

I TANO'-TA
THE LAND USE PLAN FOR GUAM
I PLANO INISAN TANO PARA GUAHAN

THREE VISIONS FOR
A FUTURE GUAM

I TANO'-TA

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I Plano Inisan Tano' Para Guahan

U P D A T E

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Revised Zoning Ready for Review

"It Protects Our Quality Of Life"

The final stages of piecing together Guam's Land Use Plan has been completed: the revised zoning is in place and ready for review by the people. According to Territorial Planning Council Executive Assistant, Marcel Camacho, it's a plan the people will like. "They've been giving us their input from the first village meetings," he says, "and it reinforces to us the depth of the Chamorro feelings for their land.

owners. "We knew from the beginning that we couldn't please everyone, although we tried to strike the best balance for the benefit of the whole." He said they gave every individual who shared their ideas and concerns serious attention. "This plan reflects the best we can do under today's circumstances." Says Camacho: the beauty of this plan is that it is not cast in stone. We as a community can direct it. We manage it!

LAST STEP BEFORE FINALIZATION

Now, says Camacho, we will be able to show our people how we've incorporated their growth desires by implementing a revised zoning system. "Residents will be pleasantly surprised to see how the plan will allow better use of our land" he says.

According to Camacho, in the next few weeks we will see the final and decisive round of informational meetings and media educational programs. "We really want to help the people understand the facts about the Land Use Plan and the revised zoning system. We'd be concerned if people were swayed to misunderstanding by rumors and misinformation. So we're making as much information available as possible. It's a plan to benefit the whole community", says Camacho, so we want the whole community involved in this final process." He says at times creating the plan has been a balancing act between interest groups and individual land

DRAFT FINAL PLAN

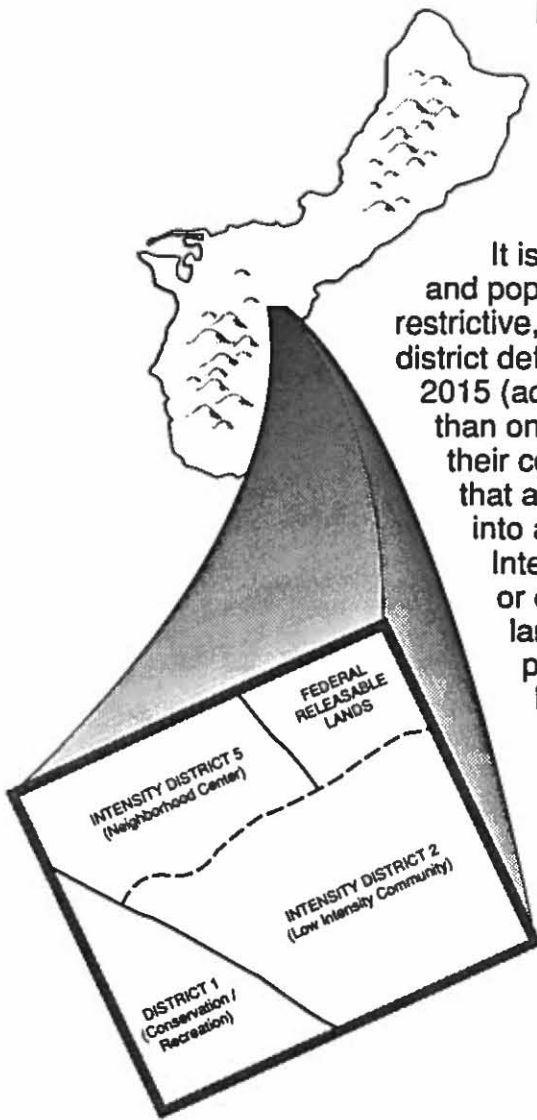
*Revised Zoning Called
Intensity Districts*

See it at your Mayor's office

Jan. 21-Feb. 4, 1993

See How Your Property Fits In!

Introducing A New Zoning System: Intensity Districts



It is proposed that Guam's growth be managed through the new and popular intensity districting system. This simply means our current restrictive, single use zones (R1, R2, etc) are now incorporated into a district defined by the intensity level to which it could develop by the year 2015 (according to the people's past input). And within that district more than one land use is allowed, all of which were carefully matched for their compatibility and, again, for what the people said they wanted in that area (natural, manmade and economic factors were also taken into account).

Intensity districting does not mean people's land has been rezoned or changed. Instead, Camacho explains, it has been "fit" into a larger area. This area, or intensity district, offers a managed and protected way for a neighborhood to grow. And many individual landowners will benefit from the multi-compatible usage.

The success of the intensity districting system lies in its ability to protect the interests of the community as a whole, create the quality of life desired, while at the same time offer the land owner more options in property development.

How Will I Benefit From The Multi-Use Intensity Districts

Many people will benefit! They will have more options for development of their property than was available under the traditional zoning. Here's an example: An R1 property owner restricted to single family dwelling today will be able to build a duplex under intensity districting without any additional cumbersome permits and governmental procedures.

