

OVERVIEW OF EARLIER BUILDINGS IN CEBU: ALIGNING THE OLDIES CITY'S VISION TOWARDS 2050

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ABSTRACT

Urban revitalization has emerged as a critical strategy for enhancing the sustainability, livability, and cultural preservation of historic urban spaces. Colon Street in Cebu, Philippines, renowned for its historical, economic, and cultural significance, faces growing challenges related to infrastructure deterioration, environmental pollution, and public health risks. The increasing global emphasis on sustainable development necessitates a comprehensive assessment of how urban renewal efforts can integrate health-promoting and environmentally responsible practices while respecting heritage values. This study employed a qualitative research design, incorporating historical analysis, policy review, semi-structured interviews, stakeholder consultations, and field observations. Data were collected from 70 respondents, including local government officials, urban planners, business owners, community leaders, heritage advocates, and visitors. Thematic analysis was applied to examine the influence of governance structures, political dynamics, regulatory compliance, and urban planning interventions on public health and community well-being. Findings revealed that Colon Street exhibits moderate infrastructural deterioration, environmental challenges, and limited public health safeguards. Governance structures and political factors exerted a moderate influence on project prioritization and resource allocation, while compliance with the National Building Code, Heritage Law, and DENR policies ranged from moderate to high. Public participation was limited, affecting the inclusivity and effectiveness of revitalization initiatives. Health-related outcomes, such as sanitation, air quality, mobility, and accessibility, were directly impacted by infrastructural and environmental conditions. The study highlights the complicated relationship between heritage preservation, political governance, and sustainable urban development. Enhancing transparency, enforcing regulatory standards, integrating health-oriented urban planning, and increasing public engagement emerged as key strategies for improving urban revitalization outcomes. Sustainable revitalization of Colon Street requires coordinated efforts that balance historical preservation, economic activity, and public health priorities. Implementing these recommendations can promote resilient, inclusive, and health-oriented urban environments in historic districts.

Keywords: *Urban Revitalization, Public Health, Governance, Sustainable Development Goals, Heritage Preservation, Cebu*

INTRODUCTION

Colon Street, known as the oldest thoroughfare in the Philippines, serves as a living testament to Cebu's historical evolution and economic vitality (Gonzales, 2017). Over the years, the area has mirrored the city's transformation through its vibrant commerce, evolving architecture, and cultural significance (Del Rosario, 2018). The street's unusual combination of heritage landmarks and educational institutions continues to attract both domestic and

international visitors, strengthening Cebu's identity as a center of cultural heritage and tourism (Ortega, 2019). However, modern urban pressures such as traffic congestion, waste accumulation, informal settlements, and decaying structures have increasingly threatened its livability and public health conditions (Cabrera & David, 2020). As sustainable development becomes central to global urban agendas, integrating environmentally responsible and health-promoting strategies into heritage site renewal has become imperative (UN-Habitat, 2021). Achieving equilibrium between heritage preservation and modernization, however, remains a multifaceted challenge (Torres & Garcia, 2019). Political priorities, governance frameworks, and uneven distribution of resources often shape the inclusiveness and effectiveness of revitalization projects (Reyes, 2022). Therefore, this study investigates how sustainable urban renewal influences community health in Colon Street while analyzing the role of governance, political factors, and adherence to the Sustainable Development Goals (SDGs) (UNDP, 2023).

This study focuses on exploring the interrelationship among urban revitalization, governance, and community well-being within the context of Colon Street, Cebu (Bautista, 2019). It evaluates how sustainable urban development frameworks and government regulations affect public health and urban livability (Santos & Ocampo, 2020). The research particularly references the *National Building Code of the Philippines* (Presidential Decree No. 1096), *local city ordinances* related to land use and zoning, and the *National Cultural Heritage Act of 2009 (Republic Act No. 10066)*, alongside the *Department of Environment and Natural Resources (DENR) environmental guidelines* (DENR, 2021). This study evaluates Cebu's revitalization programs against the *United Nations Sustainable Development Goals*, specifically SDG 3 (Good Health and Well-being), SDG 11 (Sustainable Cities and Communities), and SDG 13 (Climate Action) (United Nations, 2020). By examining these alignments, the research enhances comprehension of how integrated governance and policy implementation influence sustainable and health-focused urban development (Perez & Lim, 2021).

