

I TANO'-TA

THE LAND USE PLAN FOR GUAM
I Pláno Inisan Tánó Para Guåhan

Three Visions For A Future Guam

**BRIEFING BOOKLET
FOR SECOND SET OF
VILLAGE MEETINGS
FEBRUARY/MARCH 1992**



*Territory of Guam
Teritorion Guam*

OFFICE OF THE GOVERNER
UFISINAN I MAGA'LAHI
AGANA, GUAM 96910 U.S.A.

The people of Guam recently began an important process, the creation of the I Tano'-ta, the Guam Land Use Plan. Together, we, the people of this precious island, have chosen to exercise our right and responsibility to manage our future. We have been empowered to come up with a plan that will guarantee the preservation of our culture, our language, our heritage, and our way of life, and yet maintain in Guam the economic prosperity we have begun to enjoy.

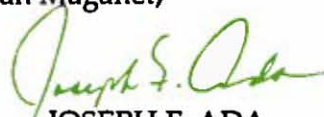
Every day, decisions are made that will affect our future and the future of our children and grandchildren. We want to make sure that we guide those decisions, instead of letting outside forces dictate those choices to us. We want an environment that is clean and flourishing, beautiful, safe, and convenient. These desires can be achieved if we each take the initiative to get involved with I Tano'-ta. This plan will be the cornerstone by which we measure future development, and it should reflect the aspirations and convictions of the people that it will serve.

One day our children will inherit the island for us. Let us together make sure that we are proud of the Guam that we leave them. With that in mind, we would

like to urge all the people of the Territory to be a part of I Tano'-ta by attending the village meetings, or sending your thoughts and comments to the Territorial Planning Council (TPC). As you view the preliminary visions of Future Guam as compiled by the TPC, let your voice be heard, and let's come up with a plan that will ensure the best possible future.

Nihi ta fandanna' para i adilanton i isla-ta yan para i famagu'on-ta. Yanggen ti ta diside pa'go, siguru na siempre otro u diside para hita.

Sinseru Yan Magahet,


JOSEPH F. ADA
Governor


FRANK F. BLAS
Lieutenant Governor



I TANO'-TA

THE LAND USE PLAN FOR GUAM

CONTINUES!

Phase 1: A Success!

In Phase 1 of the plan, 1,835 people attended the village meetings to share their ideas of a future Guam. Now, in Phase 2, we continue the process of creating the Guam Land Use Plan by reviewing three different plans, or "visions", the planners have created.

What Are These Three "Visions" Of Guam?

They are ideas of how Guam could look in year 2015. They were developed from your opinions and from the island's past growth patterns. You will choose the elements you like from each of them which we will put into a final draft plan.

How Is The Plan Created?

Planners must look at existing conditions and ask questions to decide which land is best suited for which specific types of land use: Where is the best power, water, and road access and the best waste water disposal? Which conditions will naturally limit growth, such as steeply sloped areas, wetlands and fragile, unique or hazardous environmental conditions? Which areas cannot be developed because the federal government holds the land? The plan they create is combined with public opinion. This is how these three visions were developed. Public opinion now further defines a future final plan.

You Help Make The Plan!

You tell us what you like and don't like about these visions by using the questionnaire which came along with this briefing booklet. Your ideas will help create a final draft plan which you will see early this summer.

Who Is Creating The Guam Land Use Plan?

THE TERRITORIAL PLANNING COUNCIL oversees the creation of a comprehensive master plan for Guam. *I Tano'-ta* is the land use element of the comprehensive master plan. The TPC is a group of twelve citizens chosen in 1990 by Governor Joseph F. Ada. The members who serve are from the community, the legislature and the Government of Guam. The TPC works with technical experts, but mostly they work with you. The TPC wants to hear from you. Please call the Agana office at 472-9770-1 or write or stop by their office at the Reflection Center across from Ada's Commercial and Professional Center, M-F, 8 a.m.- 5 p.m. *(The TPC should be distinguished from the TLUC. The Territorial Land Use commission uses the Land Use Plan when they review requests for variance and zone changes.)*

Some New Terms

You may wish to become familiar with some terms which will be used as we discuss the visions and describe levels of development:

- **LOW INTENSITY**

COMMUNITY - Population under 5000. Primarily single family housing, some small apartment units and neighborhood stores.

