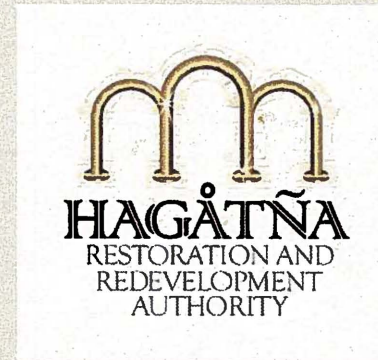
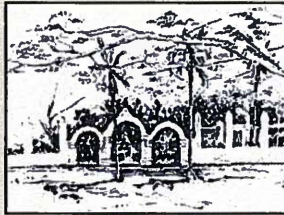




Hagåtña Master Plan

PHASE 2 - 50% Submittal

SEPTEMBER 26, 2005

Prepared By



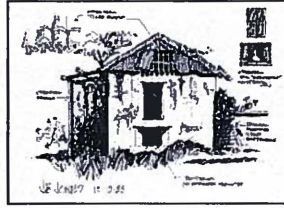


Table of Contents

Introduction	2
Proposed Potential Projects List.....	3
The Planning Process	4
Preliminary Option I.....	5
Preliminary Option II.....	8
Preliminary Option III.....	11
Conceptual Sketches.....	14
Appendix: Existing Condition Plans.....	19
Land Use.....	a
Government Owned Land.....	b
Zoning.....	c
Road Network.....	d
Public Transit	e
Utilities.....	f
Historic Sites and Public Parks.....	g
Natural Systems.....	h
Flood Hazards.....	i
Soil Types.....	j

Hagåtña Master Plan

Hagåtña Restoration and Redevelopment Authority (HRRA)

Vision: “Our vision is a vibrant Hagåtña, a center for cultural, civic and economic activity.”

Mission: To revitalize, promote, preserve and protect the heritage and economic vitality of the City of Hagåtña.

Governor Felix Perez Camacho
Lt. Governor Kaleo Scott Moylan

HRRA Board of Commissioners:

Paul S.N. Shimizu, Chairman
Grace U. Bordallo
Paul M. Calvo
Carlos V. Camacho
David E. Hanley
Anthony A. Leon Guerrero

The Master Plan

What is a Master Plan?

Guide for development to achieve the overall vision and accomplish the mission. Elements of the plan will include:

- land use plan
- zoning code
- urban design guidelines, regulations, and an implementation plan.

What are the issues the plan will address?

The plan is intended to address issues that are linked to the infrastructure, culture, recreation and open space development, economic development, sociocultural factors, transportation, hazard mitigation, waterfront development, environmental issues and sustainability and beautification

What IS NOT a Master Plan?

It is not a plan for capital improvements. It is not project specific.

Why plan?

To mitigate haphazard development, blight, lack of activity after 5pm, and to enhance preservation of city and cultural character, historic preservation, etc.

Planning Process and Purpose of this Presentation:

The first phase of this process was the research phase where data was collected and analyzed in order to create a foundation to support the urban planning decisions to be made in subsequent phases. This document represents Phase II of the planning process.

Three(3) preliminary option plans have been developed to present to the public in order to assist the team in developing the final plan. The objective of presenting the three concepts to the public is to obtain the public's viewpoint and to determine the common goals and vision for the City of Hagåtña as perceived by the community.

The preliminary option plans are composed of various concepts for potential projects and changes that would assist HRRA in achieving their goals and to create the vision. Each plan is not to be viewed as a “Final Plan”, nor as an independent plan. The concepts contained in each preliminary option plan are interchangeable and made to be combined in various ways. The purpose of the three preliminary option plans is to provide a starting point for the public to work from in order to help develop the final product.

Master Plan Goals

- Healthier economic environment
- Increased recreational opportunities
- Increase in open space and environmentally friendly designs
- Improved circulation through and within the city
- Improved infrastructure
- Create a cleaner and safer environment
- Preservation of the character of the City
- Promotion of the heritage and culture of the City
- Maintain and promote pedestrian friendly areas
- Showcase historically significant elements of the City
- Establish the City as the central area for Government
- Create a Cultural Destination

Master Plan Action Items

- Designate and develop a central city core
- Designate areas which may become urban villages
- Create and designate a Historic District
- Enforce regulations and zoning
- Establish incentives for development
- Designate potential areas for recreation, multi-use pathways, walkways, etc.
- Establish standards for maintenance
- Encourage and propose shoreline development

Hagåtña Master Plan

Proposed Potential Projects:

The following is a list of some of the proposed potential projects and their related goals. These projects appear in some or in all three preliminary option plans.

COMMUNITY THEATRE: to promote cultural and entertainment options

MUSEUM: to promote Hagåtña as the cultural and historic center of Guam

RIVERWALK: to promote recreational options

NEW HAGÁTÑA BRIDGE AND PEDESTRIAN UNDERPASS: will mitigate flooding problems and allow a safe recreational link between the River Walk and the shoreline hike and bike trails

SHORELINE HIKE AND BIKE TRAIL: to promote recreation and encourage "after 5:00" activity.

CHAMORRO VILLAGE/SKINNER PLAZA LINK: to encourage economic activity while providing a safe pedestrian link

SOLEDAD AVE. MIXED USE INFILL: to promote economic growth and a pedestrian friendly experience

RESIDENTIAL IMPROVEMENT DISTRICTS: to promote clean and safe residential development and mitigate blight

SKINNER PLAZA ENHANCEMENT: to promote open space and a create a pedestrian friendly environment that will enhance the view corridor across the city center

EXTENDED PASEO BEACH PARK: the exchange of the softball field for open parkland will allow for greater recreational options and will improve the safety of the existing park

"OLD HAGÁTÑA RIVERWALK": to define link between various historic sites and to promote pedestrian circulation

EAST / WEST PEDESTRIAN LINK AT SKINNER PLAZA: will enhance pedestrian circulation and create a view corridor.