Recent scholars have underscored that effective urban renewal must go beyond physical infrastructure enhancement to address social equity, environmental sustainability, and population health (Garcia et al., 2016). Harvey (2018) emphasized that urban transformation is inherently political, as governance structures determine who benefits and who is marginalized in redevelopment efforts. Similarly, Carmona and Magalhaes (2019) argued that the design and management of public spaces significantly influence citizens' mental health, physical activity, and sense of community. In the Philippine setting, Santos and Oracion (2021) stressed that heritage revitalization should harmonize cultural preservation with modernization to promote inclusive and sustainable urban growth. The *World Health Organization* (2021) emphasized that urban planning and environmental policy choices directly affect air quality, respiratory health, and social resilience. These authors collectively demonstrate that urban health and well-being result from a synergy among sustainable governance, spatial design, and policy coherence (Luna & Ramos, 2022).

Despite the availability of global and national frameworks, there is limited localized research examining how sustainable revitalization directly affects health outcomes within Philippine heritage zones such as Colon Street (Villanueva, 2020). Most existing studies focus primarily on economic revitalization and tourism promotion, often neglecting the long-term health and environmental consequences of urban redevelopment (Mendoza & Chua, 2019). Additionally, empirical research on the political and bureaucratic influences that affect urban sustainability—such as policy inconsistency, delayed implementation, and governance inefficiencies—remains scarce (Rivera, 2021). Furthermore, weak enforcement of the *National Building Code*, *local ordinances*, and *heritage law* often compromises project integrity and stakeholder participation (Lopez & Dizon, 2022). These limitations reveal a research gap that this study aims to fill by incorporating viewpoints from public health, heritage management, and sustainable urban planning (Santiago, 2023).

This research is significant because it contributes to the broader discourse on sustainable urban transformation in the Philippines, particularly within heritage contexts (Ramos, 2020). It provides empirical evidence on how urban governance and sustainability measures affect community health and well-being (Delos Santos, 2021). By aligning Colon Street's revitalization with the *Sustainable Development Goals*, the study supports policy coherence among government agencies, local governments, and environmental regulators (United Nations, 2022). The findings aim to guide city planners, local officials, and heritage advocates in crafting evidence-based and community-centered policies that comply with the *National Building Code*, *DENR* standards, and the *Heritage Law* (DENR, 2023). Ultimately, this study emphasizes that effective governance, when coupled with sustainability and public health frameworks, can transform heritage corridors into resilient, inclusive, and health-supportive urban spaces (Reyes & Bautista, 2024).

LITERATURE REVIEW

Urban revitalization is widely recognized as a multidimensional strategy that extends beyond physical infrastructure improvements to encompass environmental sustainability, social equity, cultural preservation, and public health. Previous studies emphasize that effective redevelopment of historic urban areas requires an integrated approach combining governance, policy compliance, community participation, and strategic urban planning. In the context of Cebu's Colon Street, existing literature highlights the challenges of balancing modernization with heritage conservation, ensuring sustainable economic activity, and promoting health and well-being among residents and visitors. This review synthesizes research on sustainable urban development, governance, public health, heritage conservation, and the alignment of local initiatives with the United Nations Sustainable Development Goals (SDGs), providing a foundation for understanding the complex interplay of factors shaping Colon Street's revitalization.

Urban Revitalization and Sustainable City Development. Urban revitalization has emerged as a strategic approach to restore declining city centers and improve community well-being through sustainable development principles. According to *Carmona and Magalhaes (2019)*, revitalization goes beyond physical reconstruction—it encompasses inclusive planning that integrates environmental, social, and economic sustainability. Their study emphasized that redeveloping historic districts requires balancing modern urban demands with the preservation of cultural identity. In the context of Cebu's Colon Street, this approach is critical to sustaining its heritage character while addressing congestion, pollution, and public health concerns. *UN-Habitat (2021)* likewise highlighted that sustainable cities must prioritize green spaces, clean air, and resilient infrastructure as indicators of well-being and progress.

The role of governance and political dynamics in urban development is crucial. Governance plays a vital role in shaping the direction, pace, and equity of urban renewal projects. *Harvey (2018)* pointed out that urban transformation is inherently political, and decision-making often reflects competing interests among public officials, private investors, and local communities. Similarly, *Reyes (2022)* found that transparent governance and participatory planning are essential to ensure equitable urban outcomes. Both bureaucratic and political factors influence the implementation of policies at the intersection of urban governance and heritage management in Cebu City. Without clear accountability mechanisms, revitalization efforts may become uneven or exclusionary. Therefore, this study demonstrates the importance of governance systems that align political will with sustainable development and public health objectives.