- **LOW/MODERATE**

INTENSITY COMMUNITY - Population 5-10,000. Single family housing, mid-sized apartments, mid-sized neighborhood stores.

- **MODERATE INTENSITY**

COMMUNITY - Population 10-

20,000. Higher density of single family houses mixed with large apartment and condominium complexes and neighborhood shopping centers. May include golf course with minimal housing units.

- **HIGH INTENSITY** -

Population 20-40,000. High density residential with large condominium/townhouses with supporting commercial centers, motels, large supermarkets.

- **URBAN CENTER** -

Population 40,000+. Very high density residential and commercial with large hotels, shopping malls and entertainment establishments.

Which Issues Did You Raise In The First Village Meetings?

SIGNIFICANT issues discussed at every village meeting:



1. CONTROL OF NEW DEVELOPMENT

You want control of new development through community say in the development project process.



2. ADEQUATE PUBLIC FACILITIES AND SERVICES

You want adequate public facilities and services to meet current and future development demands. You want developers to pay for a portion of these facilities. These include schools, parks, roads, medical facilities, utilities and solid waste disposal.



3. AFFORDABLE HOUSING AND LAND

You want affordable housing and land to be available to island residents without question.



4. GUAM'S CULTURE AND HERITAGE

You want Guam's culture, heritage and way of life protected and preserved.



5. CONCERN ABOUT GOVERNMENT INTERFERENCE

You want assurance that the legislature will not spot change I Tano'-ta after it is accepted and implemented.

SIGNIFICANT issues discussed in many village meetings:



1. CONTROLLING POPULATION GROWTH

You want the influx of people to the island controlled because you worry it will further strain the already overloaded infrastructure and natural resources.



2. CONSERVING NATURAL RESOURCES

You want Guam's environment protected and enhanced despite the construction boom, specifically the fragile shoreline and reef flats, the wildlife and native greenery. You want prior information about development projects to have a say in how ocean, fresh water and lands are protected from that development. However, you want regulations eased so we can balance development with environmental constraints, and allow some development to occur.



3. TOURIST ORIENTED DEVELOPMENT WITH CONDITIONS

You want tourism centered in Tamuning-Tumon and any tourism in the south should maintain southern village character. You will permit development if the view of the beach is maintained, the areas are accessible to residents for fishing and recreation, the natural resources are protected, and the developers pay for some island infrastructure.

VISION 1

"Current Trends"

Vision #1 shows how Guam may look in 2015 if the current trends of population growth and random infrastructure improvements continue.

THE NORTH

(Yigo, Dededo)

Yigo continues low intensity development. Hatsuho Golf Course and Resort Community generates moderate intensity use. Dededo becomes the island's northern business district and develops moderate to high intensity residential and commercial uses. Growth concentrates around village centers because it is constrained by the water lens and limestone forest and military lands.

IMPACTS - Vision 1 North

	1990	2015	1990-2015
Population	45,941	103,395	+125%
Housing Units	12,089	27,208	+125%
Hotel Rooms	0	582	-
Tourists/day	0	996	-
Water Demand	4.6 mgd	10.6 mgd	+131%
Sewage Demand	3.9 mgd	9 mgd	+131%
Automobiles	34,456	77,546	+125%

THE CENTRAL/WEST

(Tamuning, Tumon, Agana)

Tamuning continues to develop as Guam's commercial area and "urban center". Tumon will remain the major hotel district and develop more tourist oriented uses. Agana continues as the government and financial center with high intensity commercial uses. Wetlands constrain Agana development.

