Caloocan City, Holiday Island is a one-stop shop for leisure and shopping. Standing on a 3,360 square meter property, the mall shall provide varied shopping experience while providing affordable basic goods and a much needed free and open public space where people can congregate and spend time leisurely.

Seamless architectural integration, festivity, and shopper comfort played a role in delivering the fluid circulation of the mall. The canal lighting helps celebrate this architectural statement with careful integration to increase visual stimulation of the structure at night.



AGRI MALL

LOCATION:	MAHARLIKA HI-WAY, NUEVA ECIJA
CLIENT:	TILAH CORPORATION
YEAR:	2015 - 2019
PLOT AREA:	15,218 SQM
FLOOR AREA:	3,140 SQM
STOREYS:	2
STATUS:	COMPLETED

"A.M., the shortened form of Agri Mall, was styled as such in reference and honor to the early hour that farmers rise to work every day."

The concept proposes the creation of an infrastructure wherein it can blend and attract its end-users to make them feel at ease when entering. The concept centers on a simple

infrastructure from the outside but exemplifies the hard work and efficiency done within its closed structure.

It shall serve as a social and public space that shall provide service as well as provide collaborative learning disciplines where myriad interaction will help foster the growth and development of the agricultural sector in the Philippines.



LINX PLAZA

LOCATION:	IMUS, CAVITE
CLIENT:	CAVDEAL
YEAR:	2014
PLOT AREA:	12,670 SQM
FLOOR AREA:	17,000 SQM
STOREYS:	2
STATUS:	CONCEPT

The Linx Plaza is a commercial project located in Imus, Cavite. The program calls for the development of a Recreational Destination Mall for the dense population of the area. Open plazas and sports facilities will serve as the main attraction, while commercial spaces will be the unifying link to define the establishment. Connecting featured spaces to the shopping area as a bonding element will be the primary focus of the program.

The sports facility inside the mall will serve as the main feature for the development. Once efficiently linked to the indoor mall areas, it will provide a market boost not only for the adjacent commercial units, but also to the project as a whole.

The outdoor plaza and indoor activity areas are periodic attractions that will be the center circulation. Providing an interesting connection to prime areas will be a major asset for the mall. The commercial spaces will serve as a binder of the project's main attractions and the layout takes advantage of the heavy foot traffic generated along these areas.

Leisure and necessity shopping destinations with the Supermarket and Department Store will be the main anchors, strategically placed to further boost the efficiency of the project.

The active spaces include the plazas and sports facility, which will serve as the focal point and nodal magnet to attract and circulate pedestrian traffic. Dynamic hallways provided at different areas actively transition users. These three elements all compliment one another and once fused, it will serve as the primary function of the development, increasing foot traffic and providing the vicinity with a modern center of activity.



THE CENTRAL, LEGAZPI

LOCATION:	LEGAZPI, ALBAY
CLIENT:	LKY DEVELOPMENT CORPORATION
YEAR:	2012
FLOOR AREA:	14,760 SQM
STOREYS:	1
STATUS:	CONCEPT

The Central Legazpi is part of a 3.9-hectare complex in Legazpi City, Albay, Philippines. that serves as the main transport hub of the city. It is a commercial center with retail anchors, a food court, and cinemas composing a gross floor area of 13,900 square meters nestled alongside Legazpi Grand Terminal – an integrated bus and jeepney terminal and the Ibalong Centrum for Recreation.

Serving as the center of the entire development, it is programmed to link the transport terminal and the ICR while introducing a shopping destination. To do so, bridges are provided to create a loop energized by programs that link and magnet the spaces together encouraging pedestrian flow.

By doing so, it takes advantage of the foot traffic from Legazpi Grand Terminal by providing the passengers a stop-over while waiting for their trips or transfers. To encourage pedestrian flow in the mall itself, it has integrated activity nodes dispersed around the program. These activity nodes add variety to the usual retail experience while simultaneously converting The Central Legazpi into a park making it the central public plaza of the city.

Wrapping the active program is an equally dynamic facade. Vibrant cladding accentuates the crisp white and sleek gray base palette of the angular structure – a form that subtly mimics the geometric silhouette of the Mayon Volcano. Columns that flank the ground floor walkways are painted in bright fuchsia and floors are covered in bold geometric patterns to add a feeling of playfulness even at eye level. With this vividness, the Central Legazpi also becomes the visual focal point of the entire development.



***Architecture becomes meaningful when
it embraces a purpose found beyond
form and function.***

WILLIAM TI, JR.
PRINCIPAL ARCHITECT



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