Public Health Implications of Urban Renewal. Urban renewal directly impacts public health by shaping environmental quality, mobility, and access to social services. *The World*

Health Organization (2021) stressed that urban environments influence physical and mental health through exposure to pollutants, noise, and inadequate housing. *Luna and Ramos (2022)* argued that urban design interventions—such as pedestrian-friendly streets, improved sanitation, and green infrastructure—enhance community resilience and reduce health risks. For Colon Street, revitalization can lead to improved air quality, safer mobility, and healthier public spaces when guided by sustainability standards. Integrating public health perspectives into urban planning ensures that redevelopment projects improve aesthetics and enhance the quality of life for residents and visitors alike.

Heritage Conservation and Economic Sustainability. Heritage zones, such as Colon Street, represent the historical and cultural underpinnings of urban identity. *Santos and Oracion (2021)* emphasized that the revitalization of heritage areas must balance cultural preservation with economic viability. When managed sustainably, heritage-based development can stimulate tourism, local entrepreneurship, and cultural education. However, *Villanueva (2020)* cautioned that poorly planned modernization may lead to cultural displacement and the loss of architectural integrity. Thus, a multidisciplinary approach that includes heritage experts, urban planners, and environmental advocates is essential for safeguarding the historical legacy of Colon Street while achieving economic renewal.

Sustainable Development Goals (SDGs) and Urban Policy Integration. The United Nations *2030 Agenda for Sustainable Development* provides a comprehensive framework for cities to pursue inclusive growth and environmental sustainability. *The United Nations (2020)* stressed that urban policies should integrate SDG 3 (Good Health and Well-being), SDG 11 (Sustainable Cities and Communities), and SDG 13 (Climate Action). *Perez and Lim (2021)* demonstrated that cities adopting SDG-based planning frameworks experience better alignment of infrastructure, health, and governance outcomes. In the Philippine setting, linking SDG principles with local urban policies—such as those applied in Colon Street's redevelopment—ensures that revitalization projects address both community welfare and global sustainability targets.

National Building Code of the Philippines (Presidential Decree No. 1096). The *National Building Code of the Philippines* serves as the primary regulatory framework governing the construction, design, and maintenance of buildings nationwide. It mandates that structures must meet safety, sanitation, and environmental standards to ensure the well-being of occupants and the public. In the revitalization of Colon Street, adherence to this code ensures that restoration and redevelopment projects comply with safety protocols, accessibility standards, and sustainable construction practices. This law upholds the physical integrity and safety of urban structures while contributing to public health and environmental protection (Department of Public Works and Highways, 2019).

The National Cultural Heritage Act of 2009, also known as Republic Act No. 10066, establishes guidelines for the preservation and protection of the nation's cultural heritage. This law protects and preserves the country's cultural heritage, which includes historic places like Colon Street. It mandates that any modification, rehabilitation, or demolition within declared heritage zones must be supervised by the *National Commission for Culture and the Arts (NCCA)* and other cultural agencies. This law ensures that urban renewal efforts respect the authenticity, historical significance, and cultural value of heritage structures (NCCA, 2020). Its implementation in Cebu is crucial in maintaining Colon Street's legacy while promoting sustainable tourism and cultural identity.

Environmental Impact Statement (EIS) System under Presidential Decree No. 1586 and DENR Administrative Orders. The *EIS system* requires all major development projects to assess their potential environmental impacts prior to implementation. Administered by the *Department of Environment and Natural Resources (DENR)*, this law ensures that urban projects, including road widening, drainage improvements, and building renovations, comply with environmental protection standards. Applying this framework to Colon Street's

revitalization promotes ecological sustainability by mitigating pollution, waste generation, and habitat disruption (DENR, 2022). The EIS system supports SDG 13 by fostering climate-resilient and environmentally responsible urban development.

The reviewed literature and legal foundations highlight that urban revitalization is not solely a physical transformation but a multidimensional process involving governance, health, culture, and sustainability. The integration of legal frameworks such as the *National Building Code*, *Heritage Law*, and *EIS System* ensures that the redevelopment of Colon Street in Cebu adheres to national and international standards. Collectively, these perspectives provide a strong foundation for evaluating the interplay between governance and sustainable urban renewal toward improving public health and achieving the Sustainable Development Goals.

