

INTERIUM REPORT OF
NEIGHBORHOODS

Prepared by: Department of Land Management

INTERIM REPORT OF NEIGHBORHOODS

General

The concept of the Neighborhood is generally accepted as a sound basis for development or redevelopment of residential areas within a community. In such an area residents share the common services, social activities and facilities necessary for their daily living patterns. The industrial and commercial activities are normally found outside the neighborhood and sometimes form neighborhoods of their own. The regionalization of a community reflects physical and cultural patterns of homogeneity that condition residents toward a unity of purpose. By welding together public and private efforts for neighborhood improvement a desirable environment can be accomplished.

For planning purposes the neighborhood is the smallest practical unit for comprehensive survey and analysis. Effective community planning cannot be accomplished without due consideration of the needs, problems, assets and liabilities of each and every neighborhood. The organization of space to provide a physical environment suitable for the full development of urban living is a requisite to achieve social goals.

Neighborhood size is governed by the area and population required to support necessary community facilities of a convenience nature. In established urban areas delineation of such an environment is comparatively simple to those less dense areas going through rapid stages of development. The elementary school district is utilized as the single most important factor in neighborhood delineation and Guam is no exception. However, on Guam no school has a completely walking population which causes the total area to be above general standards.

Boundaries primarily follow administrative lines of election districts and military reservations. Topography is important in that the stated administrative lines were conditioned by physical features. Land use and population anticipated by 1980 complete the general considerations of neighborhood delineation. Data collection can be coordinated by establishing enumeration districts that coincide with neighborhood boundaries. In areas where rapid changes are expected to occur, a large neighborhood is maintained until further division becomes practical. The map on page 4 illustrates the neighborhoods thus established.

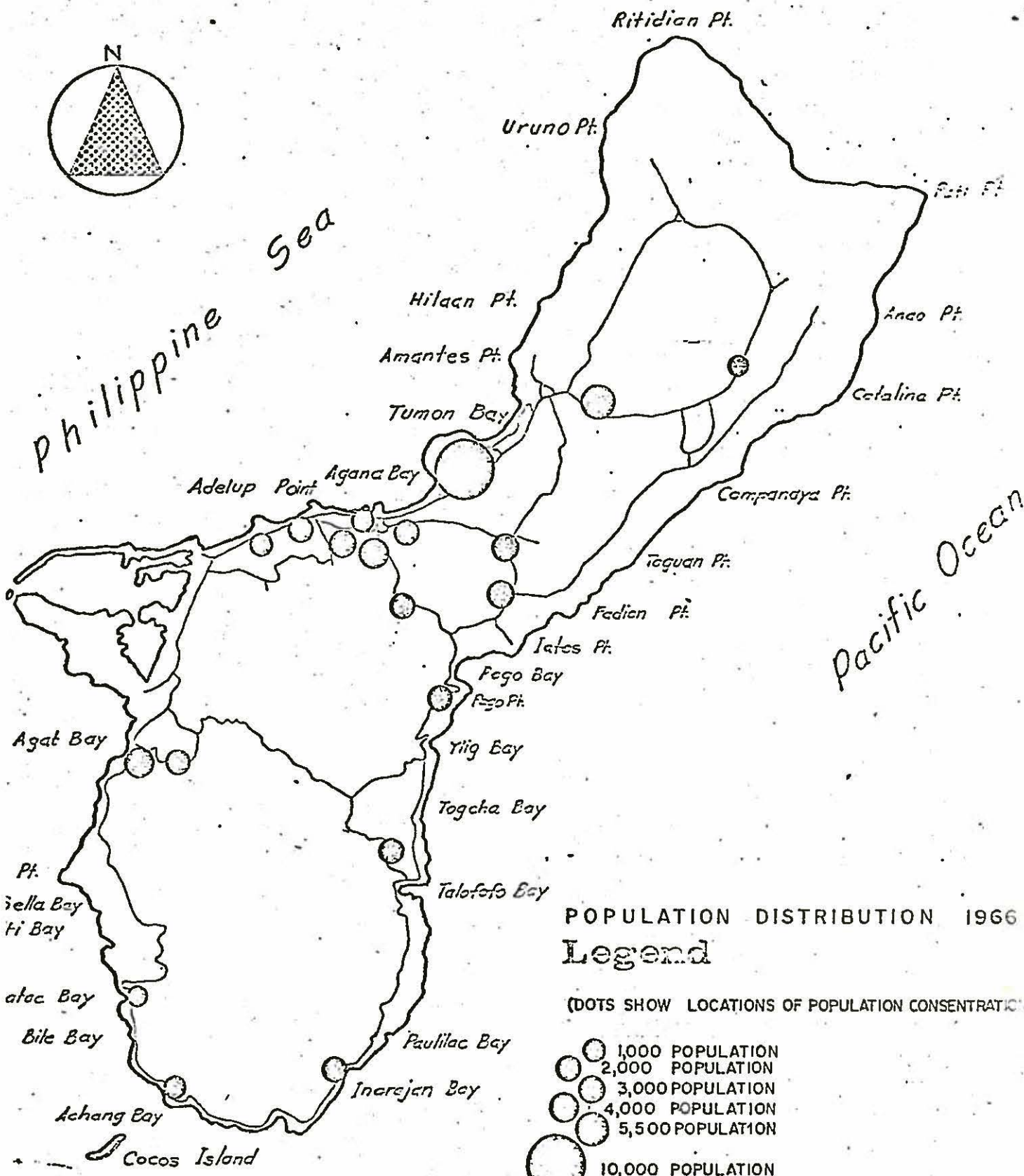
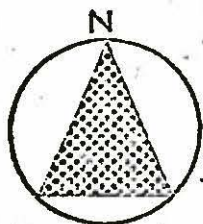
Before proceeding to an analysis of individual neighborhoods, several generalities should be examined. Guam has only recently emerged from a subsistence economy to an active participant in modern activity. Customs, climate and low incomes have resulted in building conditions of less than adequate construction to withstand major typhoons and compare favorably with mainland counterparts. Over 70% of the structures are considered sub-standard although new, permanent structures are rapidly being constructed. A trend towards multi-family living should be encouraged to reduce housing costs of both public and private categories.

A pattern of migration, off-island and intra-territorial, is providing the impetus for urban development along an axis extending from Piti to Dededo. The Tamuning-Dededo development is especially rapid due to location and availability of usable land. The "Central Loop" including Agana, Agana Heights, Sinajana, Chalan Pago, Mangilao, Barrigada, Mongmong-Toto, and a spur to Yona is following closely behind Tamuning and Dededo. The map on page 6 illustrates this development, also showing high densities in Agat and Santa Rita and the rural villages in the south and north.

Military reservations are excluded from the neighborhood analysis as

they have their own jurisdiction and means of development. However, schools and highways of the civilian community are especially affected by military use. The trend in highways is towards more civilian ownership and maintenance. Schools for military dependents are expected to remain in the civilian community but estimates of need are difficult to make in light of security and the unsettled nature of world conditions.

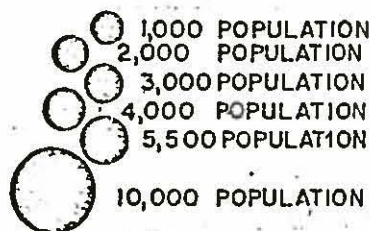
Most of the neighborhoods have large areas of rural character as previously indicated. Some, such as Umatac, Merizo, Inarajan and Talofofo are expected to remain in that state while others including Yona and Yigo will develop much of their useable land. The necessity for school buses will remain in all neighborhoods at varying degrees. Areas in Tamuning, Dededo, Agana Heights and Sinajana are expected to have the highest proportion of "walkers" to school. Further studies are being undertaken to determine ultimate development at varying densities. A limiting condition is public sewerage necessary for any increase in densities.



POPULATION DISTRIBUTION 1966

Legend

(DOTS SHOW LOCATIONS OF POPULATION CONCENTRATIONS)



ISLAND OF GUAM



Adelup

A general description of each neighborhood should start with Agana, the capital city, although the name "Adelup" is used in conformance to school designation. A section of Asan, called Maina, is included in the Adelup neighborhood. Relocation of families following complete destruction during World War II and the fragmentation of lots caused by estate distribution to heirs, drastically reduced the resident population. As the administrative and cultural center for the Territory and consequent commercial activity, a comparatively small amount of the total area is expected to remain in residential use. Schools and other community facilities are located either within the neighborhood or the immediate vicinity to adequately serve the residents. Traffic becomes the biggest problem due to location of Agana between the major military employers and in becoming an activity center for the Territory. Its location on the ocean precludes circumferential highways, but elimination or control of strip commercial uses and a coordinated limited access and by-pass system should effectively provide for the more than 40,000 vehicles passing through Agana daily. Urban renewal to include open space and commercial relocation are contemplated to provide a suitable environment for neighborhood and community activity.

NEIGHBORHOOD STATISTICS

December 1963 Data Base

Neighborhood # 10 ADELUP (AGANA-MAINA)

Estimated Population	<u>2100</u>	Area in Acres	<u>768</u>
Sept.(1966) Enrollment	<u>505</u>	Military Area	<u>208</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>269</u>
Density per develop. acre	<u>7.8</u>	Developable area	<u>277</u>
		Undevelopable area	<u>14</u>

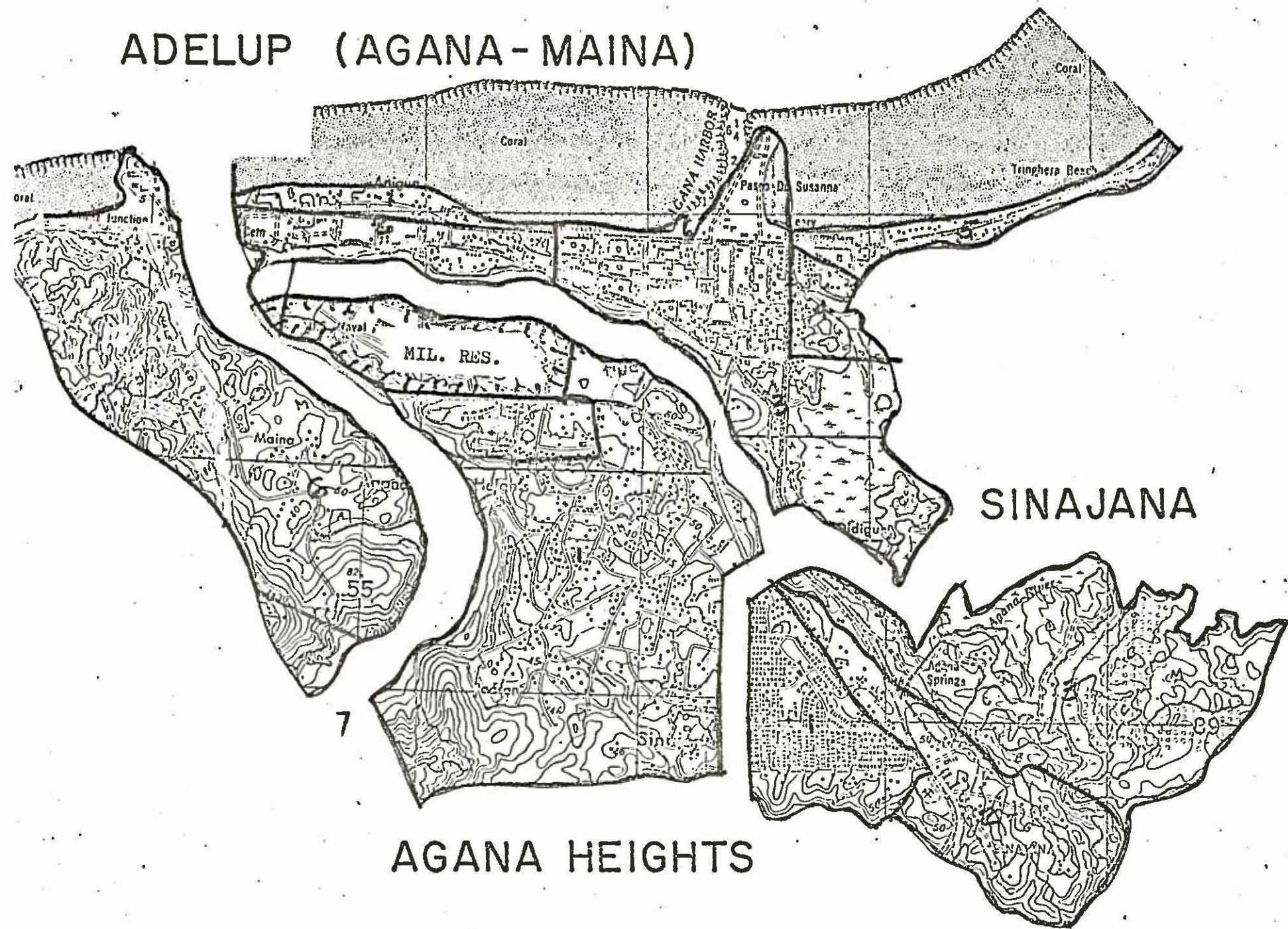
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>18</u>	<u>78</u>	<u>50</u>	<u>40</u>	<u>31</u>	<u>73</u>			<u>290</u>
<u>Fair</u>	<u>11</u>	<u>28</u>	<u>29</u>	<u>6</u>	<u>15</u>	<u>5</u>			<u>94</u>
<u>Good</u>	<u>14</u>	<u>47</u>	<u>62</u>	<u>17</u>	<u>22</u>	<u>37</u>			<u>199</u>
<u>Total</u>	<u>43</u>	<u>153</u>	<u>141</u>	<u>63</u>	<u>68</u>	<u>115</u>			<u>583</u>

Use

<u>R1</u>	<u>26</u>	<u>99</u>	<u>76</u>	<u>31</u>	<u>14</u>	<u>102</u>			<u>348</u>
<u>R2</u>	<u>7</u>	<u>20</u>	<u>17</u>	<u>15</u>	<u>2</u>	<u>5</u>			<u>66</u>
<u>C</u>	<u>8</u>	<u>17</u>	<u>26</u>	<u>10</u>	<u>42</u>	<u>1</u>			<u>104</u>
<u>M1</u>	<u>1</u>	<u>15</u>	<u>6</u>	<u>7</u>	<u>6</u>	<u>4</u>			<u>39</u>
<u>M2</u>		<u>1</u>							<u>1</u>
<u>P</u>			<u>10</u>		<u>3</u>				<u>13</u>
<u>SP</u>	<u>1</u>	<u>1</u>	<u>6</u>		<u>1</u>	<u>3</u>			<u>12</u>

ADELUP (AGANA - MAINA)



Sinajana

Most of this neighborhood is undergoing urban renewal at present which will radically change the picture insofar as substandard housing is concerned. Many desirable environmental elements are evident in the existing and future patterns of land utilization. Commercial is concentrated on or near the arterial and a core of church, school, recreation and administrative uses are near the center of the built-up area.