CENTRAL DISTRICT SPORTS COMPLEX: to promote recreational options

PALACE GARDENS: to enhance the pedestrian and visual link between Plaza de Esplaña and Angel Santos (Latte Stone) Park

HISTORIC HOUSING DISTRICT: to promote the history and culture and enhance pedestrian circulation

COMMUNITY CENTER: to promote residential development in West Hagåtña

LEGISLATIVE OFFICES AND SESSION HALL ON SKINNER PLAZA: to create a formal government presence in the heart of Hagåtña

MARINA DEVELOPMENT AND FISHERMAN'S WHARF: to promote economic and recreational development

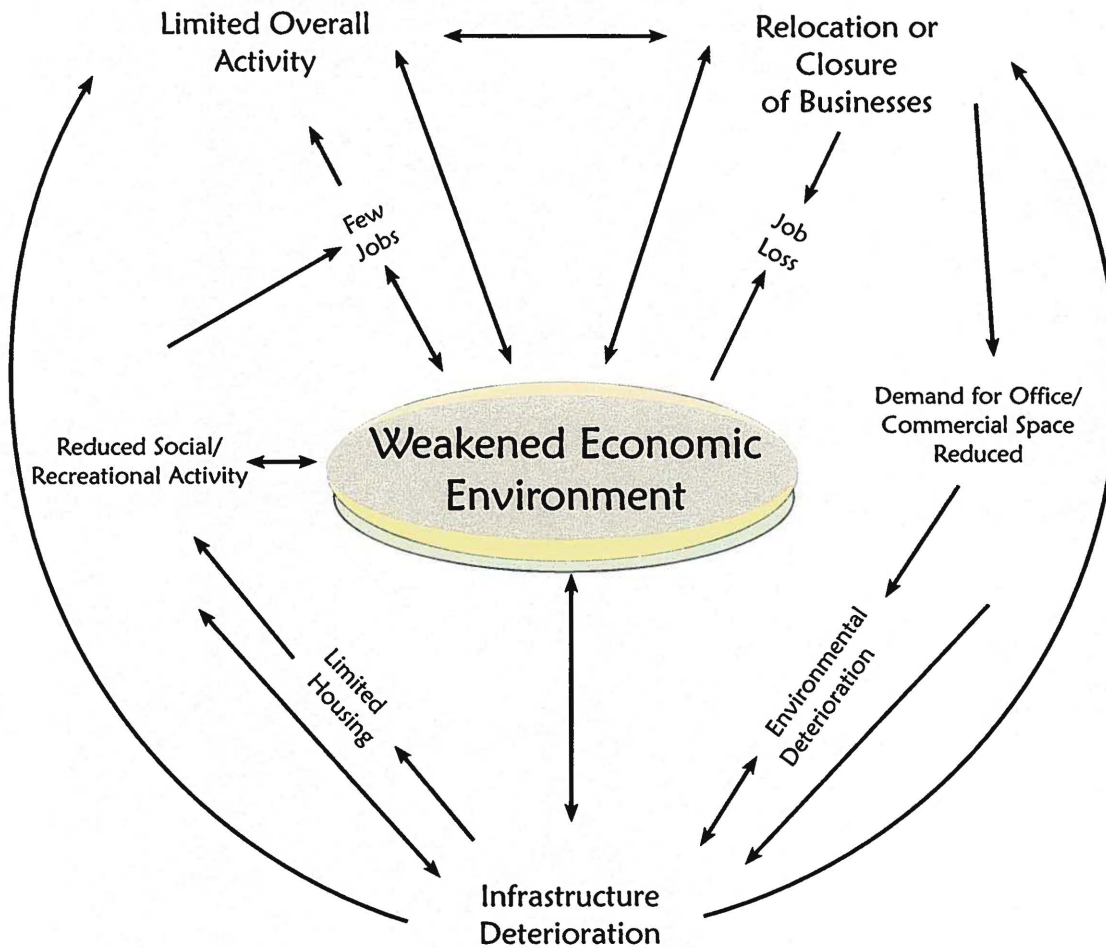
RIVERSTREET VILLAGE: a mixed use pedestrian mall to promote economic and residential development

BEACH SIDE ESPLANADE: will mitigate existing blight and create a formal boardwalk type hike and bike trail, enhancing recreation opportunities and creating a more beautiful gateway to the city

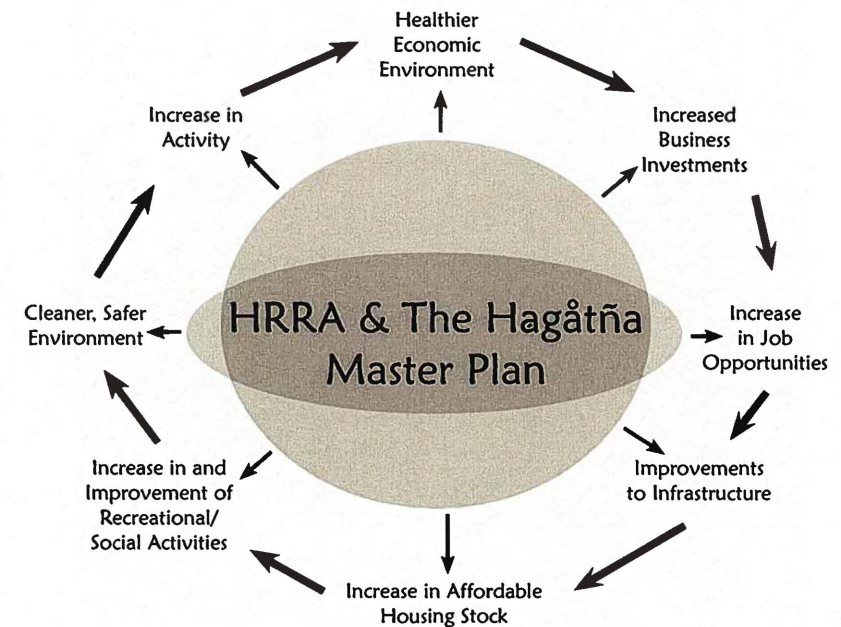
NATURE CENTER: will showcase the Hagåtña wetlands and promote education, environmental preservation, and ecotourism