OBJECTIVES

1. To assess the present condition of Colon Street in terms of infrastructure, environmental quality, and overall livability affecting public health and community well-being.
2. To examine the influence of governance structures and political dynamics on the implementation and continuity of urban renewal initiatives in Colon Street.
3. To determine the level of compliance of Colon Street's redevelopment activities with existing government regulations, including the *National Building Code of the Philippines (PD 1096)*, the *National Cultural Heritage Act of 2009 (RA 10066)*, and DENR environmental policies.
4. To analyze the public health outcomes of urban renewal projects in Colon Street, particularly in relation to sanitation management, air quality improvement, mobility access, and the creation of safe, inclusive public spaces.
5. To formulate policy-based recommendations that align Colon Street's revitalization strategies with the *Sustainable Development Goals*—specifically SDG 3 (*Good Health and Well-being*), SDG 11 (*Sustainable Cities and Communities*), and SDG 13 (*Climate Action*).

METHODOLOGY

This study adopted a qualitative research design to provide an in-depth understanding of the interrelationship between urban revitalization, governance practices, and public health outcomes in Colon Street, Cebu. The methodology integrated historical analysis, policy review, and stakeholder perspectives to examine the dynamics of sustainable urban renewal within the framework of the Sustainable Development Goals (SDGs).

Design

A descriptive and exploratory qualitative approach was employed to capture the complexities of urban renewal and its implications for community well-being. The research documented and interpreted how governance structures, political factors, and sustainability initiatives converged in shaping the redevelopment of Colon Street.

Environment

The study was conducted in Colon Street, Cebu City, recognized as the oldest street in the Philippines and a key urban hub characterized by historical, economic, and cultural significance. Colon Street served as an ideal case for analyzing the balance between modernization, heritage preservation, and public health in a highly urbanized environment.

Data Gathering Procedures

Document and Archival Analysis. Relevant government documents, urban development plans, heritage conservation policies, and environmental assessments were reviewed. These included the *National Building Code of the Philippines (PD 1096)*, the *National Cultural Heritage Act (RA 10066)*, and DENR environmental compliance standards, as well as local city ordinances related to zoning, waste management, and public safety.

Interviews and Stakeholder Consultations. Semi-structured interviews were conducted with key informants, including local government officials, urban planners, business owners, heritage advocates, and community leaders. These discussions explored perceptions regarding the effectiveness of governance mechanisms, political influence, and sustainable development practices in the revitalization of Colon Street.

Field Observations. On-site observations were carried out to assess the physical condition, infrastructure, sanitation, and accessibility of public spaces. These surveys provided visual and contextual data on the urban environment and its implications for public health.

Data Analysis

The qualitative data collected from interviews, stakeholder consultations, and field observations were systematically analyzed using thematic analysis. This approach allowed the researchers to identify, examine, and interpret recurring patterns and themes related to governance, sustainability, and public health outcomes within the context of Colon Street's urban revitalization.

The analysis focused on three key dimensions:

1. **Governance and Political Dynamics:** Patterns were explored regarding decision-making processes, the role of political influence, and the degree of public participation in urban renewal projects.
2. **Resource Allocation and Budget Management:** Themes related to how financial and material resources were prioritized for infrastructure, environmental improvements, and health-focused interventions were identified.
3. **Sustainability and Public Health Outcomes:** The study looked at how policies, planning choices, and urban interventions affected the community's health, sanitation, air quality, mobility, accessibility, and overall well-being.

By coding and categorizing responses, the study highlighted how governance structures, political negotiations, and regulatory compliance shaped the implementation and effectiveness of sustainable urban development initiatives. This analysis uncovered both facilitators and barriers to achieving a resilient, health-oriented, and environmentally sustainable urban environment in Colon Street.

Respondents

The study engaged a total of 70 respondents representing a diverse group of stakeholders involved in Colon Street's urban revitalization, including 10 local government officials who provided insights on governance structures, political dynamics, and regulatory compliance; 8 urban planners and architects who assessed design, planning strategies, sustainability practices, and alignment with the Sustainable Development Goals (SDGs); 15 business owners and commercial stakeholders who shared perspectives on economic impact, regulatory compliance, and infrastructure conditions; 20 community leaders and residents who highlighted concerns regarding livability, public health outcomes, and social implications; 5 heritage advocates and NGO members who offered expert opinions on cultural

preservation, environmental sustainability, and policy implementation; and 12 visitors and members of the general public who provided feedback on safety, accessibility, and overall satisfaction. Collectively, this multi-stakeholder profile enabled the study to obtain comprehensive insights across governance, planning, economic activity, community well-being, heritage preservation, and public perception, yielding a holistic understanding of the urban revitalization process in Colon Street.

Expected Outcome

The methodology aimed to produce a comprehensive assessment of Colon Street's revitalization framework, identifying both barriers and opportunities for integrating sustainable, health-oriented, and governance-driven urban renewal strategies aligned with national policies and the UN Sustainable Development Goals (SDGs).