Understanding the revised zoning system will be the key to acceptance of this Land Use Plan.

Chuck Crisostomo, Chairman of the Territorial Planning Council, and Director of the Guam Economic Development Authority says, "What more could we give the people but a system which protects island life, manages the island's growth, creates an island building plan and increases, for the most part, the people's ability to better develop their private land holdings?"

WHAT'S A LAND USE PLAN?

A plan to help a community achieve the most reasonable use of land for all of its citizens.

1 The Plan (in map form)

- Shows how our island people want the land used through the year 2015
- The plan is shown in color coded zones or "intensity districts", an improved system of zoning
- Was created through public participation, planner expertise, analysis of natural and man-made constraints and consideration of market elements

2 A Zoning Map

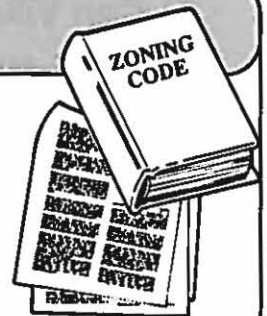
- There is a zoning map for each village
- It shows the flexibility intensity districts will give landowners as they develop their property
- Each map represents the first five-year implementation of the Land Use Plan, and is based on existing or planned infrastructure

* INTENSITY DISTRICTS :

- Allow compatible land uses to co-exist within an area
- Restructure the traditional but restrictive zoning system
- Offer landowners more future development opportunities than our current zoning system
- Allow for better planning of the infrastructure required to support future land uses.

3 A Zoning Code/Law

- Is the law which assures that the Land Use Plan will be enacted through the listing of:
 - Permitted uses in each intensity district.
 - Definitions of land uses in specific detail
 - Performance standards (dimensional, density, administration and enforcement requirements) which need to be met prior to building permits being granted



4 A Capital Improvement Plan

- Is the blueprint to upgrade the infrastructure.
- Lists the costs, priorities and sources of funding for the Land Use Plan's capital
- Acts as the timetable prioritizing projects based on community determined need



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Protection For The Island From Runaway Development

"This intensity districting protects us," says Joe Morcilla, I Tano ta Project Manager at W.B. Flores & Associates. "The multi-use concept in the intensity districting does not give land developers the license to build anything they want wherever they want, even if it is listed as allowed within a new intensity district." According to Morcilla, the planners included very strict performance standards for builders so that the flavor of a neighborhood is not disturbed. "There are no standards like this in today's zoning code" says Morcilla. "This is a wonderful shield for the community to have to keep its island lifestyle."

An example, says Morcilla, would be that intensity district 3 allows hotel/motels and shopping centers. But only certain sizes and ONLY after the developer has met the criteria of distances, vegetation buffers, road access, parking, and so forth...criteria set up to keep the nearby neighborhood from being overrun by big commercial businesses."

Promise?

It's the law! The performance standards will be incorporated into the new Land Use Plan Zoning Code, which is law. Once passed by the legislature, the Land Use Plan will be a law. The Territorial Land Use Commission (TLUC) will finally have criteria to which they can refer as they make their decisions.

What Will Be Some Of The Ways The Island Could Change?

TPC Executive Secretary and Director of the Bureau of Planning Peter P. Leon Guerrero says that besides bringing the unmanaged growth under control and allowing the infrastructure to catch up with the growth of the past years, traffic congestion could be affected through the introduction of "compact communities."

"Compact communities," he says, "are the same as our traditional village concept. Only they could grow over the years into even more convenient villages than today." He says applying the concept of offering people small services, schools, health care and parks within walking or a short bus shuttle from home makes sense. And with managed planning, the villages of the future could evolve in this way, says Leon Guerrero. According to Leon Guerrero, a side benefit of compact communities, or planned villages, is that the flavor of the village is what the people desire, not what development determines. It could also benefit the island through reduction of traffic congestion, he says. People no longer would have to get into their cars to provide their family with the basic every day services, but instead could be within comfortable, safe and convenient walking distance or short bus shuttle bus service away.

Can Villagers Plan For Their Own Future?

Yes, say the experts. Villagers will see on the Land Use Plan map the intensity to which they have previously said they are willing to grow by the year 2015. This reflects the intensity beyond which they do not want their village or neighborhoods to grow. This desire has been translated into the five year zoning plan (map). There will be opportunity for villagers to participate in future revisions to this plan.

Visit Your Land On The Map

Between January 20- February 4 village maps with intensity districts will be displayed at your Mayor's office for your review. Later the planners and members of the Territorial Planning Council will be available at the village Mayor's offices to show you how your property fits into the new intensity districts. Please watch the newspaper and listen to the radio for specific dates and times. You can also call the TPC office at 472-9770-1.

SCHEDULE

February/March 1993	March/April 1993	April/May 1993
Transmittal by WBF to TPC for review/adoption	Transmittal to Governor. If approved, submittal to Legislature.	Review and passage into law by the legislature