Hagåtña Master Plan

Revitalization Factors

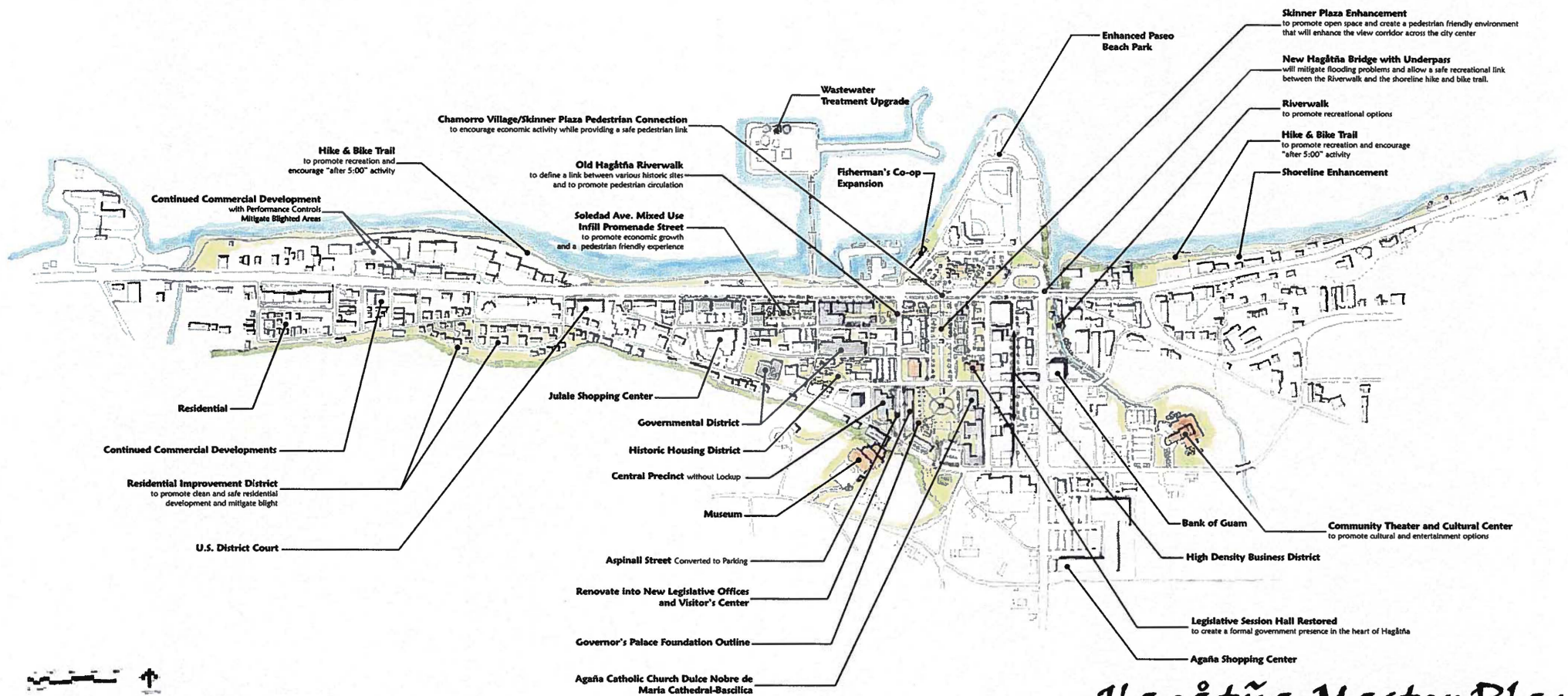


The Process



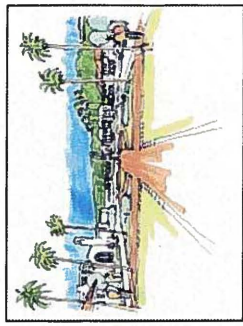
Hagåtña Master Plan

The Planning Process



Hagåtña Master Plan

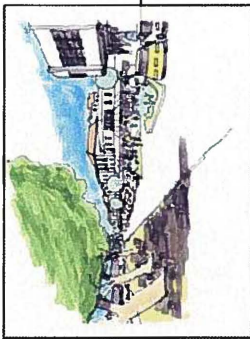
Preliminary Option I Pla



Proposed



Existing



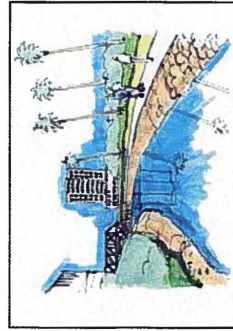
Proposed



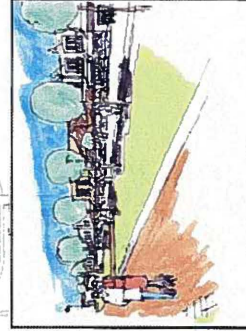
Existing



Existing



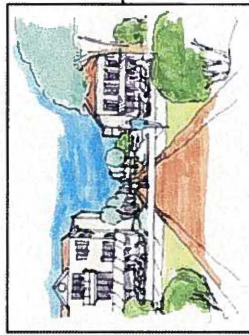
Proposed



Proposed



Existing



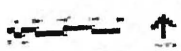
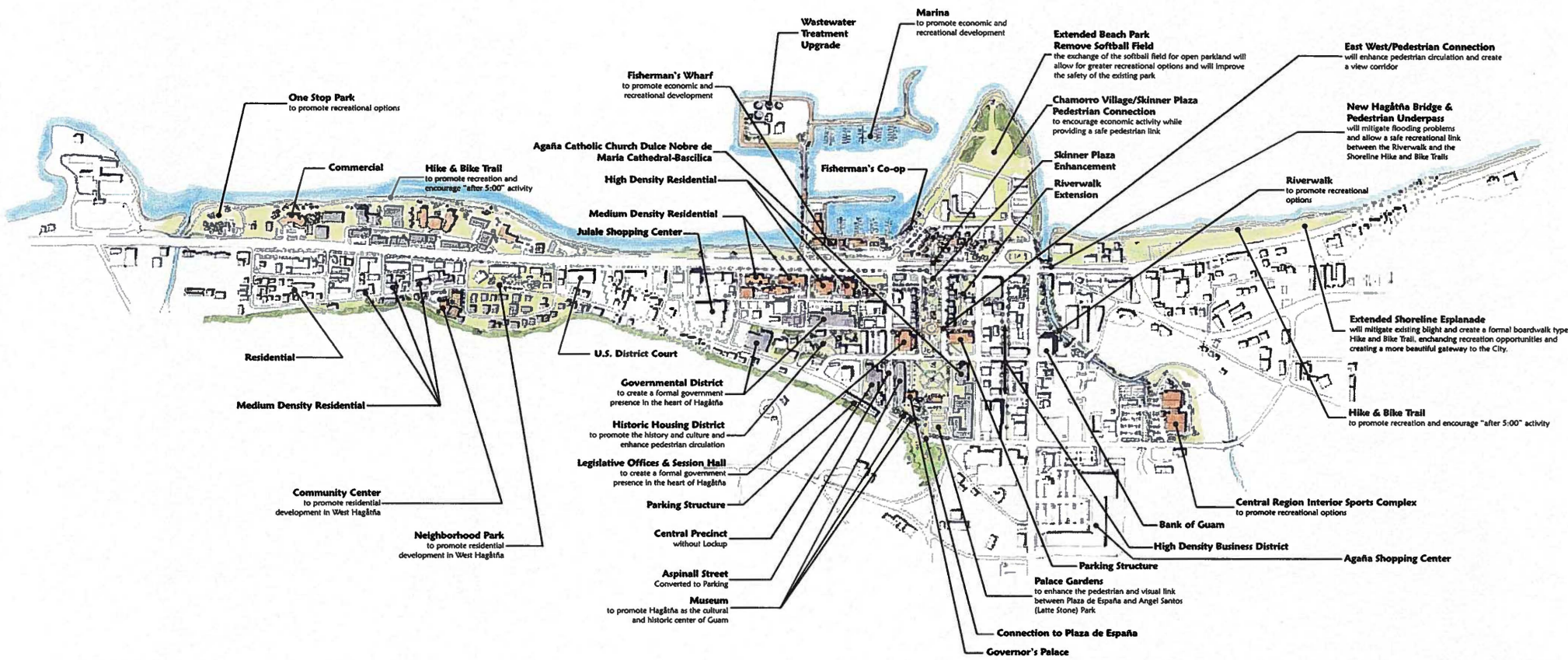
Proposed