IMPACTS - Vision 1 Central/West

	1990	2015	1990-2015
Population	17,812	33,251	+87%
Housing Units	4687	8750	+87%
Hotel Rooms	4903	11,483	+134%
Tourists/day	8,384	19,637	+134%
Water Demand	4 mgd	8.5 mgd	+113%
Sewage Demand	3.4 mgd	7.1 mgd	+113%
Automobiles	13,359	24,938	+87%

THE CENTRAL/EAST

(Agana Heights, Sinajana, Chalan Pago-Ordot, Mongmong-Toto-Maite, Barrigada, Mangilao)

Agana Heights, Sinajana and Mongmong-Toto-Maite remain low intensity residential. Barrigada develops moderate intensity uses and Mangilao high intensity due to the new Mangilao golf course and surrounding condominium community. Sinajana and Agana Heights are constrained by the lack of developable land.

IMPACTS - Vision 1 Central/East

	1990	2015	1990-2015
Population	35,929	71,150	+98%
Housing Units	9455	18,724	+98%
Hotel Rooms	311	3642	+1071%
Tourists/day	532	6228	+1071%
Water Demand	3.7 mgd	8.7 mgd	+135%
Sewage Demand	3.1 mgd	7.4 mgd	+135%
Automobiles	26,947	53,363	+98%

THE SOUTH/WEST

(Asan-Maina, Piti)

Asan-Maina and Piti continue low intensity residential with some new small scale commercial development along Marine Drive. Major development restricted in Asan due to the National Park lands and the GHURA project. National Park lands are retained.

IMPACTS - Vision 1 South/West

	1990	2015	1990-2015
Population	4550	3273	-28%
Housing Units	1197	861	-28%
Hotel Rooms	0	311	-
Tourists/day	0	533	-
Water Demand	.46 mgd	.47 mgd	+2.7%
Sewage Demand	.39 mgd	.4 mgd	+2.7%
Automobiles	3413	2455	-28%

THE SOUTH/EAST

(Yona, Talofofo)

Yona becomes a moderate to high intensity residential and commercial area due to the Leo Palace Resort in Manengon. More golf courses and some small scale mixed-use development, including neighborhood shopping centers develop in Talofofo.

IMPACTS - Vision 1 South/East

	1990	2015	1990-2015
Population	7648	14,209	+86%
Housing Units	2012	3739	+86%
Hotel Rooms	0	1489	-
Tourists/day	0	2547	-
Water Demand	.8 mgd	2.1 mgd	+173%
Sewage Demand	.7 mgd	1.8 mgd	+173%
Automobiles	5736	10,657	+86%