RESULTS AND DISCUSSIONS

Figure 1. The conceptual model of urban renewal on Colon Street, Cebu, emphasizes the interconnectedness of governance, health, sustainability, community participation, and strategic resource management in enhancing urban well-being. Effective local governance and transparent policymaking are crucial for prioritizing infrastructure, public health, and inclusive development, while improvements in sanitation, green spaces, and accessibility directly influence residents' physical and mental health. Aligning urban renewal with Sustainable Development Goals—particularly those focused on health, sustainable cities, and strong institutions—ensures that economic growth complements social and environmental sustainability. Moreover, active community engagement and preservation of cultural identity foster a sense of belonging and social cohesion, highlighting that revitalization extends beyond physical infrastructure to sustaining vibrant communities. Finally, strategic planning and optimized allocation of financial, technical, and human resources are essential for evidence-based, data-driven interventions that continuously enhance social, economic, and environmental outcomes.

Figure 2. The presentation of the Philippines map alongside a focused map of Cebu City, specifically highlighting Colon Street, implies the spatial and contextual significance of the area within both the local and national frameworks. This geographic visualization situates Colon Street as a central urban corridor, emphasizing its role in commerce, mobility, and cultural heritage within Cebu City while also connecting it to broader regional development patterns in the Philippines. For urban planners and policymakers, this kind of mapping shows how important place-based strategies are. It helps with planning infrastructure, managing traffic, preserving heritage, and starting sustainable development projects that take into account both local and national urban trends.

Figure 3. The documentation of Colon Street, showing images from the past, during its transformation, and its current state, implies a dynamic evolution of the urban landscape that reflects changes in infrastructure, mobility, and social behavior. The juxtaposition of old and recent pictures highlights shifts in street design, the presence and condition of sidewalks, pedestrian flow, vehicle traffic patterns, and instances of jaywalking, revealing both progress and persistent challenges in urban management. These visual records point out the need for continuous planning and intervention to balance heritage preservation, traffic regulation, pedestrian safety, and functional modernization, offering critical insights for policymakers and urban planners aiming to enhance accessibility, safety, and overall street well-being.

Table 1. The use of a multi-stakeholder respondent framework allowed the study to integrate diverse perspectives, including governance, environmental management, economic activity, social dynamics, and cultural heritage. By engaging representatives from local

government, urban planning, business, community groups, heritage organizations, and the general public, the research captured a comprehensive view of the factors influencing Colon Street's urban revitalization. Insights gathered from these respondents directly informed the analysis of urban renewal impacts, regulatory compliance, and public health outcomes. Their feedback highlighted how governance structures, political dynamics, and local policies shape redevelopment efforts, while revealing practical challenges in infrastructure, sanitation, accessibility, and community engagement. Furthermore, the data collected helped identify critical gaps in policy implementation, urban infrastructure, and community well-being. These findings provide a basis for formulating evidence-based recommendations that align Colon Street's revitalization strategies with Sustainable Development Goals, particularly in promoting inclusive, safe, and health-oriented urban spaces.

Table 2. The assessment of Colon Street highlights significant challenges related to infrastructure and mobility. Poorly maintained roads, uneven pavements, and limited public facilities such as benches, rest areas, and street lighting directly affect the safe movement of pedestrians, particularly the elderly and individuals with disabilities. These conditions underscore the urgent need for physical improvements to enhance accessibility, safety, and overall urban functionality. In terms of environmental quality and sustainability, Colon Street faces critical issues such as high vehicular pollution, inconsistent waste management, minimal green spaces, and noise pollution. These factors not only degrade the ecological integrity of the area but also present tangible risks to public health, including respiratory problems and increased vulnerability to flooding during heavy rains. Addressing these challenges is essential for creating a cleaner, safer, and more sustainable urban environment. Moderate levels of satisfaction among residents and visitors also impact the street's community well-being. Concerns about safety, sanitation, and accessibility highlight the social dimension of urban revitalization, showing that the quality of public spaces and the inclusivity of urban planning significantly influence how people experience the city. Improving these aspects is critical for developing a sense of belonging, security, and satisfaction within the community. From a public health perspective, the combination of poor infrastructure and suboptimal environmental conditions increases the likelihood of health issues such as accidents, communicable diseases, and stress-related mental health concerns. These findings emphasize the importance of integrating health-focused interventions into urban renewal strategies, ensuring that redevelopment efforts promote the well-being of all city dwellers. Finally, the cultural and economic significance of Colon Street remains evident despite these challenges. As the oldest street in the Philippines with historical and commercial value, it continues to attract local and international attention. Balancing heritage preservation with modernization and public health improvements is critical to maintaining both the street's identity and its economic vitality while enhancing livability for residents and visitors alike.