Existing

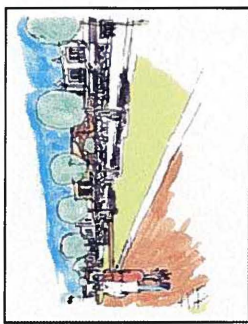
Hagåtña Master Plan

Preliminary Option I - Images



Hagåtña Master Plan

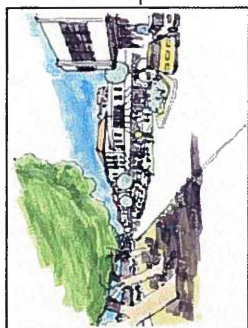
Preliminary Option II Pla



Proposed



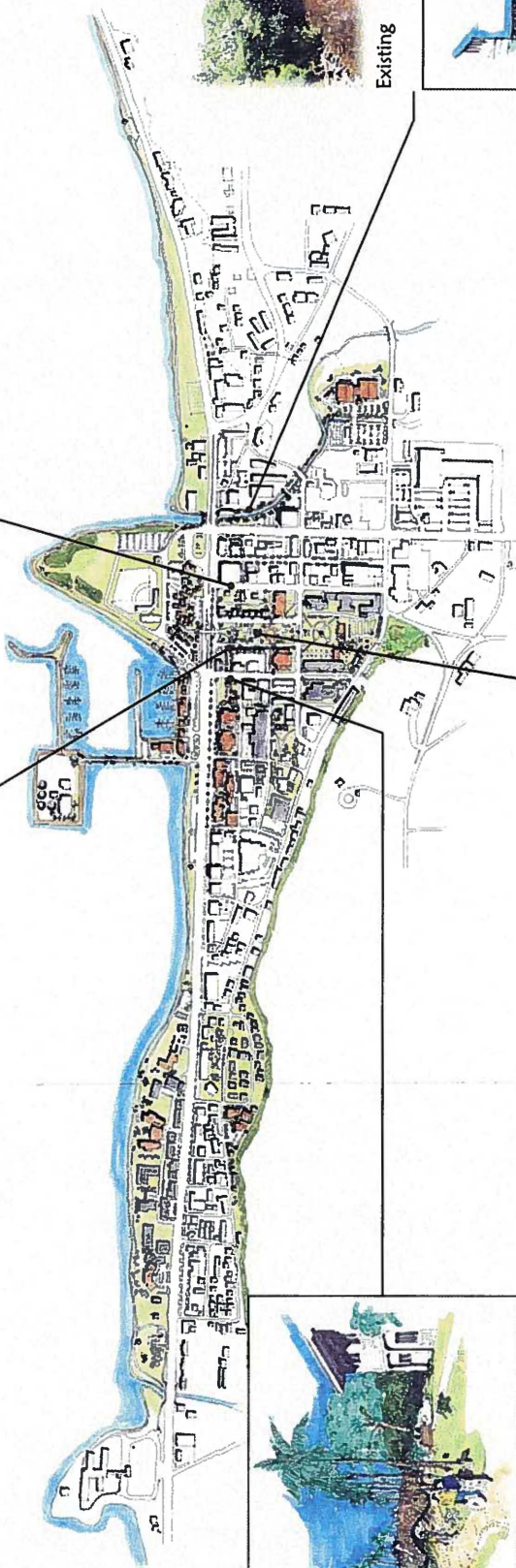
Existing



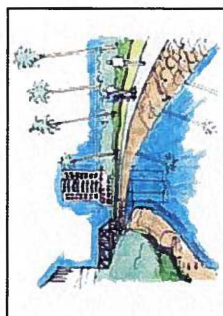
Proposed



Existing



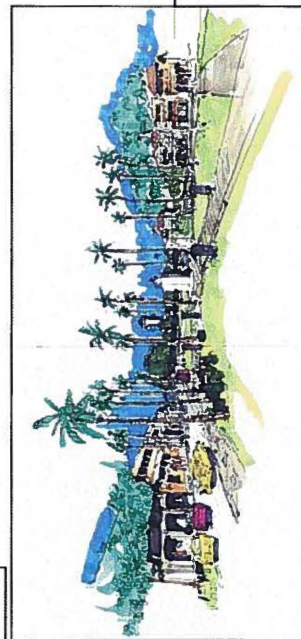