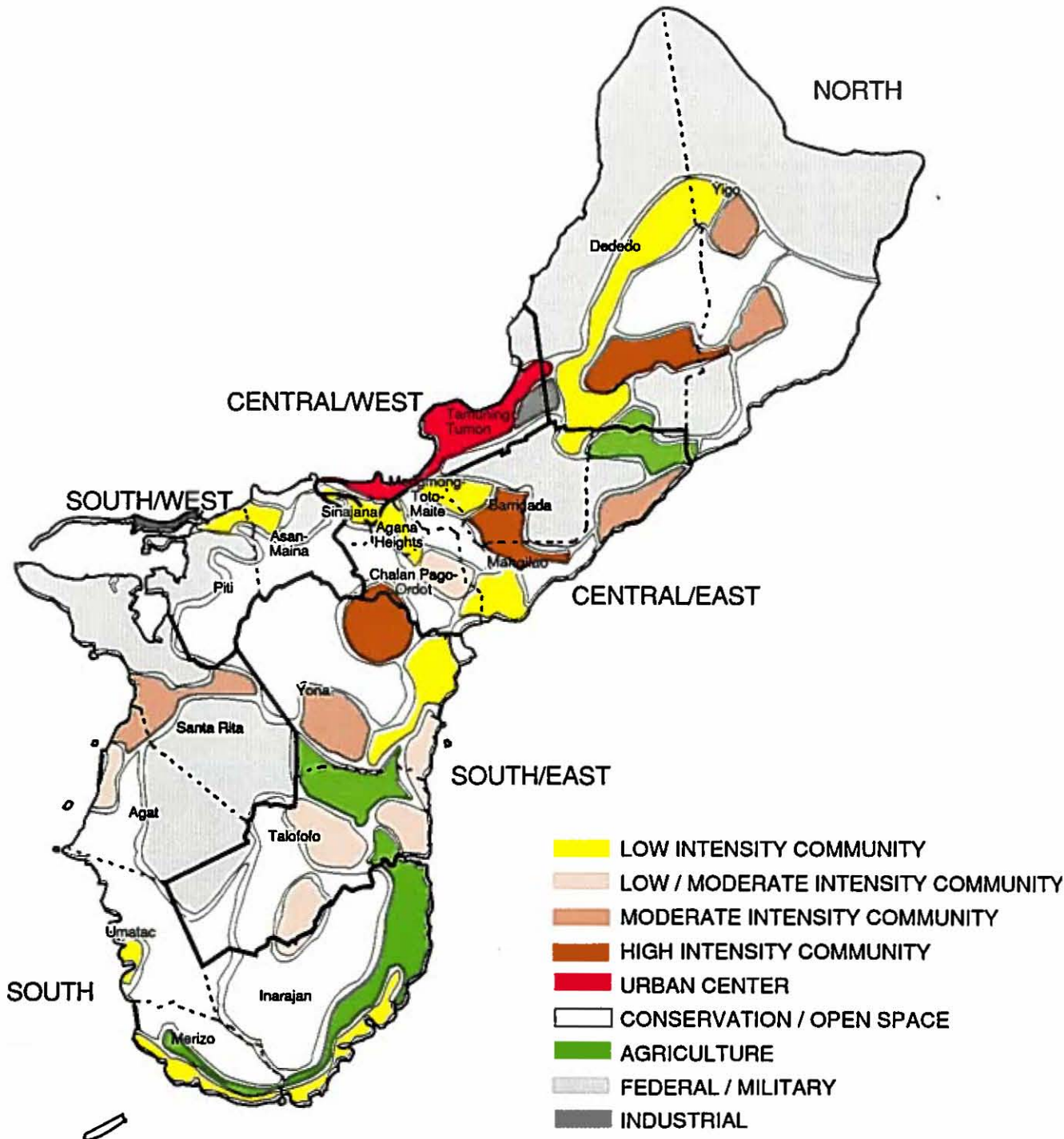
THE SOUTH

(Agat, Umatac, Merizo, Inarajan, Santa Rita)

Agat develops as the major southern commercial center with moderate intensity residential and commercial uses and a major golf course resort community. Aside from the existing Cocos Island Resort in Merizo and the proposed DanDan Resort in Inarajan, the other southern villages maintain their very low intensity residential character. The interior portions of these villages serve as conservation and agricultural constraints to development.

IMPACTS - Vision 1 South

	1990	2015	1990-2015
Population	21,272	38,041	+79%
Housing Units	5598	10,011	+79%
Hotel Rooms	214	1460	+582%
Tourists/day	366	2496	+582%
Water Demand	2.2 mgd	4.4 mgd	+100%
Sewage Demand	1.9 mgd	3.8 mgd	+100%
Automobiles	15,954	28,530	+79%



VISION 2

"Public Input"

Vision #2 is developed from the issues and recommendations the public offered in the first set of village meetings.

THE NORTH

(Yigo, Dededo)

Dededo and Yigo continue low intensity development with some moderate intensity commercial growth near the junctions of Routes 1 and 3. Growth concentrates around village centers due to military land, limestone forest and water lens restrictions.

IMPACTS - Vision 2 North

	1990	2015	1990-2015
Population	45,941	96,858	+111%
Housing Units	12,089	25,488	+111%
Hotel Rooms	0	1330	—
Tourists/day	0	2275	—
Water Demand	4.6 mgd	10.3 mgd	+124%
Sewage Demand	3.9 mgd	8.7 mgd	+124%
Automobiles	34,456	72,644	+111%

THE CENTRAL/WEST

(Tamuning, Tumon, Agana)

The Tamuning-Tumon area continues to develop as the island's "urban center" with high intensity commercial and residential uses mixed with some new tourist-oriented uses. Agana continues as the island's government and financial center with high intensity commercial uses. Anigua and Adelup develop residential uses of low to moderate intensity.