Table 3. The assessment of governance structures and political dynamics revealed a moderate influence on the implementation and continuity of urban renewal initiatives in Colon Street. Indicators such as decision-making transparency, political influence on project prioritization, continuity of urban renewal initiatives, and budget allocation demonstrated that governance mechanisms are key to determining redevelopment outcomes. However, we observed low public participation in governance, indicating limited community engagement in decision-making processes. These findings imply that while government officials and policymakers actively influence the planning and resource allocation of urban renewal projects, the effectiveness and inclusivity of these initiatives are constrained by insufficient public involvement and potential political considerations. Consequently, this moderate level of governance influence may affect the prioritization of sustainable practices, the timely execution of projects, and the alignment of redevelopment efforts with broader public health and well-being objectives. Enhancing transparency, fostering greater community participation, and ensuring equitable resource management are essential steps toward strengthening the

governance framework and improving the overall impact of urban revitalization in Colon Street.

Table 4. The assessment of compliance with government regulations revealed a moderate to high level of adherence in the redevelopment of Colon Street. Compliance with the National Building Code (PD 1096) and local zoning and city ordinances was high, indicating that structural and land-use standards were generally followed during urban renewal projects. Meanwhile, adherence to the National Cultural Heritage Act (RA 10066) and DENR environmental policies was moderate, suggesting that heritage preservation and environmental safeguards were observed but not consistently applied. Monitoring and enforcement effectiveness was also moderate, highlighting gaps in oversight and implementation of regulations. These findings imply that while redevelopment projects largely align with structural and zoning standards, there remain challenges in consistently enforcing cultural, environmental, and sustainability-related policies. The moderate levels of compliance in heritage and environmental areas may limit the potential for fully sustainable and inclusive urban renewal. Strengthening regulatory enforcement, increasing accountability, and integrating heritage and environmental considerations more rigorously into planning processes are essential for ensuring that urban revitalization in Colon Street supports both legal compliance and community well-being.