Existing



Proposed



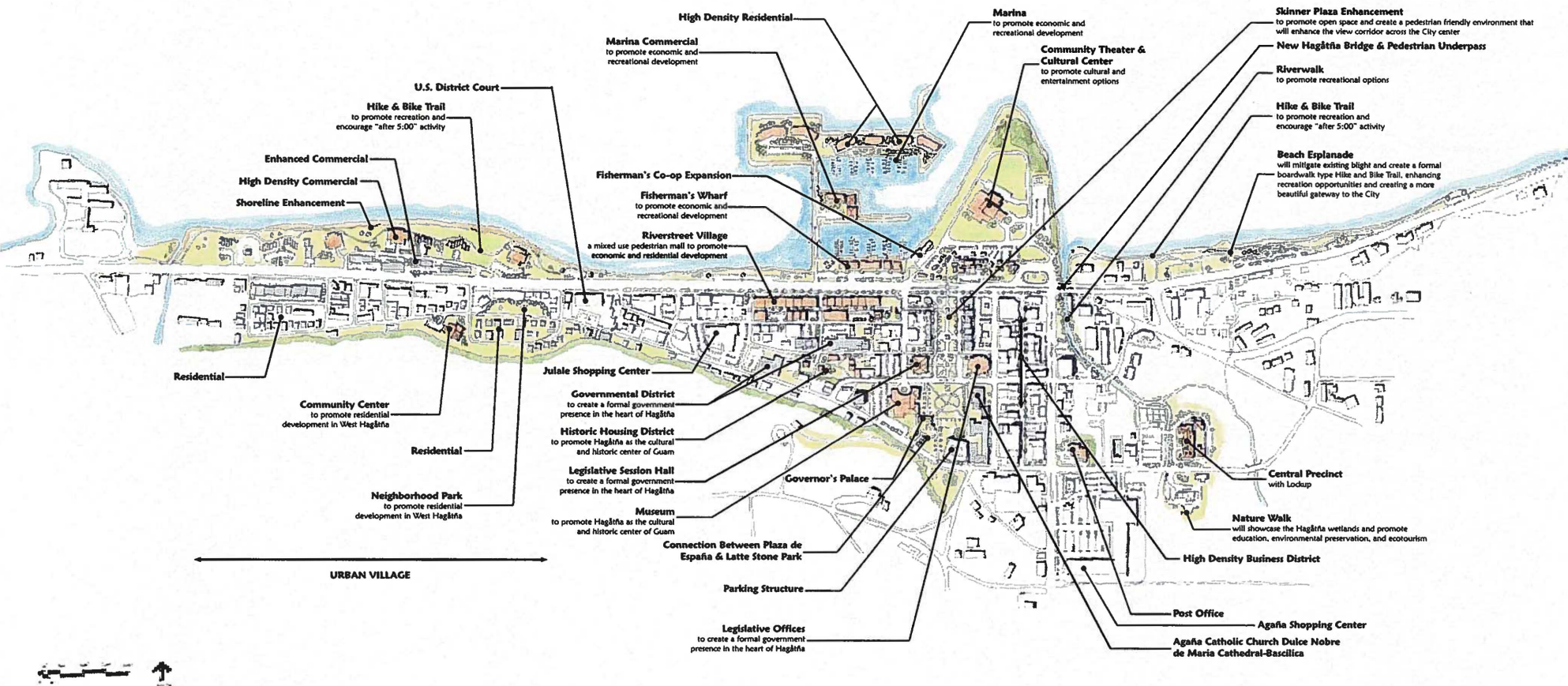
Proposed



Proposed

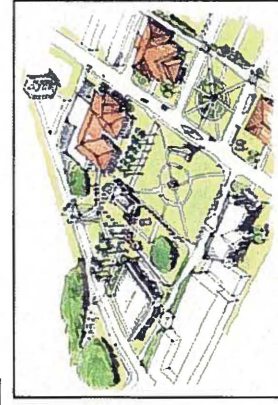
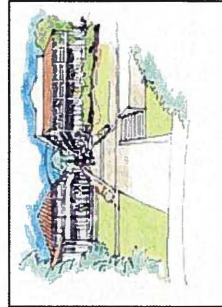
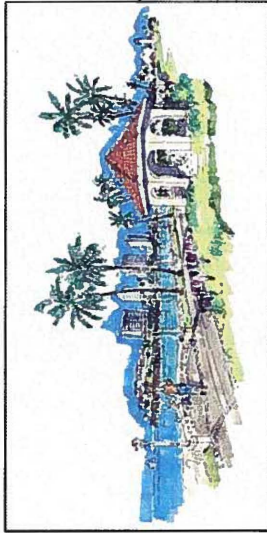
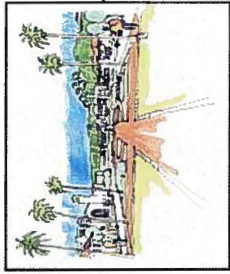
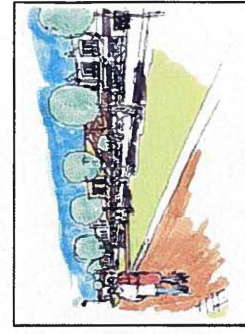
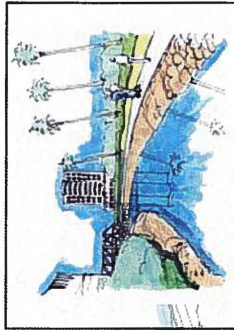
Hagåtña Master Plan

