GUAM LAND USE PLANNING

Bureau of Statistics & Plans
Guam Coastal Management Program
(www.bsp.guam.gov)

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THEME: CURRENT TREND WITH AN EMPHASIS ON GUAM’S FUTURE!

OBJECTIVE: Taking a look at where we’ve been, what we’ve done, and how we can get better!
Cooke Street & Mother Waldron Park
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What is a Comprehensive Land Use Plan?

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government.
What are the goals of a Land Use Plan?

The purpose of a Land Use Plan is to accomplish three goals:

1. To understand the current conditions and resources for Guam and determine what trends are taking place.
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2. To define growth opportunities available and decide what tools are required to take advantage of these opportunities.
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The purpose of a Land Use Plan is to accomplish three goals:

3. To establish a vision for Guam’s future and develop a current Land Use Plan that guides each facet of the community toward that general vision.
I Tano’ta
Land Use Plan

Guam Land Use Commission
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill Number 221, "An Act to establish zones in the Territory of Guam and to regulate the uses of land, heights of buildings and yard spaces therein, to adopt a map showing said zones, to define the terms used in this Act, to provide for its adjustment, amendment and enforcement, and to prescribe penalties for violations thereof; which Act is adopted pursuant to Section 21 of Article 3, Public Lands Act", was on the 7th day of July, 1952, duly and regularly passed.

[Signature]
A. B. Won Pat
Speaker
Vision

Guam is a sustainable tropical paradise that is safe, walkable, family and community-oriented, and protective of natural resources.

The N&CGLUP is divided into 5 separate visions:

Land Use
Environmental
Community
Economic
Infrastructure
6 Components of the Plan

1. Land Use
2. Housing
3. Economic Development
4. Natural Systems
5. Transportation
6. Infrastructure
The North & Central Guam Land Use Master Plan

The following are 11 identified designated LAND USE Goals and Policies areas:

A. Very Low Density
B. General Residential
C. Commercial
D. Mixed Use
E. Village Center
F. Tourist Resort
G. Industrial
H. Agriculture
I. Dos Amantes Planning Area
J. Park, Open Space, & Conservation Lands
K. Federal Land
Map of Guam showing the seven units of the Park and lands held by the U.S. military. After Rogers, 1995.
HOUSING

The following are 4 identified Goals and Policies identified types:

A. Residential Land Use Categories

B. Affordable Housing

C. Housing Choices

D. Housing Maintenance – Senior housing, assisted living facilities,
ECONOMIC DEVELOPMENT

The following are 3 identified policies that deal with a economic development and a diverse economic base:

A. Tourism

B. Construction

C. Real Estate
NATURAL SYSTEMS

The following are identified policies that deal with a viable and valuable forest, coastal, and marine ecosystems:

A. Coral Resources
B. Fisheries Resources
C. Marine Water Quality
D. Terrestrial Wildlife
E. Introduced and Invasive Species
F. Terrestrial Habitats
G. Freshwater Habitats and Water Quality
H. Parks & Open Space
EXTENT OF THE NORTHERN GUAM LENS AQUIFER

- Entire northern Guam
- Southern boundary is the Pago-Adelup fault
- All limestone and volcanic terrains in northern Guam act as catchment for the aquifer
TRANSPORTATION

The following are identified routes that serve the island community and focuses on the impacts and efficient growth well into the future:

A. Trunk Highways
B. Major Highways
C. Minor Highways
D. Collector Roads
E. Transit Services
INFRASTRUCTURE

There are 3 major components that have been identified within Guam’s master plan that detail our valuable and much needed utilities:

A. Water

B. Sewer

C. Power
THE FUTURE OF SOLAR PANELS
Kamehameha Highway
Kamehameha Highway
Kamehameha Highway
For more information on the Guam Land Use Master Plan I can be contacted at the Guam Coastal Management Program Phone No. 671–475–9666 or email at francis.damian@bsp.guam.gov
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