Reuse of the urban renewal area is predominately single family dwelling units. The nearness to Agana and major activity will probably see a trend towards multi-family in the future as is happening to its sister neighborhood of Agana Heights and to Tamuning. Topographic difficulties have limited development over half of the neighborhood, but property valuations are on the rise and development should occur in difficult terrain. The existing school is operating at capacity but resolution of this problem when the population increases may have to be undertaken in conjunction with Agana Heights.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 8 SINAJANA

Estimated Population <u>3900</u>	Area in Acres <u>1024</u>
Sept.(1966) Enrollment <u>930</u>	Military Area <u>21</u>
Enroll./Pop. % <u>24</u>	Developed Area <u>253</u> excl. Mil.
Density per develop. acre <u>15.4</u>	Developable area <u>691</u>
Undevelopable area <u>59</u>	

Condition of Structures by Sub-Area

Grade	1	2	3	4	5	6	7	8	Total
Poor	392	61	30						483
Fair	60	8							68
Good	117	18	6						141
Total	569	87	36						692

Use

R1	525	85	36						646
R2	23								23
C	5	1							6
M1	10								10
M2									
P	4	1							5

Agana Heights

One of the several neighborhoods of the central complex, Agana Heights has developed without benefit of post-war government subdivision. Adequate circulation is lacking as are facilities that contribute to a core area. A proposed urban renewal project with Sinajana was deleted as being too large but preliminary plans have concepts that are included in the future plan for this area.

With adequate facilities multi-family uses will develop interspersed with single-family units on selected topographic areas. A loop pattern of streets with Sinajana is projected on the plateau with a major expressway by-passing the central area. School facilities and commercial uses will probably also be developed in conjunction with Sinajana. As with the rest of the island standard housing is a problem but enforcement of existing codes will prevent additional blight.

NEIGHBORHOOD STATISTICS

December 1963 Data Base

Neighborhood # 9 AGANA HEIGHTS

Estimated Population <u>3200</u>	Area in Acres <u>896</u>
Sept.(1963) Enrollment <u>760</u>	Military Area <u>208</u>
Enroll./Pop. % <u>24</u>	Developed Area <u>269</u>
	excl. Mil.
Density per develop. acre <u>11.9</u>	Developable area <u>300</u>
Undevelopable area <u>119</u>	

Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>249</u>	<u>90</u>							<u>339</u>
<u>Fair</u>	<u>42</u>	<u>13</u>							<u>55</u>
<u>Good</u>	<u>150</u>	<u>38</u>							<u>188</u>
<u>Total</u>	<u>441</u>	<u>141</u>							<u>582</u>

Use

<u>R1</u>	<u>402</u>	<u>121</u>							<u>523</u>
<u>R2</u>	<u>17</u>	<u>13</u>							<u>30</u>
<u>C</u>	<u>7</u>	<u>2</u>							<u>9</u>
<u>IL</u>	<u>2</u>	<u>1</u>							<u>3</u>
<u>FR</u>									
<u>P</u>	<u>2</u>								<u>2</u>
	<u>11</u>	<u>4</u>							<u>15</u>

Asan-Piti

The boundary of the neighborhood follows that of Piti election district, with the inclusion of the major part of Asan election district, and along military boundaries. The low percent of developed land in the neighborhood is due to the presence of low income families that make up 70% of the area's population. Also, contributing greatly to the slow phase of development in the area are the cliffs that cut off expansion forcing it where inducements in terms of utilities and facilities are available.

The school plants and their deficiencies are being resolved. An alternative being considered is to redraw school districts that presently place Asan in the Agana district. Parks and recreational facilities need to be increased and improved.

Zoning in the neighborhood is coordinated with advance planning in order to guide future decisions and anticipated development.

NEIGHBORHOOD STATISTICS

December 1963 Data Base

Neighborhood # 11

ASAN-PITI

Estimated Population 3416

Area in Acres 8084

Sept.(1966) Enrollment 817

Military Area 3101

Enroll./Pop. % 24

Developed Area	809
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Density per
develop. acre : 4.2

Developable area	2482
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Undevelopable area 1692

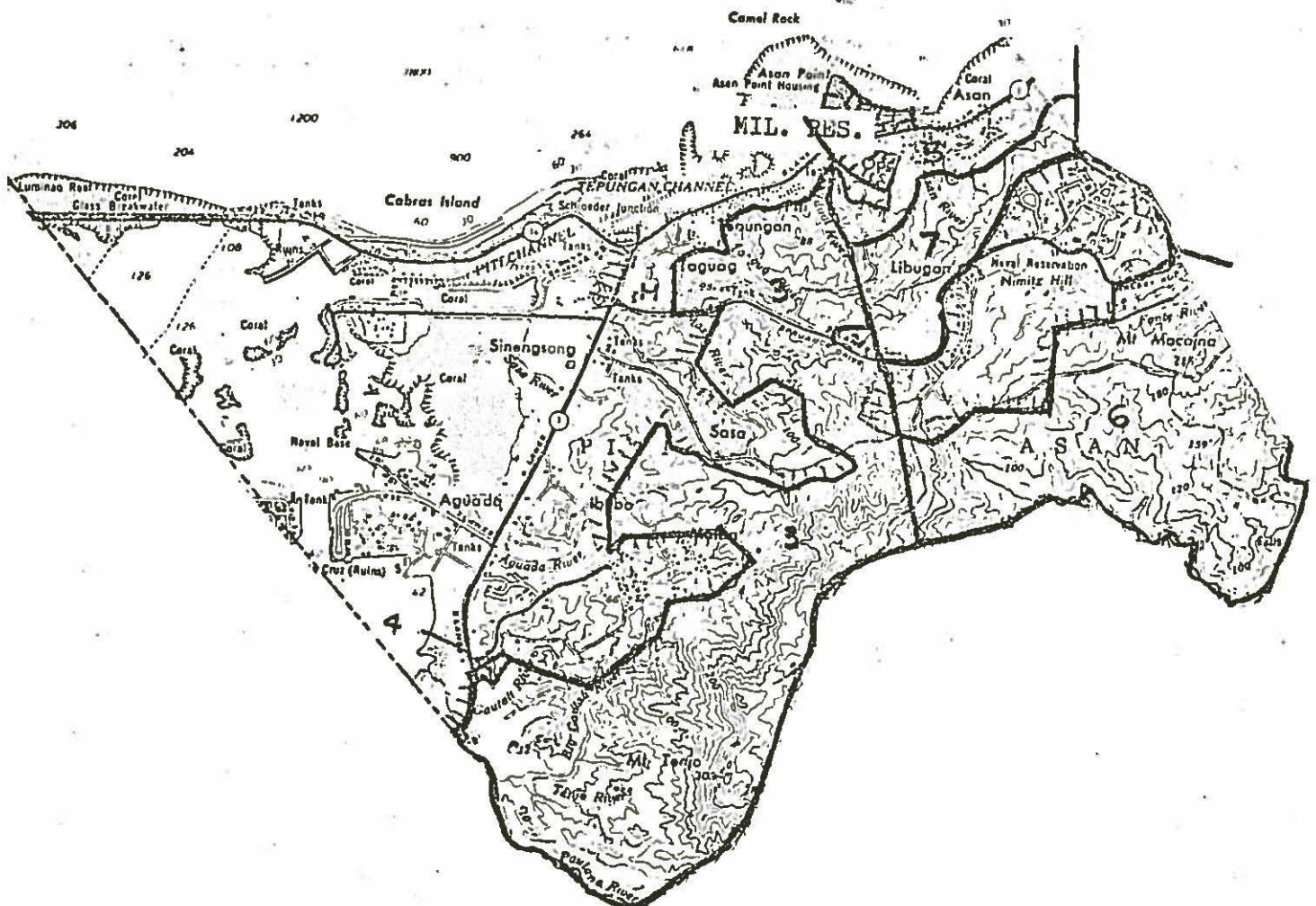
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>171</u>	<u>4</u>		<u>9</u>	<u>195</u>	<u>5</u>			<u>384</u>
<u>Fair</u>	<u>24</u>	<u>1</u>			<u>27</u>	<u>1</u>	<u>1</u>		<u>54</u>
<u>Good</u>	<u>61</u>	<u>1</u>	<u>5</u>	<u>3</u>	<u>54</u>		<u>21</u>		<u>145</u>
<u>Total</u>	<u>256</u>	<u>6</u>	<u>5</u>	<u>12</u>	<u>276</u>	<u>6</u>	<u>22</u>		<u>583</u>

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R1	209	5	3	7	232	5	21	482
R2	19		1	1	22		1	44
C	11	1		3	15	1		31
R1	11				6			17
R2				1				1
P	3		1		1			5
Σ	3							3

ASAN - PITI



Tamuning

Considered a major core of urban development, Tamuning utilizes the administrative boundary of the election district. It has the highest proportion of developed area among the neighborhoods with approximately 29% and having a total of 68% in the developable category. Of the island's population, 17% reside within this neighborhood. The density ranges from 5 to 10 persons per developed acre which is expected to increase in the near future.

The residential areas are mixed with commercial and industrial uses that defy patterns. Current zoning should rectify this problem in future years but rampant non-conformance is the existing situation. Although Tamuning boasts of some of the Territory's best housing areas, a discouraging 45% of all structures are in poor condition. The presence of a relatively high number of low income families contributes to the persistence of blight in sub-areas 1 through 4.