TABLES AND FIGURES

Figure 1 and 2. Conceptual Model and Map of the Environment

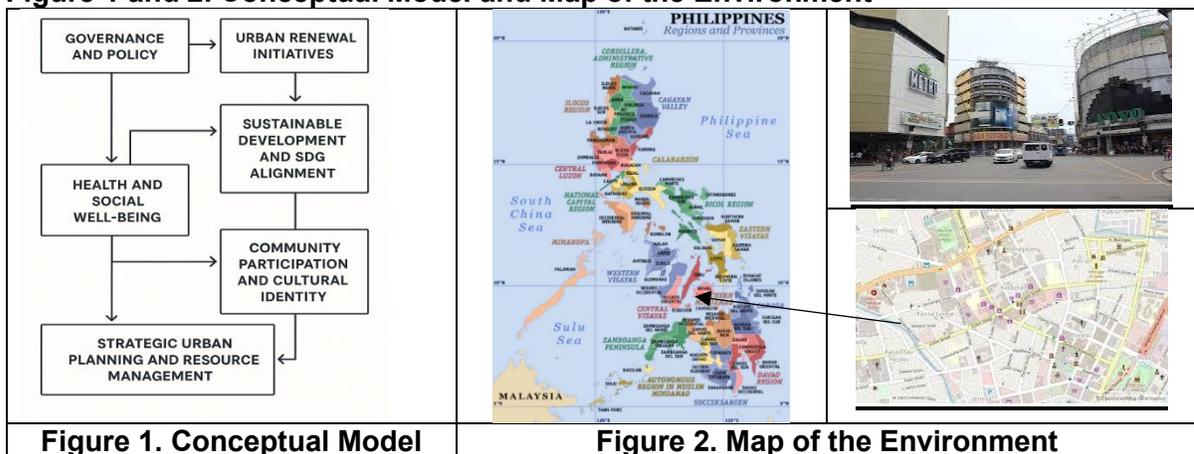


Figure 3. Records of Colon Street: Past, Transformation, and Current State

Table 1. Profile of Respondents for the Study
N=70

Respondent Group	Description / Role	Sample Size (f)	Justification
Local Government Officials	City planners, zoning officers, environmental officers, heritage and culture officers	10	To provide insights on governance structures, political dynamics, and regulatory compliance.
Urban Planners / Architects	Professionals involved in Colon Street redevelopment projects	8	To assess design, planning, sustainability practices, and alignment with SDGs.
Business Owners / Commercial Stakeholders	Owners or managers of shops, restaurants, and commercial establishments along Colon Street	15	To understand economic impact, compliance with regulations, and infrastructure/utilities assessment.
Community Leaders / Residents	Neighborhood associations, heritage groups, and long-term residents	20	To provide perspectives on livability, public health outcomes, and social impact.
Heritage Advocates / NGOs	Members of cultural heritage or environmental organizations	5	To provide expert opinion on heritage preservation, environmental sustainability, and policy implementation.
Visitors / General Public	Individuals using Colon Street for business, leisure, or tourism	12	To capture perceptions of livability, safety, and public health conditions.

Table 2. Assessment of the Present Condition of Colon Street

Indicator	Observation / Findings	Implications for Public Health & Well-being	Remarks / Recommendations
Infrastructure	Moderate deterioration of roads and pavements; potholes common; inconsistent street lighting; limited public facilities (benches, rest areas, sanitation).	Reduced mobility, especially for elderly and PWDs; higher risk of accidents; decreased overall livability.	Repair pavements and potholes; improve street lighting; maintain public facilities.
Environmental Quality	High vehicular traffic causing air pollution; inconsistent waste management; partially clogged drainage; minimal green spaces; high noise pollution.	Increased respiratory and communicable disease risks; flooding during heavy rains; reduced environmental comfort.	Enhance waste collection, improve drainage systems, plant more greenery, and implement traffic management measures.
Livability / Community Perception	Residents and visitors moderately satisfied; concerns about safety, sanitation, and accessibility; historical and commercial value recognized.	Potential mental and physical health impacts due to environmental and safety hazards; limited community enjoyment of public spaces.	Develop inclusive, accessible, and safe public spaces; integrate heritage preservation with modern urban planning.
Overall Assessment	Colon Street remains culturally and economically important but faces challenges in infrastructure, environment, and public health.	Persistent risks to well-being and community satisfaction; urgent need for sustainable revitalization.	Targeted urban renewal strategies needed to improve infrastructure, sanitation, environmental quality, and public safety while preserving heritage.

Table 3. Influence of Governance Structures and Political Dynamics on Urban Renewal
N=270

Indicator	Frequency (f)	Percentage (%)	Verbal Description	Mean (\bar{X})	Standard Deviation (SD)
Decision-making transparency	30	60	Moderate	3.2	0.84
Political influence on project prioritization	25	50	Moderate	3.0	0.76
Continuity of urban renewal initiatives	28	56	Moderate	3.1	0.79
Public participation in governance	20	40	Low	2.8	0.91
Budget allocation and resource management	32	64	Moderate	3.3	0.82
Overall Mean:			3.08		

Interpretation: **Moderate Influence of Governance and Political Dynamics**

Table 4. Compliance of Colon Street Redevelopment with Government Regulations

Indicator	Frequency (f)	Percentage (%)	Verbal Description	Mean (\bar{X})	Standard Deviation (SD)
Compliance with National Building Code (PD 1096)	35	70	High	4.0	0.71
Compliance with National Cultural Heritage Act (RA 10066)	30	60	Moderate	3.4	0.80
Compliance with DENR environmental policies	28	56	Moderate	3.2	0.85
Adherence to local zoning and city ordinances	33	66	High	3.8	0.75
Monitoring and enforcement effectiveness	25	50	Moderate	3.0	0.88
Overall Weighted Mean:			3.48		
Interpretation:	Moderate to High Compliance with Government Regulations				

Table 5. Public Health Outcomes of Urban Renewal Projects

Indicator	Frequency (f)	Percentage (%)	Verbal Description	Mean (\bar{X})	Standard Deviation (SD)
Sanitation management	32	64	Moderate	3.3	0.82
Air quality improvement	28	56	Moderate	3.1	0.79
Mobility and accessibility	25	50	Low	2.9	0.88
Safety and inclusive public spaces	30	60	Moderate	3.2	0.81
Health risk reduction (respiratory, accidents, disease)	27	54	Moderate	3.0	0.84
Overall Mean:			3.1		
Interpretation:	Moderate Impact on Public Health Outcomes				

Notes on the Table Construction:

1. Frequency (f) – number of respondents or cases indicating a particular observation.
2. Percentage (%) – proportion of respondents relative to the total sample.
3. Verbal Description – converts mean values to qualitative descriptors (e.g., Low = 1–2.5, Moderate = 2.6–3.5, High = 3.6–5.0).
4. Mean (\bar{X}) – arithmetic average of responses (e.g., Likert scale 1–5).
5. Standard Deviation (SD) – indicates variation or dispersion of responses.