IMPACTS - Vision 2 Central/West

	1990	2015	1990-2015
Population	17,812	36,978	+108%
Housing Units	4687	9731	+108%
Hotel Rooms	4903	12,979	+165%
Tourists/day	8384	22,195	+165%
Water Demand	4 mgd	12.7 mgd	+218%
Sewage Demand	3.4 mgd	10.8 mgd	+218%
Automobiles	13,359	27,734	+108%

THE CENTRAL/EAST

(Agana Heights, Sinajana, Chalan Pago-Ordot, Mongmong-Toto-Maite, Barrigada, Mangilao)

This region generally develops with moderate intensity constrained by the wetlands and the Naval Air Station. Agana Heights, Sinajana and Chalan Pago-Ordot remain predominantly low intensity residential with some small scale commercial uses along Route 4.

IMPACTS - Vision 2 Central/East

	1990	2015	1990-2015
Population	35,929	62,313	+73%
Housing Units	9455	16,398	+73%
Hotel Rooms	311	2647	+751%
Tourists/day	532	4527	+751%
Water Demand	3.7 mgd	7.4 mgd	+100%
Sewage Demand	3.1 mgd	6.2 mgd	+100%
Automobiles	26,947	46,735	+73%

THE SOUTH/WEST

(Asan-Maina, Piti)

Asan-Maina and Piti remain low intensity residential with some new small scale commercial development occurring along Marine Drive. High intensity industrial uses develop in the Commercial Port and Cabras Island areas. National Park lands are retained.

IMPACTS - Vision 2 South/West

	1990	2015	1990-2015
Population	4550	7000	+54%
Housing Units	1197	1842	+54%
Hotel Rooms	0	311	—
Tourists/day	0	533	—
Water Demand	.5 mgd	.9 mgd	+85%
Sewage Demand	.4 mgd	.73 mgd	+85%
Automobiles	3413	5251	+54%

THE SOUTH/EAST

(Yona, Talofofo)

Yona develops as one of the faster growing communities with moderate intensity uses due mainly to the Leo Palace Resort project in Manengon. Talofofo retains its low intensity residential flavor in the village proper, however low/moderate uses begin to evolve in the outskirts of the village due to nearby golf course construction.

IMPACTS - Vision 2 South/East

	1990	2015	1990-2015
Population	7648	21,663	+183%
Housing Units	2012	5700	+183%
Hotel Rooms	0	592	—
Tourists/day	0	1012	—
Water Demand	.8 mgd	2.5 mgd	+218%
Sewage Demand	.7 mgd	2.1 mgd	+218%
Automobiles	5736	16,247	+183%