Inavailability of land for school plant use has been caused by rapid development and lack of development planning. A future division into two or more neighborhoods is anticipated but is governed to a large extent upon school construction. Deficiencies in recreational facilities and parks are obvious despite the improvements being made in Ipao Beach, a regional park. Other deficiencies are being rectified such as a proposed civic center and placement of utilities.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 3 TAMUNING

Estimated Population	<u>10000</u>	Area in Acres	<u>3904</u>
Sept.(1966) Enrollment	<u>2385</u>	Military Area	<u>554</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>977</u>
Density per develop. acre	<u>10.2</u>	Developable area	<u>2325</u>
		Undevelopable area	<u>48</u>

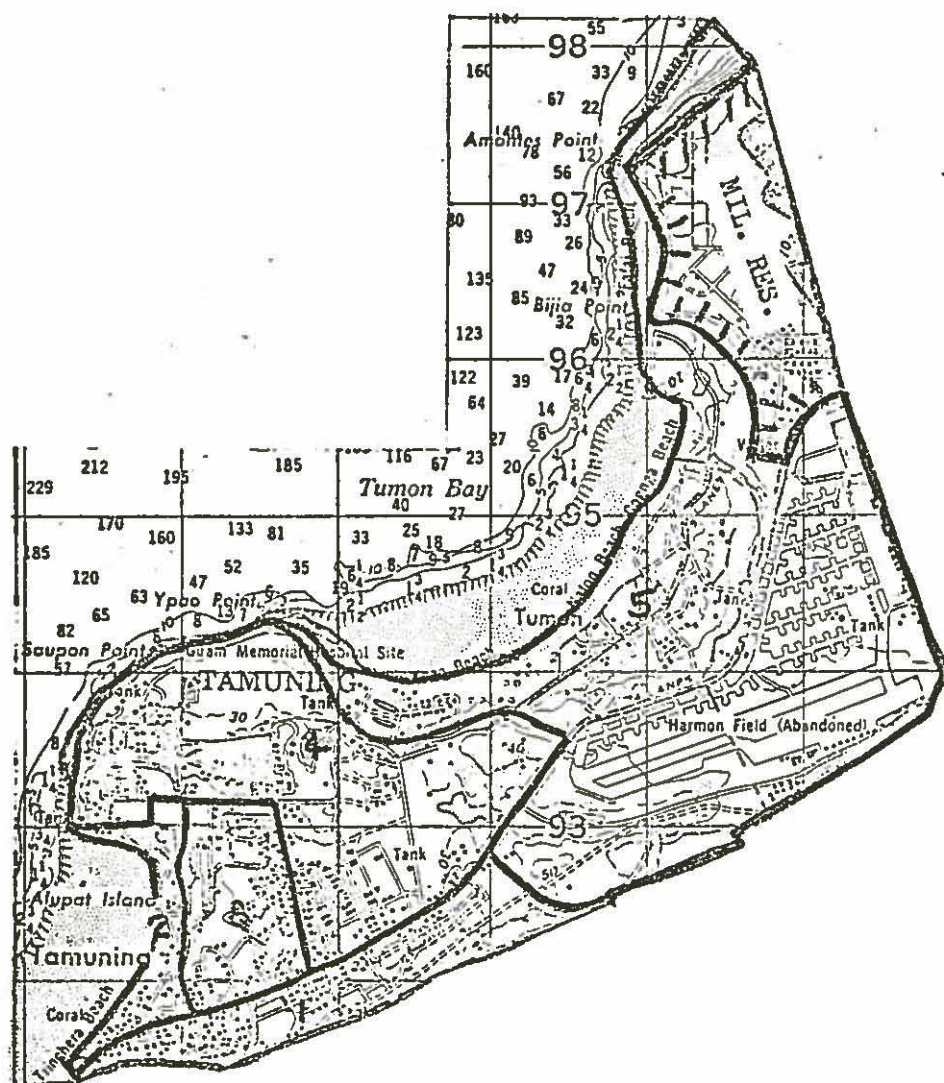
Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
Poor	<u>163</u>	<u>68</u>	<u>333</u>	<u>171</u>	<u>104</u>	<u> </u>	<u> </u>	<u> </u>	<u>839</u>
Fair	<u>63</u>	<u>40</u>	<u>63</u>	<u>69</u>	<u>33</u>	<u> </u>	<u> </u>	<u> </u>	<u>268</u>
Good	<u>40</u>	<u>39</u>	<u>85</u>	<u>509</u>	<u>77</u>	<u> </u>	<u> </u>	<u> </u>	<u>750</u>
Total	<u>266</u>	<u>147</u>	<u>481</u>	<u>749</u>	<u>214</u>	<u> </u>	<u> </u>	<u> </u>	<u>1857</u>

Use

R1	<u>190</u>	<u>109</u>	<u>432</u>	<u>621</u>	<u>196</u>	<u> </u>	<u> </u>	<u> </u>	<u>1548</u>
R2	<u>7</u>	<u>5</u>	<u>36</u>	<u>50</u>	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u>103</u>
C	<u>28</u>	<u>27</u>	<u>4</u>	<u>20</u>	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u>84</u>
IL	<u>14</u>	<u>6</u>	<u>8</u>	<u>41</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u>70</u>
R2	<u> </u>	<u> </u>	<u> </u>	<u>4</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>4</u>
P	<u>27</u>	<u> </u>	<u>1</u>	<u>6</u>	<u>3</u>	<u> </u>	<u> </u>	<u> </u>	<u>37</u>

TAMUNING



Dededo

A center of urban development in the northern section of the island, this neighborhood follows the administrative lines of the Dededo election district. It covers 6.8% of the Territory, but does not include the military reservation northwest of Route No. 3. Route No. 1 transversely divides the neighborhood into two sections beginning at the southwestward portion and curving northeastward. In future years this division may be the basis for new neighborhoods.

Although there is a rapid rate of development, the developed land within the neighborhood remains at a low 4.6%. The predominant use of the neighborhood is residential. To show the concentration of blighted areas, a sub-area breakdown of the neighborhood is necessary. The map indicates 36% of all poor structures, mostly residential, within sub-area No. 1, a potential urban renewal area. As an incentive to better development in the area, public land has been converted into low-cost housing of modern design and construction. A shopping center, with consideration given more to future than existing needs, is encouraged adjacent to the built-up section of the neighborhood.

The location of the present school plant is ideal in that the service radii encompass the built-up section of the neighborhood. However, deficiencies exist in terms of area and classrooms. A second school is being constructed and is expected to remedy these deficiencies. Thirteen percent of the existing elementary school enrollment comes from the adjacent military reservations. Other community facilities adequately serve the neighborhood although a great deal of improvement of playgrounds and parks is needed.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 2 DEDED0

Estimated Population	<u>5550</u>	Area in Acres	<u>19200</u>
Sept.(1966) Enrollment	<u>1325</u>	Military Area	<u>9920</u>
Enroll./Pop. %	<u>24</u>	Developed Area	<u>881</u>
		excl. Mil.	
Density per		Developable	
develop. acre	<u>.6.3</u>	area	<u>8333</u>
		Undevelopable area	<u>66</u>

Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>324</u>	<u>27</u>	<u>16</u>	<u>150</u>	<u>38</u>	<u>169</u>			<u>724</u>
<u>Fair</u>	<u>51</u>	<u>16</u>		<u>1</u>	<u>2</u>				<u>70</u>
<u>Good</u>	<u>100</u>	<u>5</u>							<u>105</u>
<u>Total</u>	<u>475</u>	<u>48</u>	<u>16</u>	<u>151</u>	<u>40</u>	<u>169</u>			<u>899</u>

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R1	443	41	16	150	38	169			857
R2	15	2			2				19
C	6	4							10
I1		1							1
I2									
P	1			1					2
SP	10								10

The map is a detailed topographic representation of Guam, featuring a grid system with latitude and longitude coordinates. The main island is labeled 'GUAM' and the smaller island to the north is labeled 'AGÑA'. Key locations and features include:

- Coastal Features:** Hagåtña, Agaña, and various points and bays.
- Interior Features:** Hagåtña, Agaña, and various military installations.
- Grid System:** A grid of latitude and longitude lines is overlaid on the map, with coordinates ranging from 13°N to 14°N and 144°E to 146°E.
- Topography:** The map shows the island's terrain, including mountains and valleys.
- Infrastructure:** Major roads and transportation routes are indicated.

Yigo

Situated in the northeastern corner of the island, Yigo contains 16.5% of the island's total area. Similar to other neighborhoods, its boundary primarily follows the administrative lines of Yigo election district and military reservations, i.e. Marbo and Andersen Base. Excluding the military reservations, only 2.6% of the neighborhood is developed for urban use.

It is traversed by two major roads, Route No. 1 and Route No. 15, both running in a northeasterly direction dividing the area into three major parts. Both roads provide access to the core of the Territory but despite this inducement, development is progressing slowly. There is an obviously large expanse of developable land in the out-lying areas of the built-up section that could be utilized for agricultural activity, although the use of fertilizer and insecticides may pollute the water lens.

One school, the Andersen Elementary School, is primarily serving students from military areas thereby necessitating transportation of civilian students to the school. However, a new school is more centrally located within the neighborhood and is estimated to meet existing classroom needs. Other facilities are considered adequate save for parks and playgrounds which are practically non-existent.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 1 YIGO

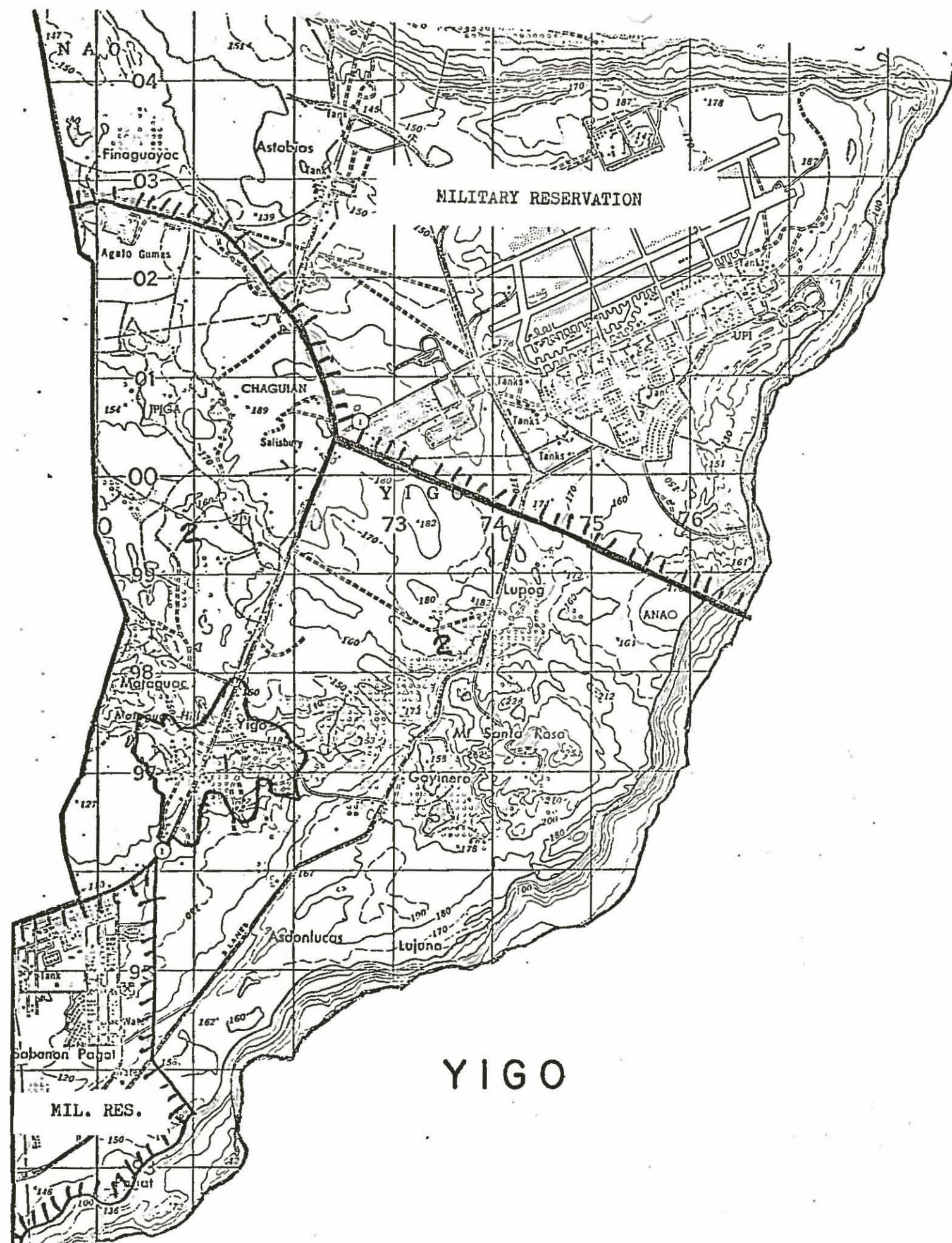
Estimated Population	1800	Area in Acres	22,400
Sept.(1966) Enrollment	430	Military Area	13,454
Enroll./Pop. %	24	Developed Area excl. Mil.	576
Density per develop. acre	3.1	Developable area	6568
Undevelopable area		1802	

Condition of Structures by Sub-Area

Grade	1	2	3	4	5	6	7	8	Total
Poor	37	79							116
Fair	48	65							113
Good	23	32							55
Total	108	176							284

Use

R1	105	167							272
R2	2	1							3
C		4							4
IL									
R2									
P		1							1
SP	1	3							4



MILITARY RESERVATION

Y I G O

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Mangilao

This neighborhood comprises the district of Mangilao and presents a contrast between new public facilities and older substandard residential structures. Although many new adequate structures are springing up throughout the neighborhood all four sub-areas more than meet the requirement for urban renewal projects.

Routes 10 and 15 provide the primary access needs meeting at Price School. An educational complex has developed with the University, George Washington High School and the Trade and Technical School. The Department of Agriculture has its basic facilities adjacent to Price School and facilities of the Department of Corrections are further out on what is known as the "Dairy" road.