Preliminary Option II - Images



Hagåtña Master Plan

Preliminary Option III Pla

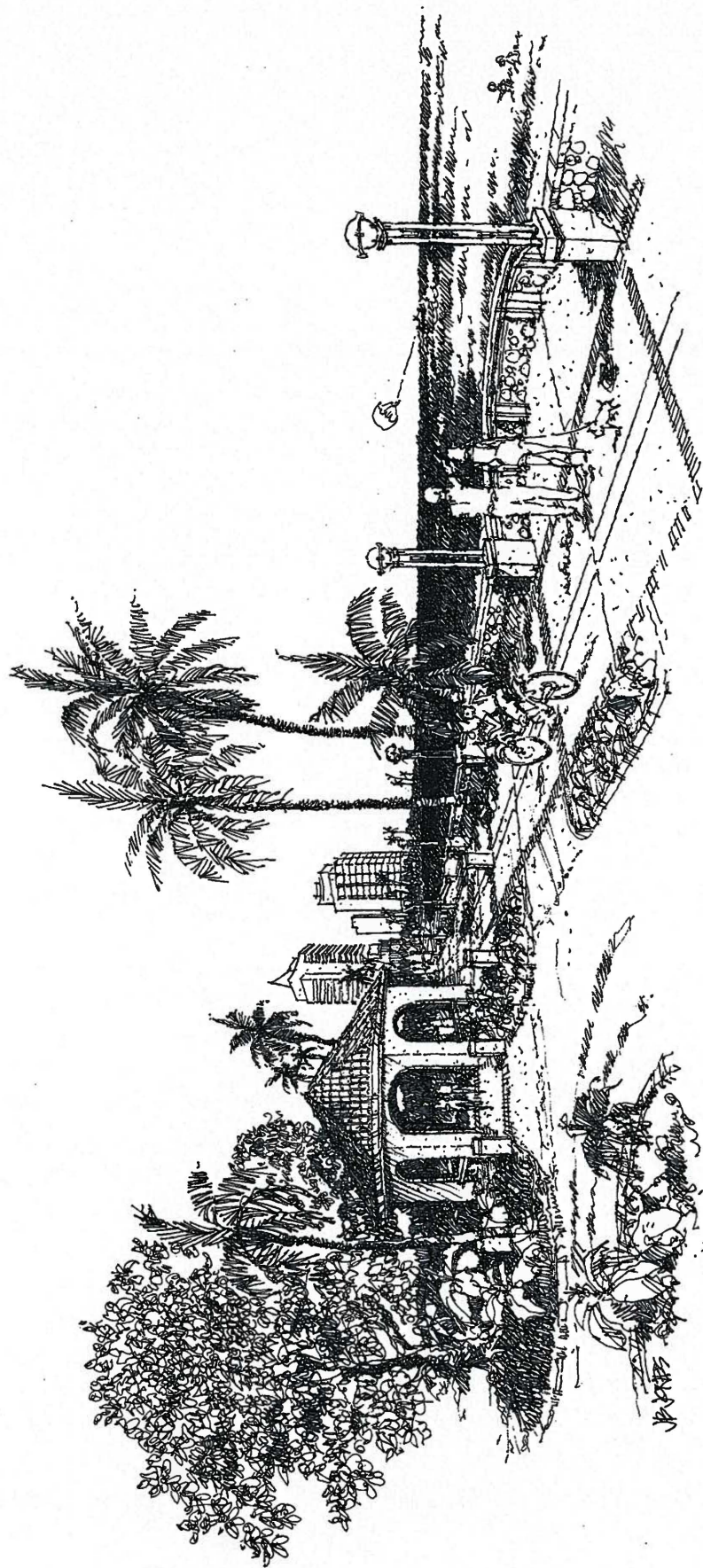


Hagåtña Master Plan

Preliminary Option III - Images

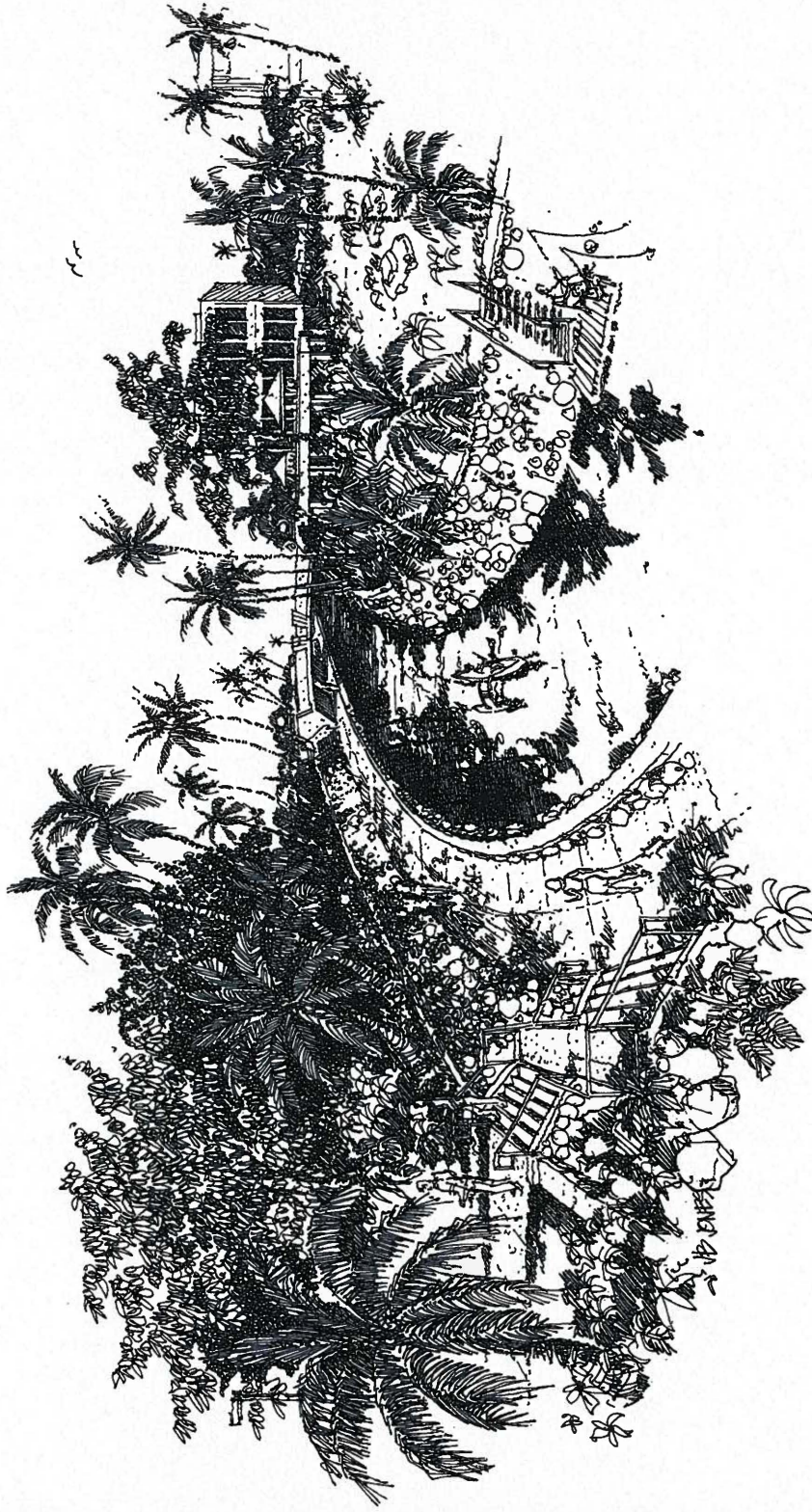