Ethical Considerations

Ethical clearance was obtained from the appropriate institutional review board. Informed consent was secured from all interview participants, ensuring confidentiality, voluntary participation, and the right to withdraw at any stage.

CONCLUSION

The findings of this study underscore the critical importance of adopting a balanced approach to urban revitalization in Colon Street that simultaneously addresses heritage preservation, economic vitality, and public health. The results highlighted that political dynamics, regional competition, and budgetary constraints significantly influence the planning and implementation of urban renewal initiatives. While governance structures and regulatory frameworks provide a foundation for sustainable development, gaps in public participation, policy enforcement, and resource allocation can limit the effectiveness of health-focused interventions. Overall, the study emphasizes that achieving a resilient and sustainable urban environment requires careful integration of infrastructure improvement, environmental management, and community well-being, particularly in historically significant areas such as Colon Street.

RECOMMENDATIONS

Based on the study's findings, several recommendations are proposed to enhance the sustainability and health orientation of urban revitalization initiatives:

1. **Strengthen Governance and Public Participation:** Local government units should enhance transparency, accountability, and citizen engagement in decision-making processes to ensure that revitalization efforts reflect community needs and priorities.
2. **Enhance Regulatory Compliance:** Strict monitoring and enforcement of the National Building Code (PD 1096), National Cultural Heritage Act (RA 10066), DENR environmental policies, and local ordinances should be implemented to protect public health, heritage structures, and environmental integrity.
3. **Integrate Health-Oriented Urban Planning:** Urban renewal strategies should prioritize sanitation, air quality improvement, mobility, accessibility, and the creation of safe and inclusive public spaces to directly support community well-being.
4. **Promote Sustainable and Green Infrastructure:** Incorporate green spaces, pedestrian-friendly pathways, and eco-friendly infrastructure to reduce environmental risks and enhance livability.
5. **Allocate Resources Strategically:** Budgetary allocations should prioritize interventions that improve public health outcomes while preserving the cultural and historical significance of Colon Street.
6. **Encourage Further Research:** Future studies should explore the long-term impact of urban revitalization on public health, governance efficiency, and SDG alignment in historic urban areas to inform policy and practice.

By implementing these recommendations, Colon Street and similar historic urban areas can achieve revitalization that is not only economically and culturally sustainable but also health-promoting and resilient in the face of political and environmental challenges.

DEFINITION OF TERMS

1. **Urban Renewal.** A process of revitalizing and redeveloping urban areas to improve infrastructure, housing, public spaces, and overall livability.
2. **Governance.** The framework of policies, processes, and decision-making mechanisms by which local or national authorities manage urban development and public resources.
3. **Local Government Unit (LGU).** The administrative body responsible for managing the affairs of a city, municipality, or barangay, including urban planning and service delivery.
4. **Sustainable Development Goals (SDGs).** A set of global goals adopted by the United Nations to promote social, economic, and environmental sustainability, such as SDG 3 (Good Health and Well-Being) and SDG 11 (Sustainable Cities and Communities).
5. **Community Participation.** The active involvement of residents, business owners, and civil society in decision-making processes that shape urban development.
6. **Cultural Identity.** The social and historical characteristics, traditions, and values that define a community or place, which urban planning seeks to preserve.
7. **Infrastructure.** Physical structures and facilities such as roads, sidewalks, buildings, and utilities that support urban living.
8. **Pedestrian Flow.** The movement and behavior of people walking in urban areas, which can impact safety and traffic planning.
9. **Traffic Management.** Strategies and policies implemented to regulate vehicle movement and reduce congestion, accidents, and environmental impact.

10. Jaywalking. The act of crossing streets outside of designated pedestrian crossings, often reflecting gaps in pedestrian infrastructure or enforcement.
11. Spatial Visualization. The use of maps or geographic representations to analyze and communicate the location, layout, and relationships of urban areas.
12. Evidence-Based Planning. Urban development decisions grounded in data, research, and systematic analysis to optimize outcomes.
13. Urban Livability. The quality of life in urban environments, influenced by factors such as safety, accessibility, health, and social cohesion.
14. Heritage Conservation. Efforts to protect and preserve historical, cultural, and architectural assets within urban areas.
15. Well-Being. The holistic state of health, safety, social cohesion, and quality of life experienced by residents in an urban environment.

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