No part of this neighborhood is served by public sewerage and recreational facilities are inadequate despite those serving the educational facilities. A conflict of uses is occurring along Route 15 where newer residential uses are meeting the older industrial uses associated with coral products. Development is scattered and commercial activities are on an individual basis. A weak core includes Price School, Commissioner's Office and Health Center, church and a single store.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 4 MANGILAO

Estimated Population	<u>3000</u>	Area in Acres	<u>6528</u>
Sept.(1966) Enrollment	<u>715</u>	Military Area	<u>1513</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>447</u>
Density per develop. acre	<u>6.7</u>	Developable area	<u>4021</u>
		Undevelopable area	<u>547</u>

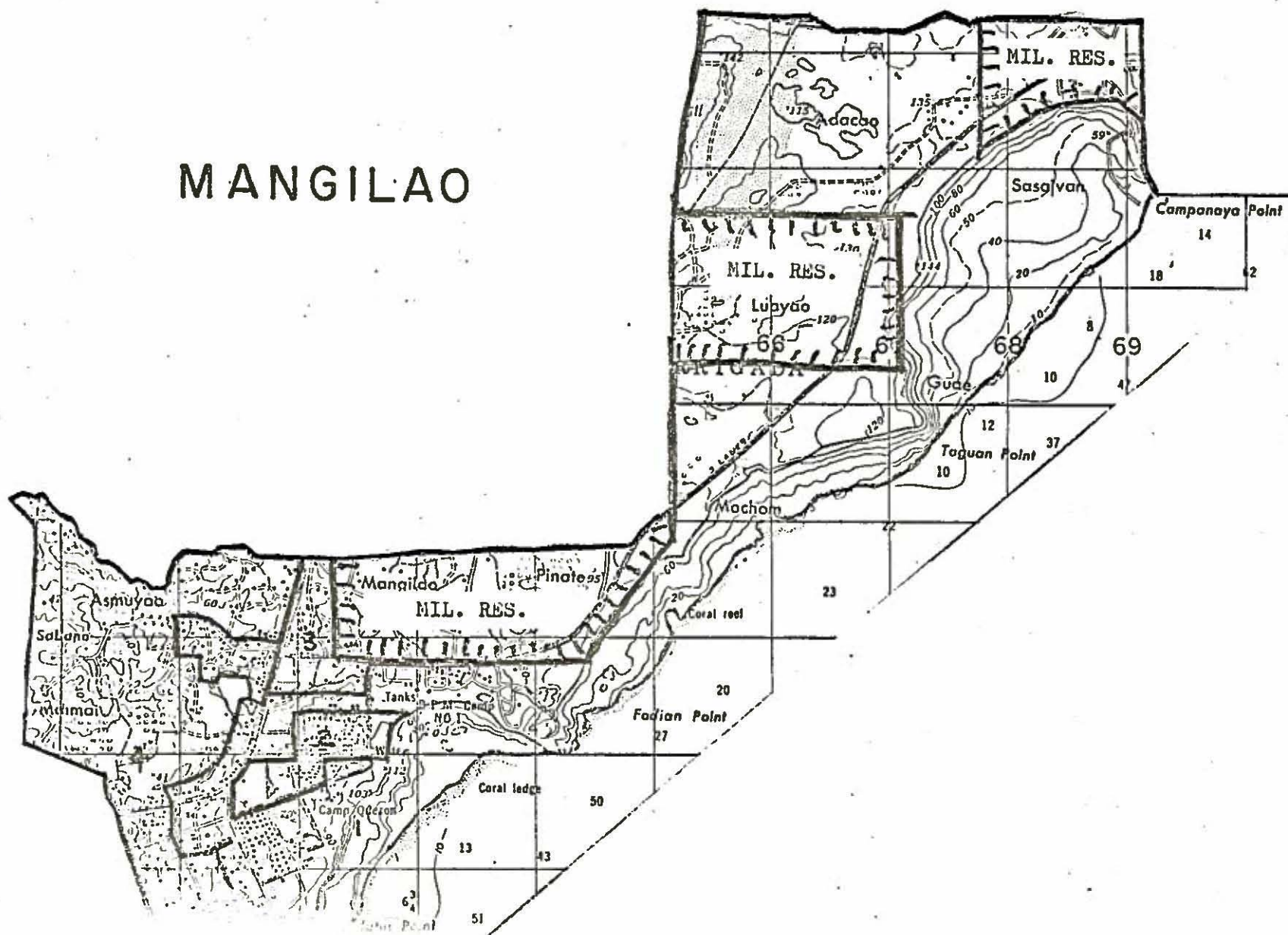
Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
Poor	<u>74</u>	<u>39</u>	<u>95</u>	<u>109</u>					<u>317</u>
Fair	<u>7</u>		<u>39</u>	<u>27</u>					<u>73</u>
Good	<u>64</u>	<u>6</u>	<u>51</u>	<u>43</u>					<u>164</u>
Total	<u>145</u>	<u>45</u>	<u>185</u>	<u>179</u>					<u>554</u>

Use

R1	<u>139</u>	<u>38</u>	<u>174</u>	<u>163</u>					<u>514</u>
R2	<u>3</u>	<u>4</u>	<u>1</u>	<u>2</u>					<u>10</u>
C	<u>3</u>	<u>2</u>		<u>1</u>					<u>6</u>
M1									
M2				<u>2</u>					<u>2</u>
P			<u>10</u>	<u>10</u>					<u>20</u>

MANGILAO



Barrigada

Barrigada has developed into a full-fledged community with almost one third of its developable area utilized. A core of sorts has developed along a main route at its extremity with a church and recreation area adjacent. Three elementary and a junior high school are within the built-up area, although bussing is necessary from the outer portions. This neighborhood serves a regional function to be further developed with a proper highway program.

Substandard housing is a problem here as in other neighborhoods. Public sewerage is scheduled in a not too distant future which will increase development. Unfortunately, military property divides this neighborhood which is comparatively small in terms of area for development. However, it should continue to serve a regional function including support for the military establishments.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 5 BARRIGADA

Estimated Population	<u>4850</u>	Area in Acres	<u>5760</u>
Sept. (1966) Enrollment	<u>1160</u>	Military Area	<u>3837</u>
Enroll./Pop. %	<u>24</u>	Developed Area	<u>417</u>
		excl. Mil.	
Density per		Developable	
develop. acre	<u>11.6</u>	area	<u>1435</u>
		Undevelopable area	<u>71</u>

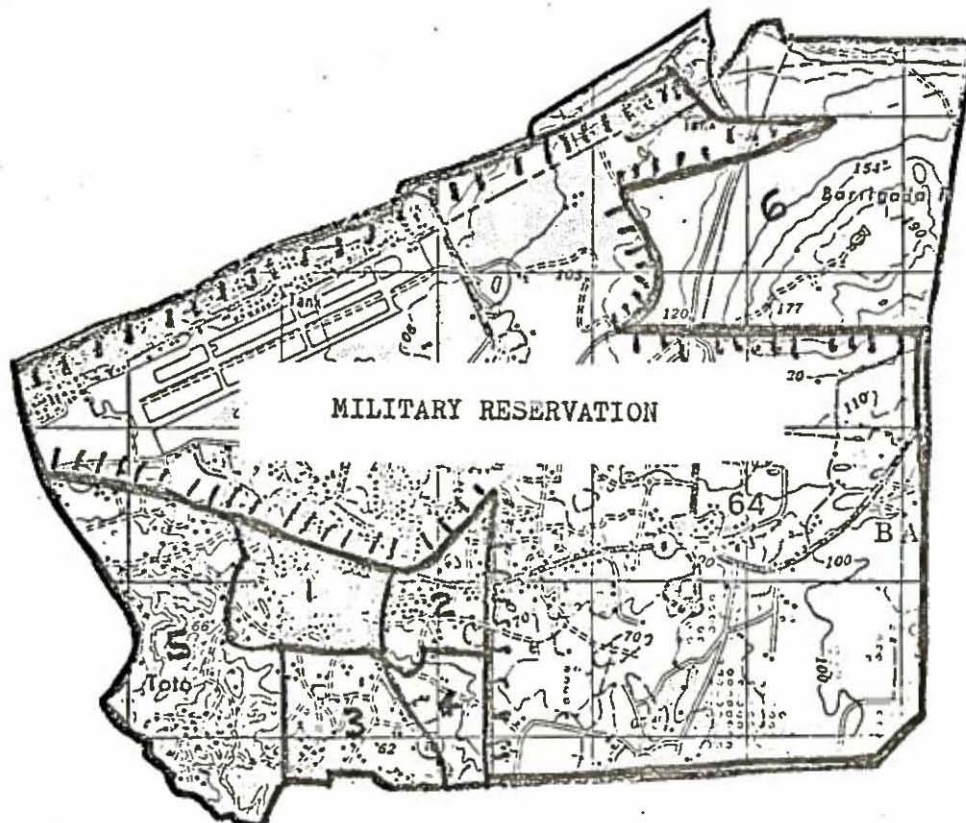
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>203</u>	<u>71</u>	<u>56</u>	<u>23</u>	<u>98</u>	<u>13</u>			<u>464</u>
<u>Fair</u>	<u>115</u>	<u>66</u>	<u>29</u>	<u>8</u>	<u>23</u>				<u>241</u>
<u>Good</u>	<u>83</u>	<u>24</u>	<u>39</u>	<u>9</u>	<u>29</u>				<u>184</u>
<u>Total</u>	<u>401</u>	<u>161</u>	<u>124</u>	<u>40</u>	<u>150</u>	<u>13</u>			<u>889</u>

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R1	385	148	114	40	138	13		838
R2	1	4						5
C	11	9	9		7			36
R1					5			5
R2								
P	1							1

BARRIGADA



Mongmong-Toto-Maite

Similar to Chalan Pago-Ordot, this neighborhood has also been bypassed by development although it is adjacent to Agana. Villages established by the Federal administration following World War II was partially responsible for the "leap-frog" pattern. A proposed school will go far in creating a true community although choice of locations is limited and does not lend itself to core development in the near future.

The location of three public housing sites in Mongmong is appropriate considering that almost 80% of the structures are substandard. Only little more than 1000 acres is suitable for development and only a careful analysis of future needs and land utilization will provide cohesiveness that is disrupted by topography, flight zones, poor circulation and scatteration of existing development. An extension of Route 7 may further divide the community while providing alternate ways to bypass developed areas.

NEIGHBORHOOD STATISTICS

December 1933 Data Base

Neighborhood # 7 MONGMONG

Estimated Population <u>2700</u>	Area in Acres <u>1408</u>
Sept.(1933) Enrollment <u>640</u>	Military Area <u>194</u>
Enroll./Pop. % <u>24</u>	Developed Area <u>329</u> excl. Mil.
Density per develop. acre <u>8.2</u>	Developable area <u>768</u>
Undevelopable area <u>117</u>	

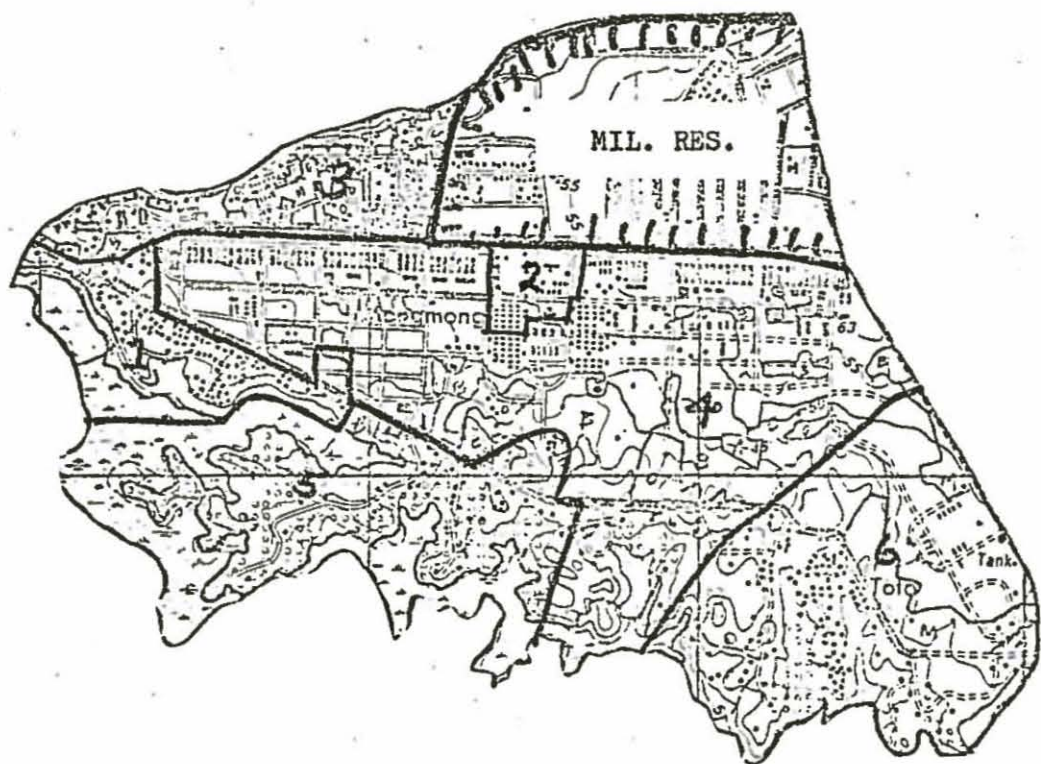
Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	Total
Poor	<u>85</u>	<u>62</u>	<u>47</u>	<u>47</u>	<u>53</u>	<u>112</u>			<u>406</u>
Fair	<u>6</u>	<u>2</u>	<u>17</u>	<u>15</u>	<u>2</u>	<u>9</u>			<u>51</u>
Good	<u>31</u>	<u>4</u>	<u>36</u>	<u>30</u>	<u>4</u>	<u>26</u>			<u>131</u>
Total	<u>122</u>	<u>68</u>	<u>100</u>	<u>92</u>	<u>59</u>	<u>147</u>			<u>588</u>

Use

<u>R1</u>	<u>112</u>	<u>59</u>	<u>64</u>	<u>53</u>	<u>55</u>	<u>142</u>			<u>485</u>
<u>R2</u>	<u>2</u>	<u>6</u>	<u>28</u>	<u>5</u>	<u>3</u>	<u>2</u>			<u>46</u>
<u>C</u>	<u>6</u>	<u>1</u>	<u>4</u>	<u>5</u>		<u>3</u>			<u>19</u>
<u>M1</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>10</u>	<u>1</u>				<u>15</u>
<u>M2</u>									
<u>P</u>				<u>19</u>					<u>19</u>

MONGMONG - MAITE - TOTO



Chalan Pago - Ordot

This neighborhood has not had a strong central core especially as it is composed of two separate places. The lack of a focal point has hindered development despite its nearness to the central activities of the island. The recent establishment of schools and church and the proposed commissioner's office will do much to promote development. The future highway pattern should also encourage further development as will the extension of sewerage facilities. Recreational facilities are also needed.