Hagåtña Master Plan

Conceptual Sketches



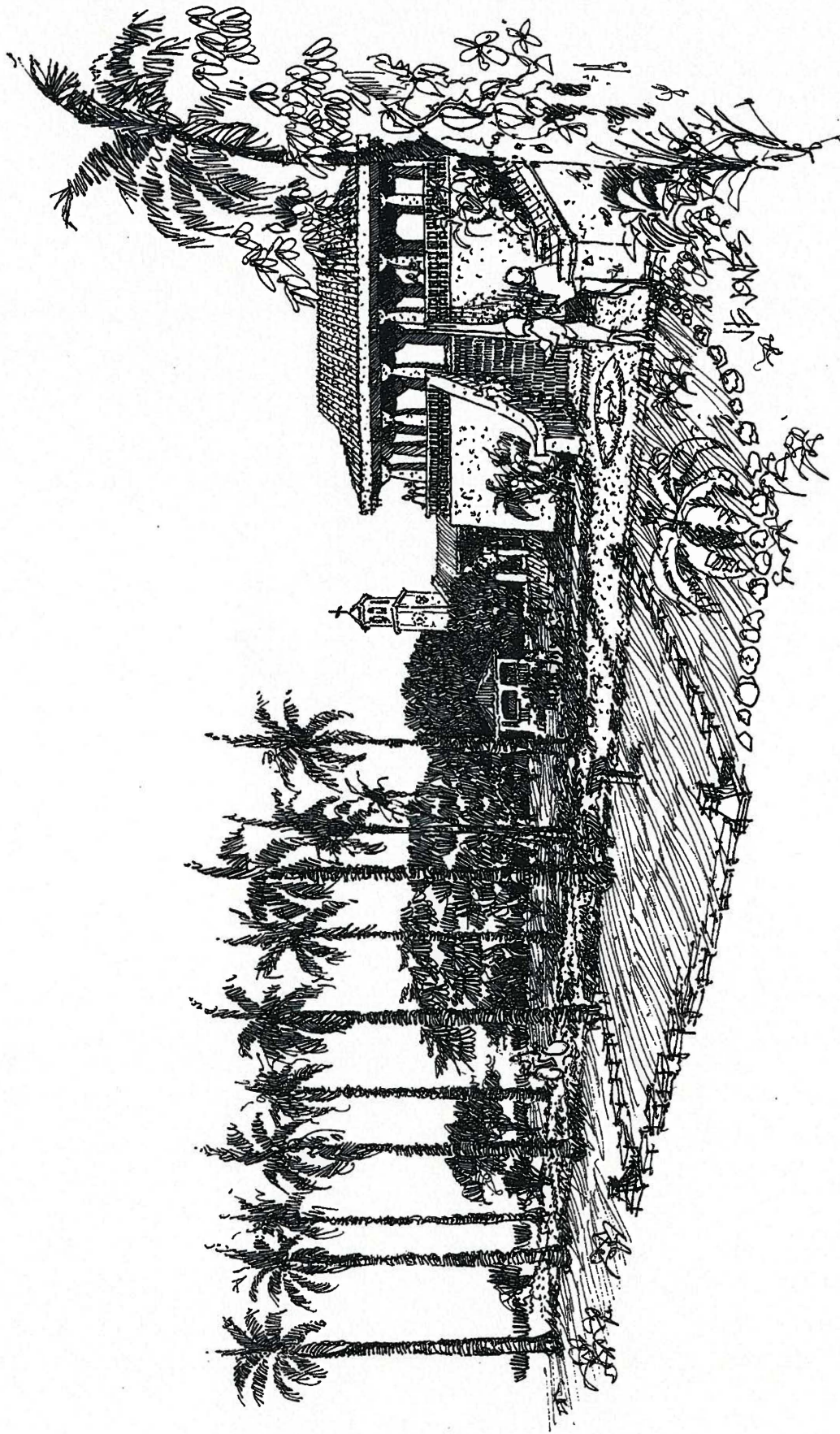
Hagåtña Master Plan

Preliminary Option I, II, & III - Hike and Bike Trail Concept



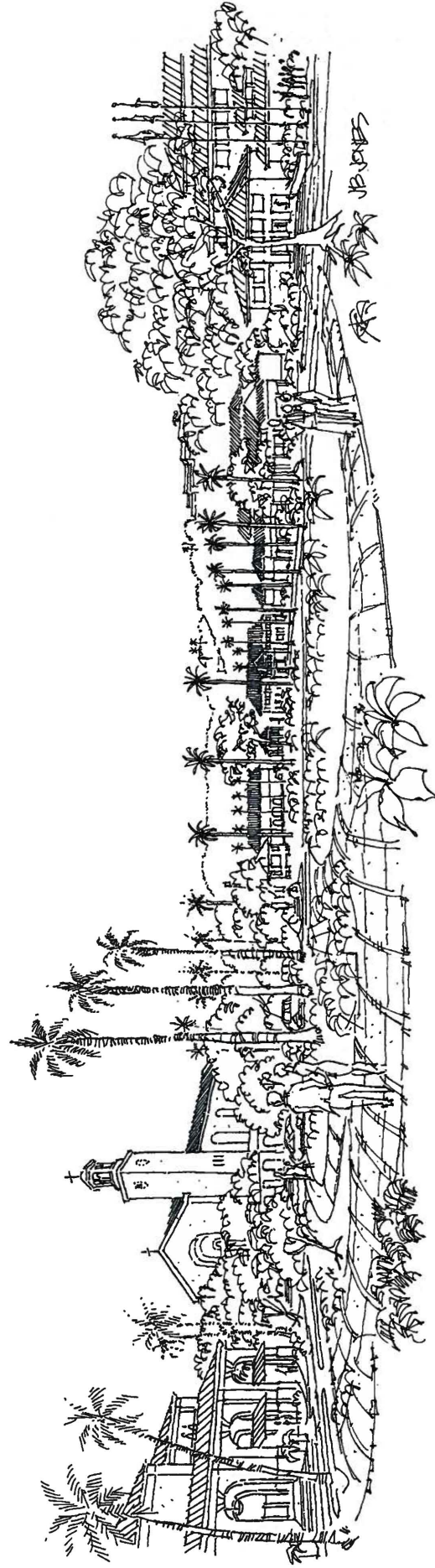