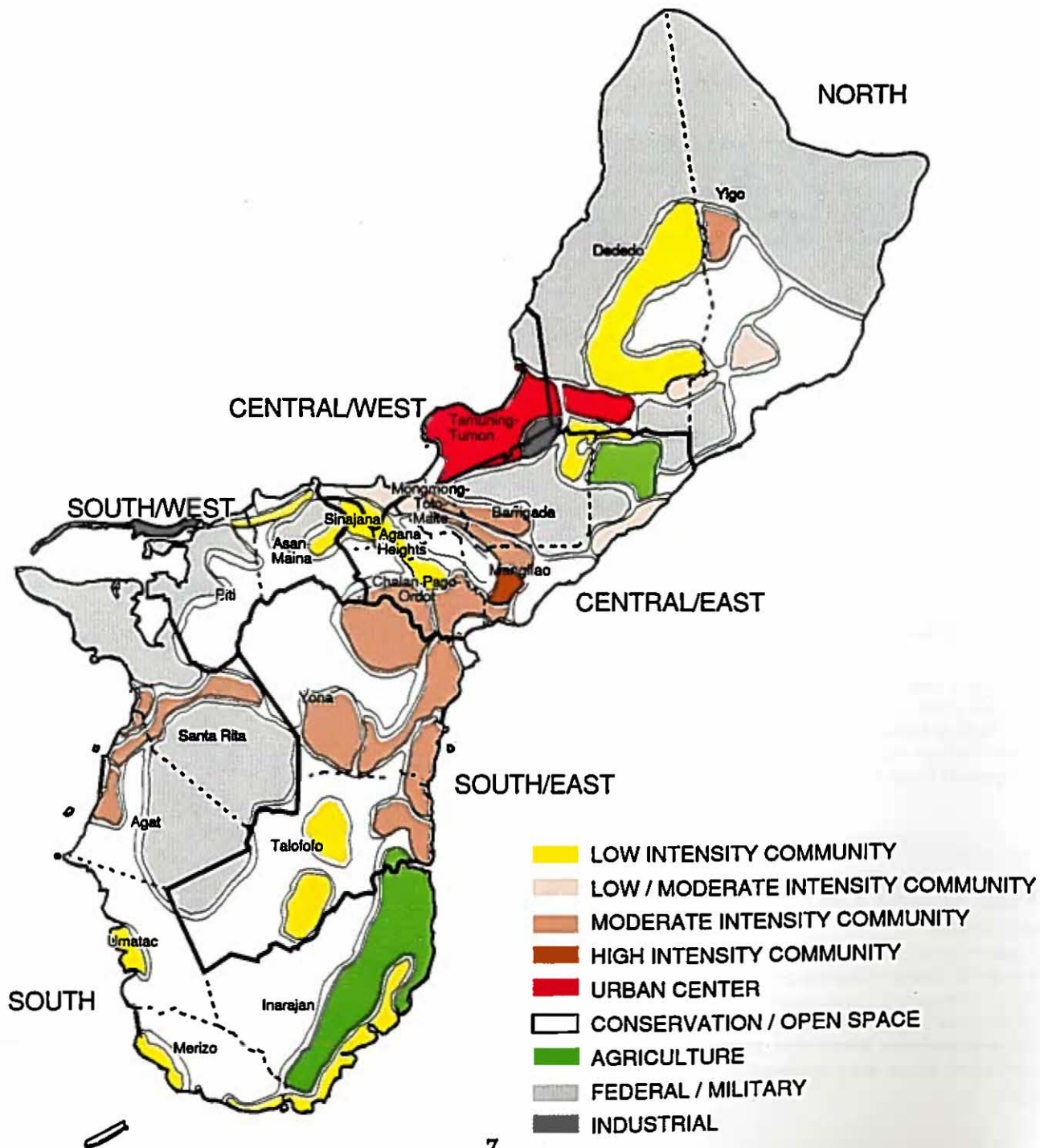
THE SOUTH

(Agat, Umatac, Merizo, Inarajan, Santa Rita)

Agat develops moderate intensity residential and commercial uses, generated by the proposed Nimitz Beach area resort. Aside from the Cocos Island Resort in Merizo and the DanDan Resort in Inarajan, the other southern villages remain low in intensity maintaining the southern island flavor. Large tracts of military land and conservation / open space areas provide the major constraint to development.

IMPACTS - Vision 2 South

	1990	2015	1990-2015
Population	21,272	38,506	+81%
Housing Units	5598	10,133	+81%
Hotel Rooms	214	1108	+418%
Tourists/day	366	1894	+418%
Water Demand	2.2 mgd	4.3 mgd	+95%
Sewage Demand	1.9 mgd	3.7 mgd	+95%
Automobiles	15,954	28,879	+81%



VISION 3

"Growth Management"

Vision #3 shows how Guam could look in year 2015 if it grew and developed based on the existing infrastructure.

THE NORTH

(Yigo, Dededo)

Yigo maintains its residential flavor developing low to moderate intensity residential and, particularly in the Hatsuho Golf Course area, small scale commercial uses. Moderate intensity uses develop along Marine Drive from Yigo to Dededo. Dededo connects with Tamuning to become the island's northern business district and major employment center. Development is limited on the northern water lens and north eastern limestone forest.