Topography has limited development in certain areas but there remains more than 2000 acres of developable land. Such land would utilize moderate slopes which normally results in a more interesting and higher grade development. The fact that more than half of the existing structures are substandard does not refute the potential value of future development.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 6 CHALAN PAGO

Estimated Population	2200	Area in Acres	3840
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Sept.(1966) Enrollment 530 Military Area

Enroll./Pop. % 24 Developed Area 268
excl. Mil.

Density per develop. acre	8.2	Developable area	2363
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Undevelopable area 1209

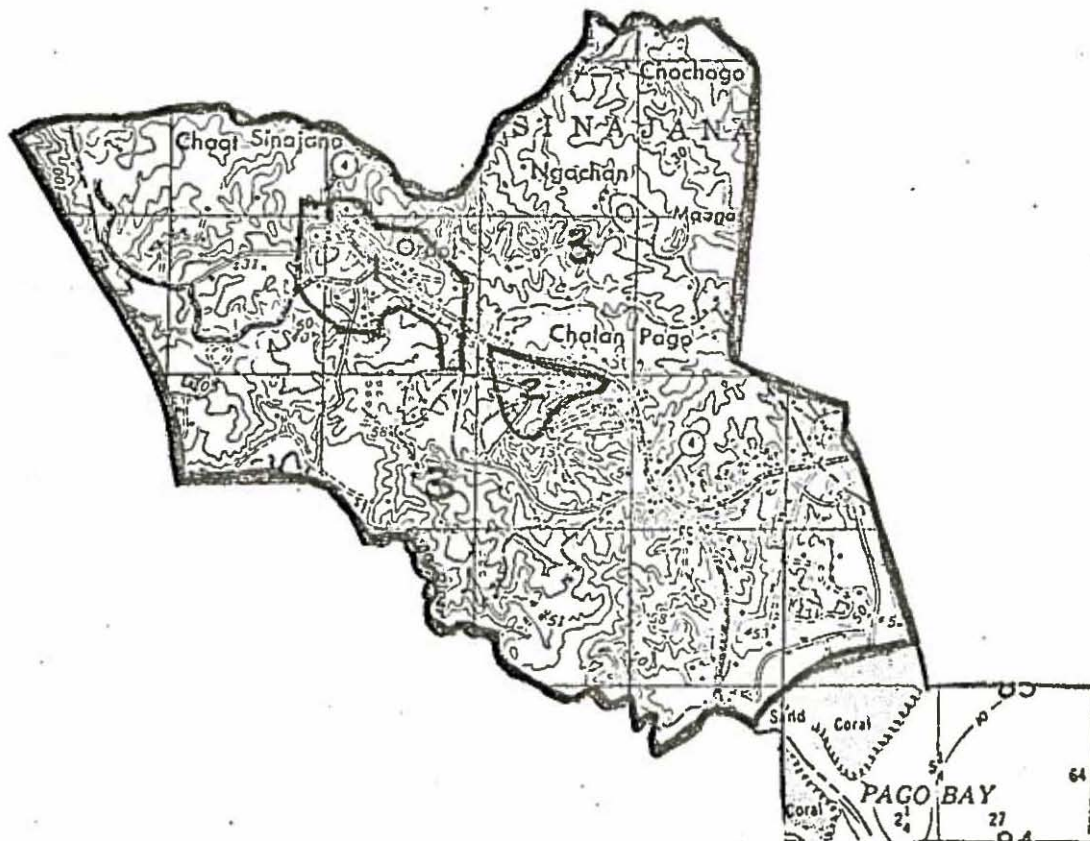
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>79</u>	<u>25</u>	<u>168</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>272</u>
<u>Fair</u>	<u>20</u>	<u>9</u>	<u>36</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>65</u>
<u>Good</u>	<u>5</u>	<u>12</u>	<u>47</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>64</u>
<u>Total</u>	<u>104</u>	<u>46</u>	<u>251</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>401</u>

U23

R1	99	45	247						391
R2									
C	3	1	2						6
I1									
I2									
P	1								1

CHALAN PAGO - ORDOT



Yona

Yona is a satellite community occupying an isolated plateau not far from the central area through which passes the major highway serving the southern and eastern areas. Its comparatively small built-up area and a proposed urban renewal project could make this neighborhood a model community if plans are followed. Although 90% of the housing was destroyed by a destructive typhoon, the substandard temporary structures are being replaced by permanent housing. However, enough blight remains to warrant urban renewal.

A public school is planned to satisfy future needs but is not urgent at this time. A site is being reserved. Sewerage should be completed in several years and rapid development is expected to accompany renewal. A regional park is planned adjacent to the neighborhood but at the base of the plateau.

NEIGHBORHOOD STATISTICS

December 1963 Data Base

Neighborhood # 12 YONA

Estimated Population	2300	Area in Acres	12182
Sept.(1966) Enrollment	550	Military Area	47
Enroll./Pop. %	24	Developed Area excl. Mil.	154
Density per develop. acre	14.9	Developable area	5021
Undevelopable area			7960

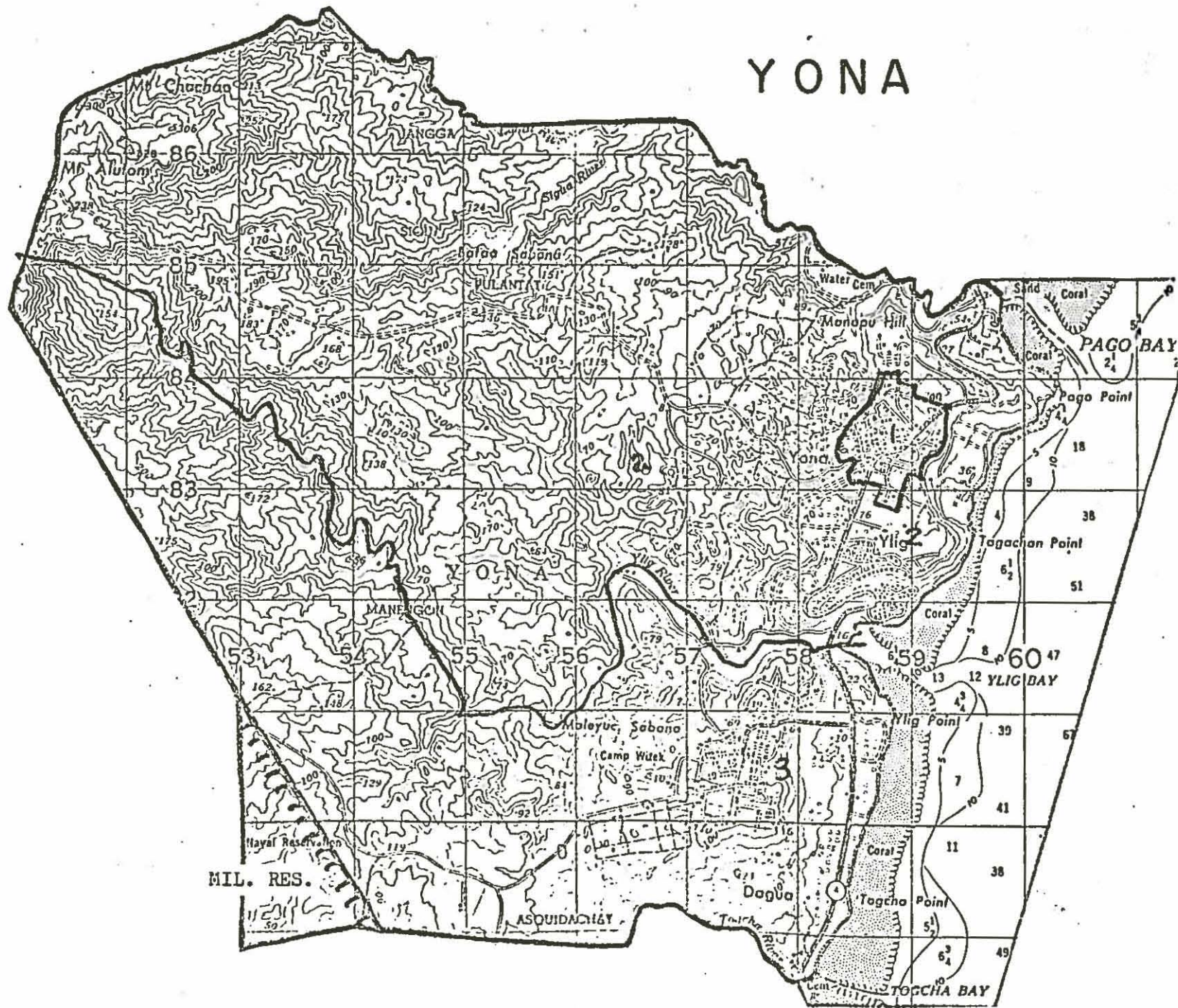
Condition of Structures by Sub-Area

Grade	1	2	3	4	5	6	7	8	Total
Poor	132	101	6						239
Fair	31	29	5						65
Good	80	24	19						123
Total	243	154	30						427

Use

R1	233	150	26						409
R2		1							1
C	3	3	2						8
M1	1		1						2
M2									
P	3								3
SP	3		1						4

YONA



Santa Rita

A small portion of this neighborhood was developed as a Government subdivision following World War II. Difficult terrain has restricted expansion as well as absence of public sewage disposal. With the advent of a public sewerage program, rapid increases can be accommodated within the areas served by the trunk lines.

The development of this neighborhood should be coordinated with its sister neighborhood, Agat, especially in relation to a highway circulation pattern and a central commercial core. A basic need of the region is a senior high school that may or may not be located within this neighborhood. The present core of the neighborhood includes an elementary school, church, commissioner's office and health center.

As with other neighborhoods, urban renewal appears to be necessary to up-grade the quality of housing and remove those that are dilapidated. A comprehensive highway program should enhance the potential of this neighborhood with improvement of the cross-island highway which originates here.

