Planning Concepts for a Smaller Footprint

Dan Guerrero, Regional Community and Planning Liaison Officer, JRM/NAVFAC Marianas

30 November 2016
General Land Use Planning Factors

• Land Area
• Physical Characteristics
• Natural Resources (conservation)
• Cultural Resources (conservation)
• Potable Water Resources (sustainability)
• Transportation Resources (roads, mass transit)
• Land Use Controls (zoning, land use plans)
• Infrastructure/Utilities
• Political Will
Land Use Control Options for Guam

• Current Zoning Law (Title 21 GCA, Ch 61). Utilizes conventional planning control consisting of land uses permitted under R1, R2, C, H, M-1, M-2, and A.

• Planned Unit Development (Title 21 GCA, Ch 61). A substantial area in which development follows an approved plan integrating a combination of uses in an appropriate and unified manner.

• Smart Growth. Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement.
Smart Growth Concept

Source: “Smart Growth – Rhode Island 2016”.

Website: http://www.growsmartri.org
Smart Growth Principles

10 PRINCIPLES OF SMART GROWTH

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

$SMART GROWTH NETWORK, 1996$

SOURCE: Smart Growth Network, USEPA, 1996
WEBSITE: https://www.epa.gov/smartgrowth/smart-growth-network
Smart Growth Examples

- Leo Palace: Mannengon Hills, Yona Village (Large-scale smart growth, mixed land uses PUD zoning designation)
- Apusento Gardens: Chalan Pago Village
- Talo Verde Estates & Nearby Affordable Housing: Tamuning Village
- Ironwood Estates: Yigo Village
- Oka Sub-village: Tamuning Village

Practically any location in Guam’s villages has potential for Smart Growth.
Fine Examples of Smart Growth

• Apusento Gardens – Chalan Pago
Apusento Gardens – Swimming Pool
Apusento Gardens - Commercial