IMPACTS - Vision 3 North

	1990	2015	1990-2015
Population	45,941	94,103	+105%
Housing Units	12,089	24,763	+105%
Hotel Rooms	0	0	0%
Tourists/day	0	0	0%
Water Demand	4.6 mgd	9.4 mgd	+105%
Sewage Demand	3.9 mgd	8 mgd	+105%
Automobiles	34,456	70,576	+105%

THE CENTRAL/WEST

(Tamuning, Tumon, Agana)

Tamuning-Tumon continues to develop as the island's northern "urban center" and primary commercial area with very high intensity commercial and residential uses. Major hotel/tourist-oriented uses remain in Tumon. Agana continues to develop as the island's government and financial center with low/moderate intensity commercial uses.

IMPACTS - Vision 3 Central/West

	1990	2015	1990-2015
Population	17,812	36,035	+102%
Housing Units	4687	9483	+102%
Hotel Rooms	4903	14,381	+193%
Tourists/day	8,384	24,592	+193%
Water Demand	4 mgd	10.1 mgd	+153%
Sewage Demand	3.4 mgd	8.6 mgd	+153%
Automobiles	13,359	27,027	+102%

THE CENTRAL/EAST

(Agana Heights, Sinajana, Chalan Pago-Ordot, Mongmong-Toto-Maite, Barrigada, Mangilao)

This region ties in with the Leo Palace Resort project in Manengon to serve as the island's south/central "urban center." Chalan Pago-Ordot, Barrigada and Mangilao increase in density constrained by the central wetlands, military lands and the international airport. The Agana Heights/Sinajana areas remain predominantly low intensity residential.

IMPACTS - Vision 3 Central/East

	1990	2015	1990-2015
Population	35,929	68,471	+91%
Housing Units	9455	18,019	+91%
Hotel Rooms	311	2477	+696%
Tourists/day	532	4236	+696%
Water Demand	3.7 mgd	7.9 mgd	+113%
Sewage Demand	3.1 mgd	6.7 mgd	+113%
Automobiles	26,947	51,353	+91%

THE SOUTH/WEST

(Asan-Maina, Piti)

Asan-Maina and Piti remain low intensity residential with some new small scale commercial development occurring along Marine Drive. High intensity industrial uses develop in the Commercial Port and Cabras Island area. Military/federal lands constrain development from Piti to Agat. National Park lands are retained.

IMPACTS - Vision 3 South/West

	1990	2015	1990-2015
Population	4550	8455	+86%
Housing Units	1197	2225	+86%
Hotel Rooms	0	0	0%
Tourists/day	0	0	0%
Water Demand	.5 mgd	.9 mgd	+86%
Sewage Demand	.4 mgd	.7 mgd	+86%
Automobiles	3413	6342	+86%

THE SOUTH/EAST

(Yona, Talofofo)

The Manengon Leo Palace Resort, located primarily in Yona, serves as the heart of the central "urban center" with major high intensity commercial and residential uses. Some moderate intensity uses begin to develop in Talofofo generated by new golf course projects. Major agricultural lands and major conservation areas are preserved in the southern portions of the village.

IMPACTS - Vision 3 South/East

	1990	2015	1990-2015
Population	7648	25,221	+230%
Housing Units	2012	6636	+230%
Hotel Rooms	0	1354	-
Tourists/day	0	2315	-
Water Demand	.8 mgd	3.2 mgd	+309%
Sewage Demand	.7 mgd	2.7 mgd	+309%
Automobiles	5736	18,915	+230%