NEIGHBORHOOD STATISTICS

December 1933 Data Base

Neighborhood # 13 SANTA RITA

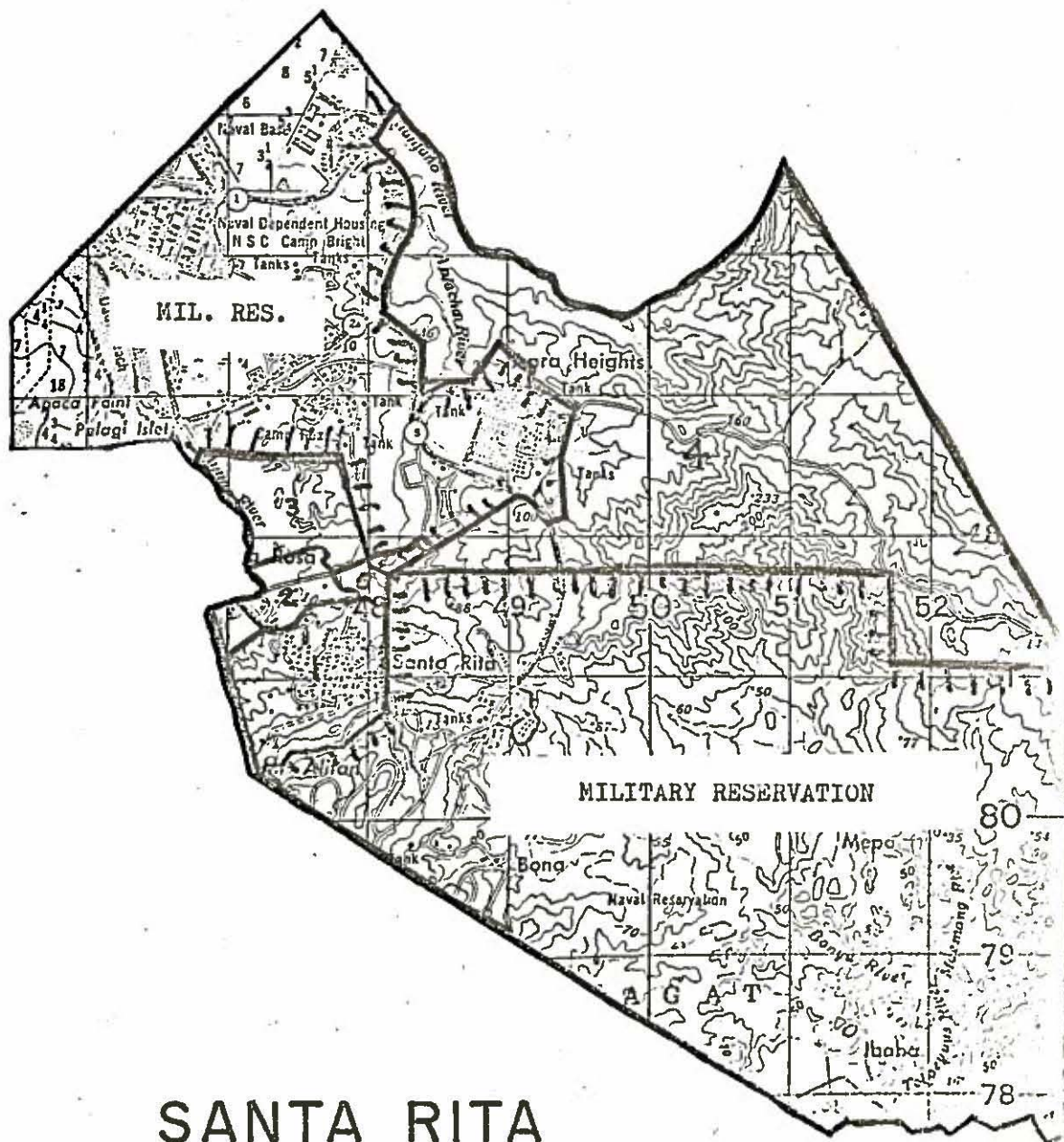
Estimated Population	<u>2450</u>	Area in Acres	<u>10240</u>
Sept.(1933) Enrollment	<u>585</u>	Military Area	<u>7972</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>259</u>
Density per develop. acre	<u>9.5</u>	Developable area	<u>1851</u>
		Undevelopable area	<u>158</u>

Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
Poor	<u>242</u>	<u>20</u>	<u>41</u>	<u>21</u>	<u>16</u>				<u>340</u>
Fair	<u>19</u>		<u>4</u>	<u>1</u>	<u>4</u>				<u>28</u>
Good	<u>33</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>6</u>				<u>59</u>
Total	<u>294</u>	<u>25</u>	<u>50</u>	<u>32</u>	<u>26</u>				<u>427</u>

Use

<u>R1</u>	<u>283</u>	<u>23</u>	<u>49</u>	<u>30</u>	<u>22</u>				<u>407</u>
<u>R2</u>	<u>5</u>	<u>1</u>		<u>2</u>	<u>3</u>				<u>11</u>
<u>C</u>	<u>1</u>	<u>1</u>	<u>1</u>		<u>1</u>				<u>4</u>
<u>M1</u>									
<u>M2</u>									
<u>P</u>	<u>4</u>								<u>4</u>



Agat

Agat, with its sister neighborhood Santa Rita, represents a major population concentration adjacent to a major military installation which provides employment for these neighborhoods. New Agat portion of the neighborhood was developed as a large post-war Government subdivision with a central core composed of an elementary school, commissioner's office, health center, church, recreational area and several commercial establishments.

The major coastal highway passes through and borders this neighborhood. The regional park is located to the south and becomes the gateway to the island's most striking scenery that lies between Agat and Umatac. Sufficient land is available to accommodate anticipated expansion. Much of it requires site development to reduce the effects of marshland and to accommodate public facilities, especially sewerage and roads. A national park has been proposed in these adjoining neighborhoods extending into the Asan-Piti neighborhood as a major concentration of American forces were brought to bear here in retaking Guam during the Second World War.

While substandard housing is a problem, the basic development pattern is adequate. The junior high school serving the region is located in this neighborhood but may require relocation as space for expansion is limited. It may be feasible to relocate in an area adjacent to the proposed high school, as anticipated in or near Santa Rita neighborhood.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 14

AGAT

Estimated Population	4400	Area in Acres	7040
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Sent. (1966) Enrollment	1050	Military Area	3569
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Enroll./Pop. % 24 Developed Area 402
excl. Mil.

Density per develop. acre	10.9	Developable area	2525
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Undevelopable area 544

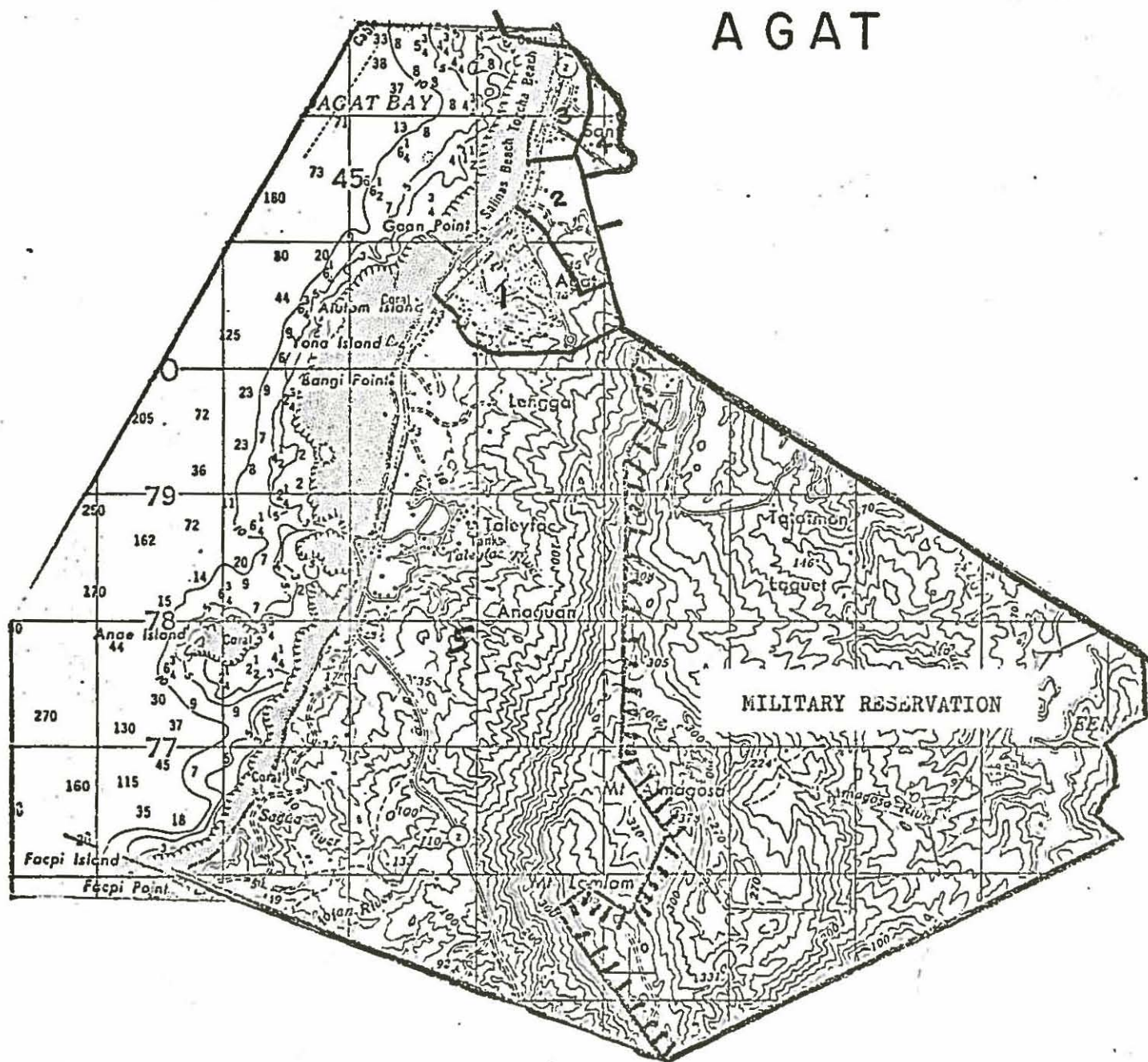
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>321</u>	<u>31</u>	<u>72</u>	<u>13</u>	<u>69</u>				<u>506</u>
<u>Fair</u>	<u>34</u>	<u>5</u>	<u>11</u>	<u>2</u>	<u>6</u>				<u>58</u>
<u>Good</u>	<u>146</u>	<u>5</u>	<u>13</u>	<u>8</u>	<u>13</u>				<u>185</u>
<u>Total</u>	<u>501</u>	<u>41</u>	<u>96</u>	<u>23</u>	<u>88</u>				<u>749</u>

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R1	455	38	79	21	81				674
R2	38	1	10	2	2				53
C		1	3		4				8
17	4	1	4						9
122									
P	3								3

AGAT BAY



Talofofo

This neighborhood is divided by topography into two principal units. The plateau where the present concentration of population occurs is surrounded by good agricultural land which will, unfortunately, probably become urbanized. A long gentle slope at the base of the plateau extends to the sea where tourist development can occur although water activities are hazardous.

The Ugum River is shared with Inarajan having a series of waterfalls and some of the most spectacular scenery on Guam. Residential areas must be clustered thereby leaving large parcels of open space important in providing diversity to tourists and potential agriculture, both of which are necessary to supplement the economic benefits of the military activities.

An elementary school is centrally located but a commercial and central core is not clearly defined. Development needs the range of services to be effective. Careful planning and coordination of public and private interests will make this neighborhood a destination of permanent residents and tourists alike.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 18

TALOFOFO

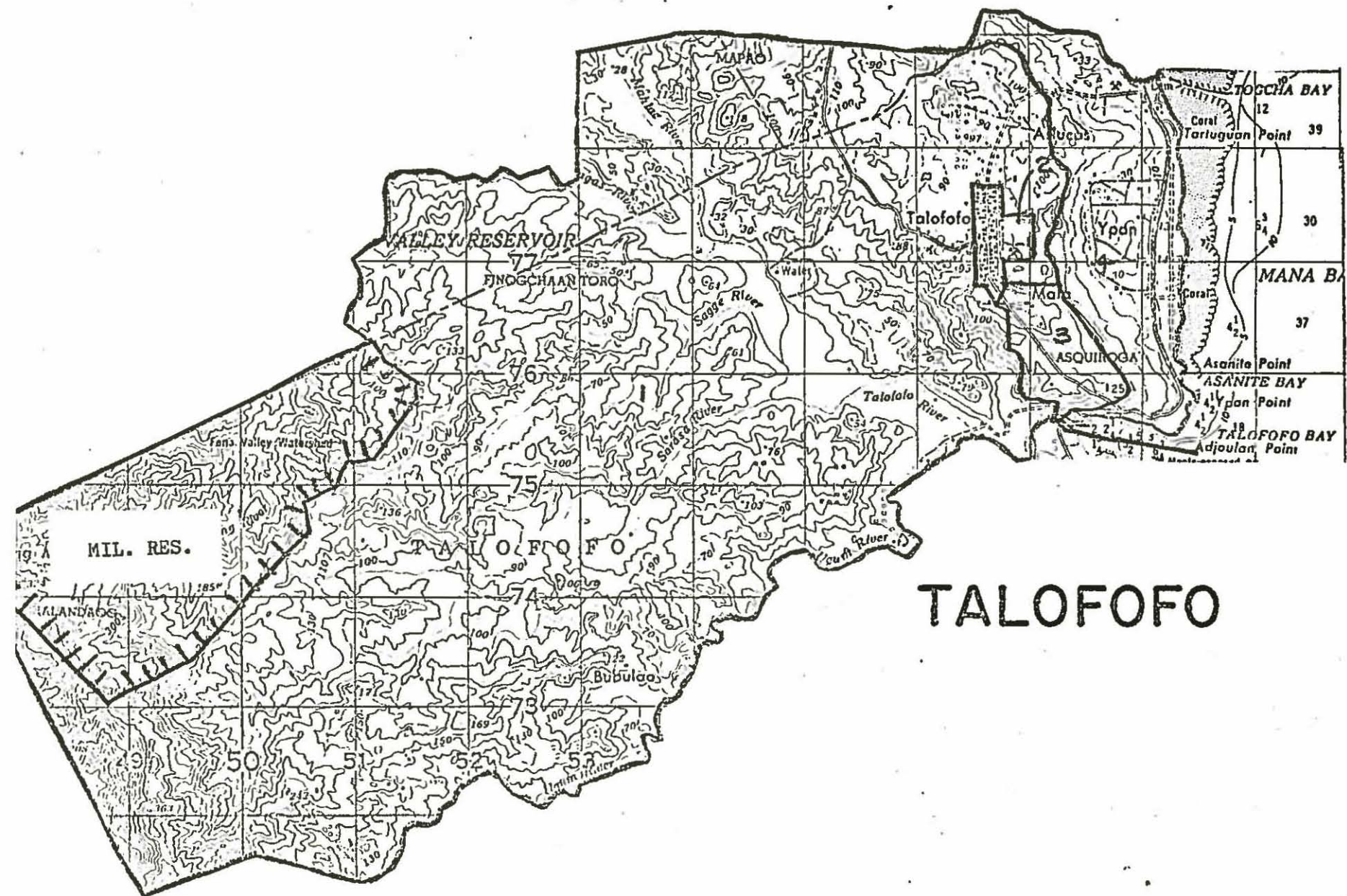
Estimated Population	<u>1650</u>	Area in Acres	<u>10880</u>
Sept.(1966) Enrollment	<u>395</u>	Military Area	<u>1291</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>205</u>
Density per develop. acre	<u>8.1</u>	Developable area	<u>6166</u>
		Undevelopable area	<u>3218</u>

Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	Total
Poor	<u>37</u>	<u>100</u>	<u>6</u>	<u>14</u>					<u>157</u>
Fair	<u>10</u>	<u>30</u>	<u>1</u>	<u>12</u>					<u>53</u>
Good	<u>4</u>	<u>62</u>	<u>2</u>	<u>31</u>					<u>99</u>
Total	<u>51</u>	<u>192</u>	<u>9</u>	<u>57</u>					<u>309</u>

Use

R1	<u>51</u>	<u>174</u>	<u>9</u>	<u>54</u>					<u>288</u>
R2									
C		<u>4</u>		<u>3</u>					<u>7</u>
M1									
M2									
P		<u>9</u>							<u>9</u>



Inarajan

One of the highly organized social structures on Guam, this neighborhood has much potential for full-fledged development. Planned facilities such as a junior high school and health center make Inarajan a regional center as do striking physiographic features conducive to recreational and scenic development.

Long range development prospects include several residential neighborhoods and a hinterland of rural uses. Inarajan is the gateway to a comparatively large interior of rolling hills that only require suitable access to become developable. Scenic, recreational and agricultural development may be most desirable as costs of urban services will be extremely high to serve the interior.

The village has some of the few remaining structures that represent the cultural influences of 300 years of Spanish administration. Architectural controls in this and other southern villages could present a picture of Guam unique among tourist destination areas in which high rise hotels usually dominate.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 15 INARAJAN

Estimated Population	<u>1850</u>	Area in Acres	<u>12160</u>
Sept.(1966) Enrollment	<u>455</u>	Military Area	<u>22</u>
Enroll./Pop. %	<u>25</u>	Developed Area excl. Mil.	<u>170</u>
Density per develop. acre	<u>10.9</u>	Developable area	<u>7522</u>
		Undevelopable area	<u>4446</u>

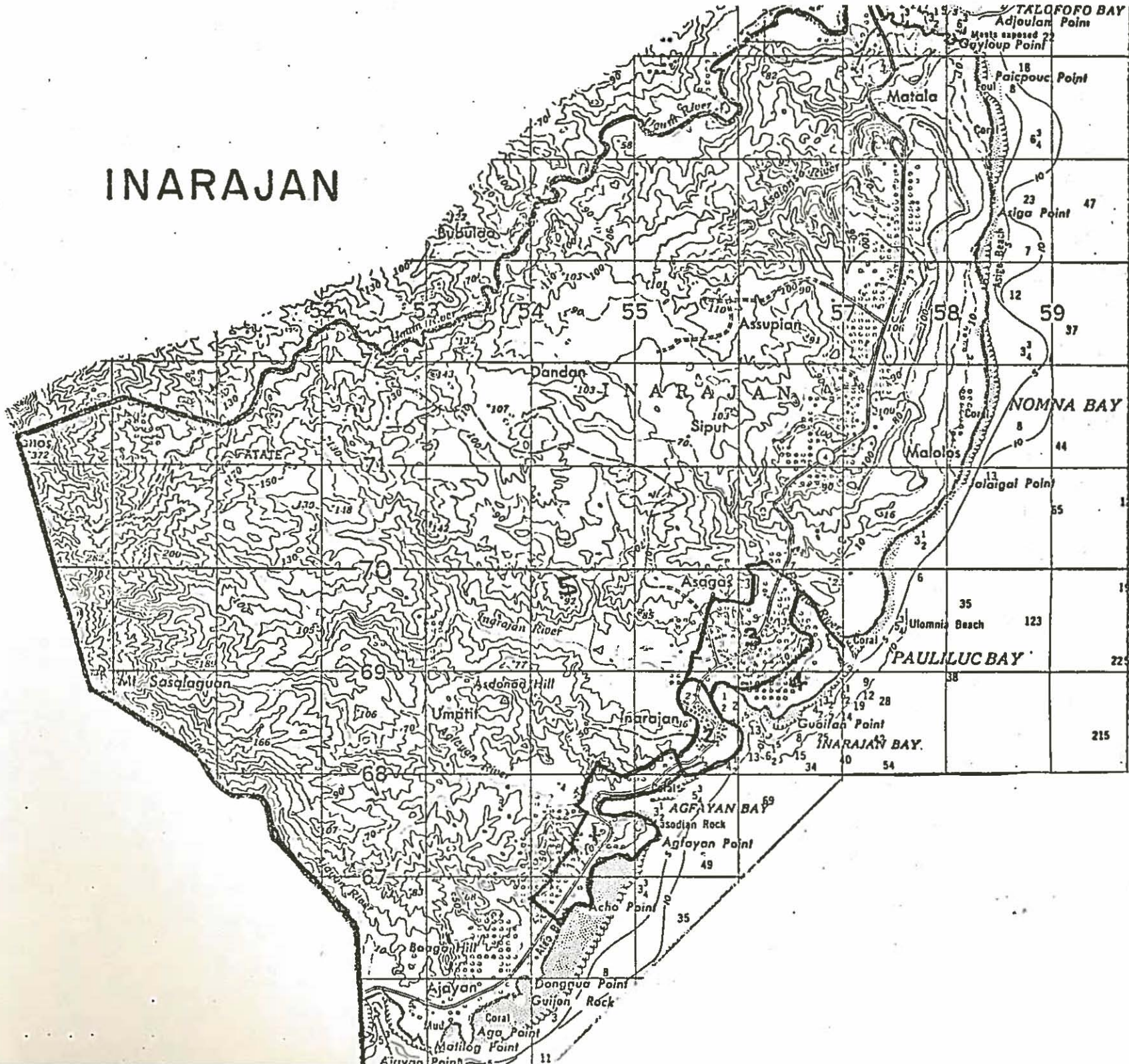
Condition of Structures by Sub-Area

<u>Grade</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>
<u>Poor</u>	<u>16</u>	<u>119</u>	<u>73</u>	<u>11</u>	<u>54</u>				<u>273</u>
<u>Fair</u>	<u>5</u>	<u>11</u>	<u>4</u>		<u>7</u>				<u>27</u>
<u>Good</u>	<u>3</u>	<u>14</u>	<u>6</u>		<u>16</u>				<u>39</u>
<u>Total</u>	<u>24</u>	<u>144</u>	<u>83</u>	<u>11</u>	<u>77</u>				<u>339</u>

Use

<u>R1</u>	<u>23</u>	<u>134</u>	<u>81</u>	<u>11</u>	<u>70</u>				<u>319</u>
<u>R2</u>		<u>2</u>							<u>2</u>
<u>C</u>	<u>1</u>	<u>1</u>	<u>2</u>		<u>3</u>				<u>7</u>
<u>M1</u>									
<u>M2</u>					<u>1</u>				<u>1</u>
<u>P</u>		<u>5</u>			<u>2</u>				<u>7</u>
<u>SP</u>		<u>2</u>			<u>1</u>				<u>3</u>

INARAJAN



Merizo

The number one resource of this neighborhood is its lagoon and channels just waiting to be utilized. The charm of Guam with its low density, tropical development is epitomized in Merizo and can be preserved while providing residential areas for a growing permanent population. The novel of Guam to the tourist will wear off quickly unless facilities are provided in a somewhat different setting having sufficient activities to maintain diverse and extended interests. Substandard homes must be replaced utilizing architectural controls that enhance the attraction while providing desirable residences.

Sewerage is the principal problem and a lagoon system is natural for the compact soil conditions and intermittent ravines. Economic development can change the destinies of the residents overnight if the resources are protected and adequate services provided.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 16

MERIZO

Estimated Population	<u>1350</u>	Area in Acres	<u>4032</u>
Sept.(1966) Enrollment	<u>320</u>	Military Area	<u>20</u>
Enroll./Pop. %	<u>24</u>	Developed Area excl. Mil.	<u>94</u>
Density per develop. acre	<u>14.3</u>	Developable area	<u>2811</u>
		Undevelopable area	<u>1107</u>

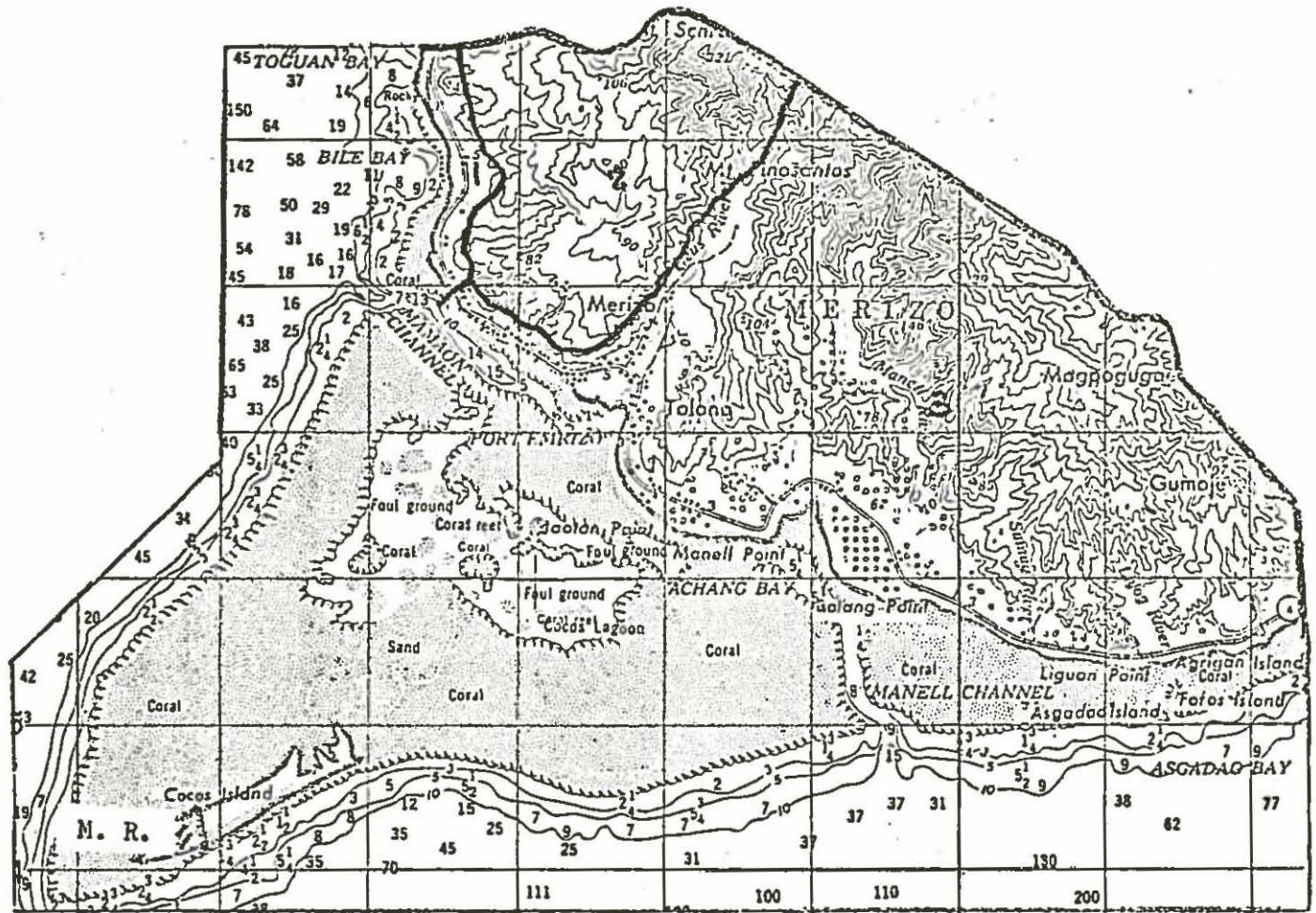
Condition of Structures by Sub-Area

Grade	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	Total
Poor	<u>13</u>	<u>11</u>	<u>163</u>						<u>187</u>
Fair			<u>19</u>						<u>19</u>
Good	<u>10</u>	<u>6</u>	<u>25</u>						<u>41</u>
Total	<u>23</u>	<u>17</u>	<u>207</u>						<u>247</u>

Use

R1	<u>20</u>	<u>16</u>	<u>198</u>						<u>234</u>
R2	<u>1</u>								<u>1</u>
C			<u>5</u>						<u>5</u>
M1									
M2									
P	<u>2</u>	<u>1</u>	<u>2</u>						<u>5</u>

MERIZO



Umatac

Magellan put this neighborhood on the map hundreds of years ago and a village has been maintained around the bay ever since. A small hinterland and difficult terrain has limited development and economic activity is conducted elsewhere. Small lots and substandard dwellings are difficult to change but tourism may be the impetus needed. The small population makes justification of full-fledged services impossible but a certain amount of subsidization will pave the way for normal growth. The scenic resource, historic significance and boating potential can be exploited to a high degree. Improved access, sewerage and adequate water source are the principal problems to be solved with housing encouraged by the stability so maintained. Local handicrafts can turn hobbies into income and the setting of Umatac is conducive to such sales.