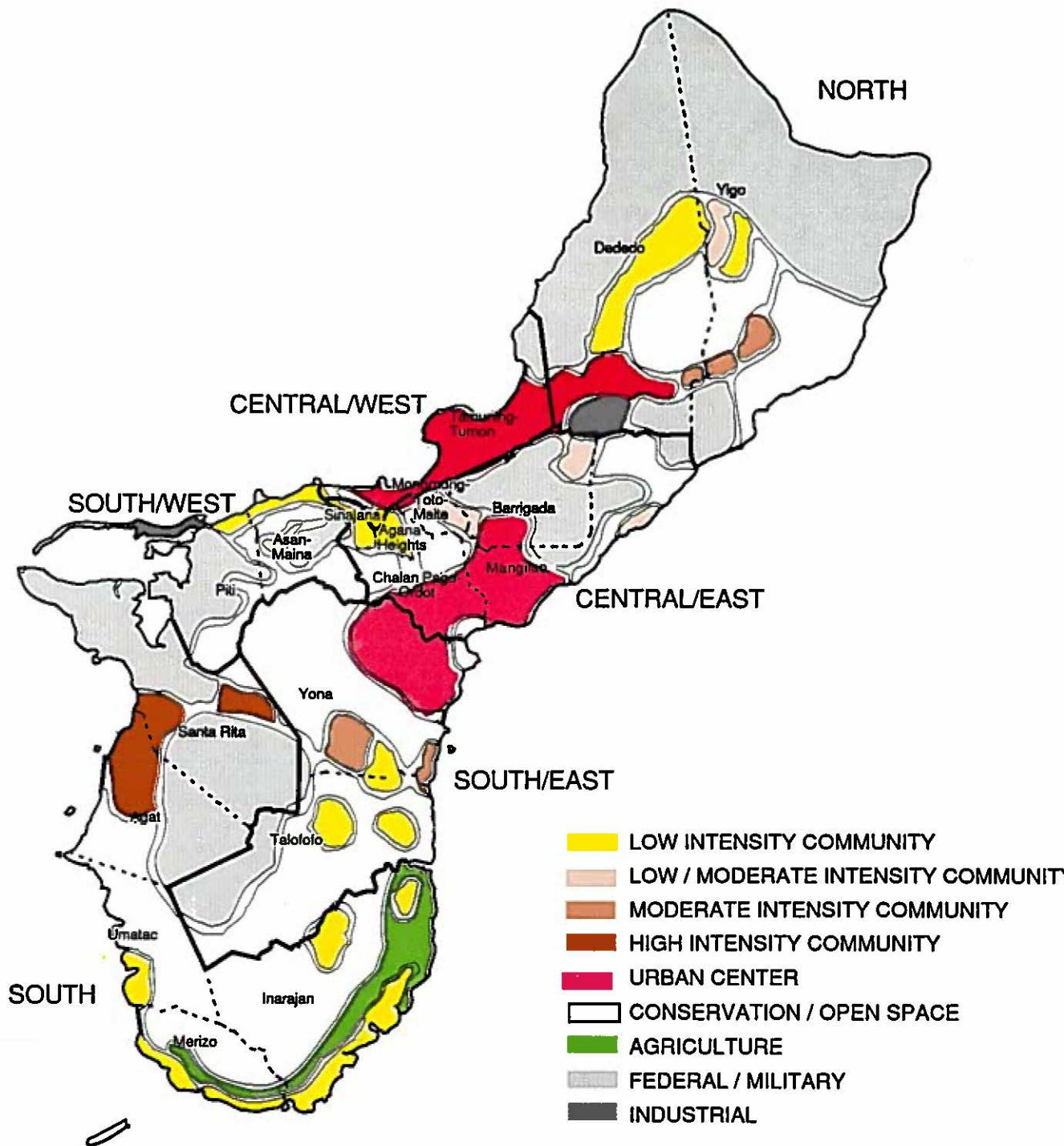
THE SOUTH

(Agat, Umatac, Merizo, Inarajan, Santa Rita)

Agat develops as the major commercial center of the south with moderate intensity residential and commercial uses and a major golf course resort community. Aside from golf course developments in Inarajan, the villages of Santa Rita, Umatac, Merizo, and Inarajan develop primarily low intensity residential and commercial uses.

IMPACTS - Vision 3 South

	1990	2015	1990-2015
Population	21,272	31,035	+46%
Housing Units	5598	8167	+46%
Hotel Rooms	214	756	+253%
Tourists/day	366	1292	+253%
Water Demand	2.2 mgd	3.4 mgd	+55%
Sewage Demand	1.9 mgd	2.9 mgd	+55%
Automobiles	15,954	23,276	+46%



I TANO'-TA

THE LAND USE PLAN FOR GUAM

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