NEIGHBORHOOD STATISTICS

December 1966 Data Base

Neighborhood # 17 UNATAC

Estimated Population	700	Area in Acres	4096
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Sept.(1966) Enrollment	170	Military Area	13
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Enroll./Pop. %	24	Developed Area	51
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Density per develop. acre	13.9	Developable area	1342
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Undevelopable area	2690
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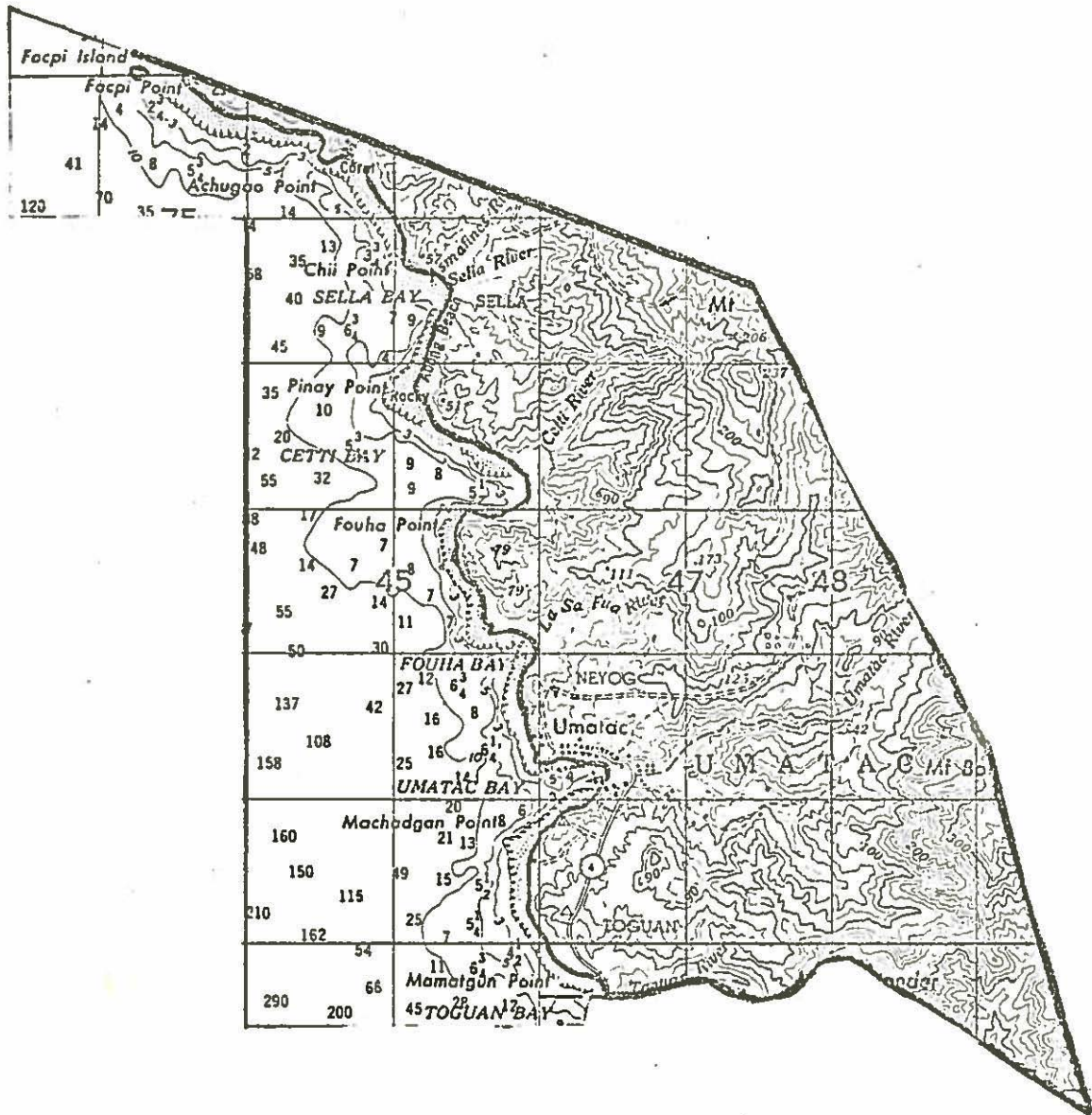
Condition of Structures by Sub-Area

[illegible]

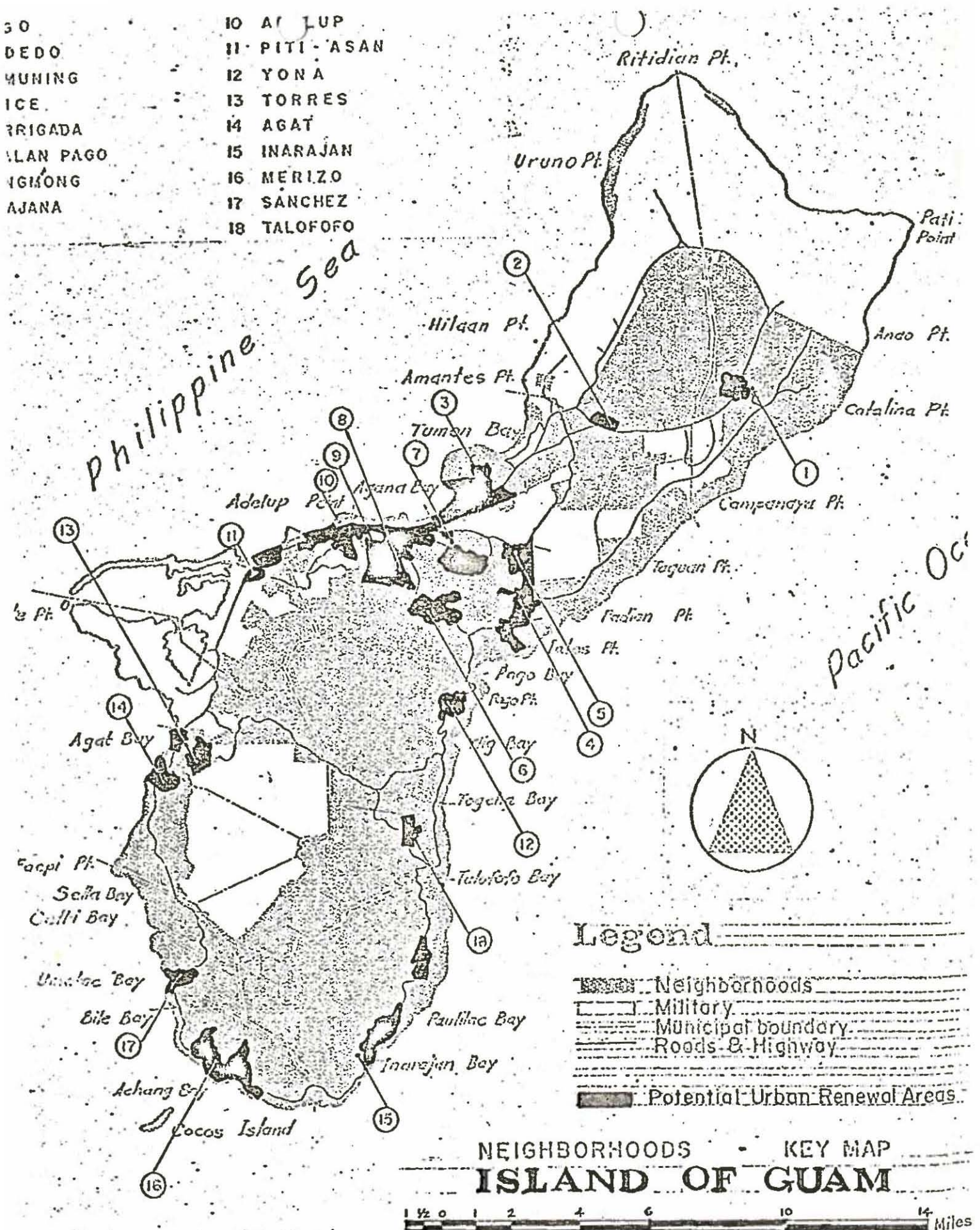
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R1	122								122
R2	1								1
C									
I1									
I2									
P	3								3

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|----------|----|-----------|
| 30 | 10 | AI LUP |
| DEDO | 11 | PITI-ASAN |
| MUNING | 12 | YONA |
| ICE | 13 | TORRES |
| BRIGADA | 14 | AGAT |
| LAN PAGO | 15 | INARAJAN |
| INGMONG | 16 | MERIZO |
| AJANA | 17 | SANCHEZ |
| | 18 | TALOFOFO |



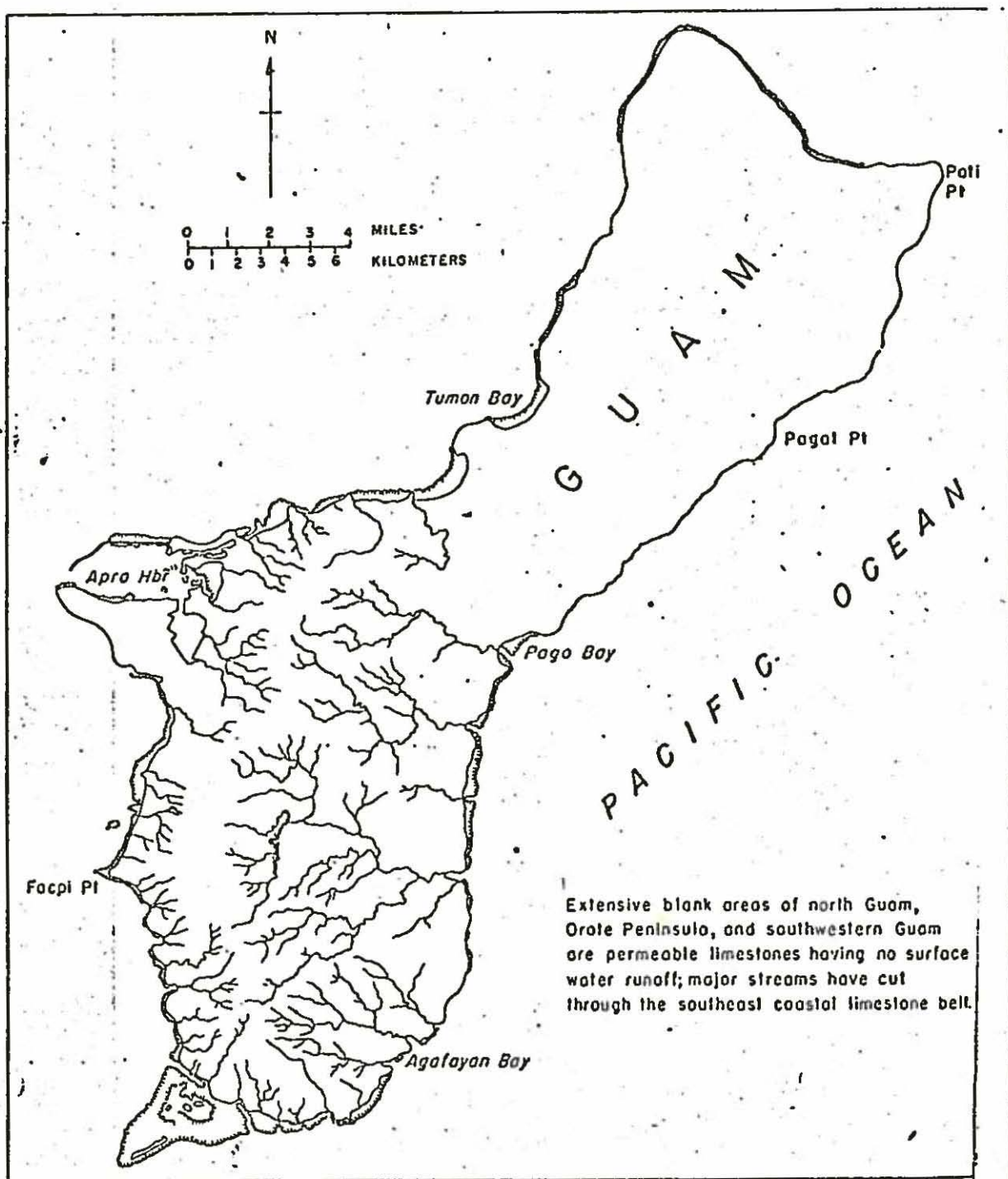


Figure 12. Drainage patterns on Guam