Hagåtña Master Plan

Preliminary Option I, II, & III - Riverwalk Concept



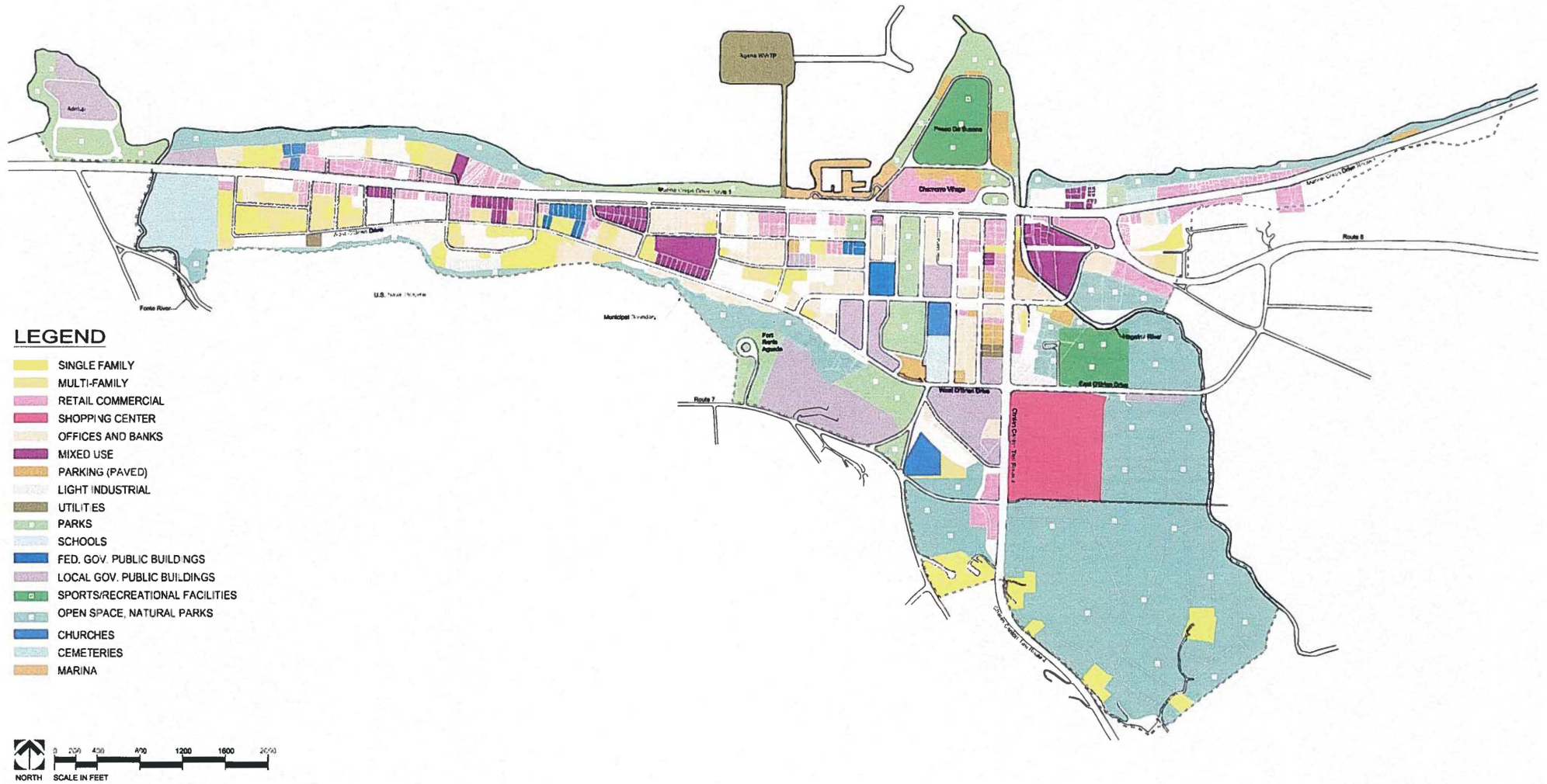
Hagåtña Master Plan

Preliminary Option I - Plaza de España Governor's Palace Foundation

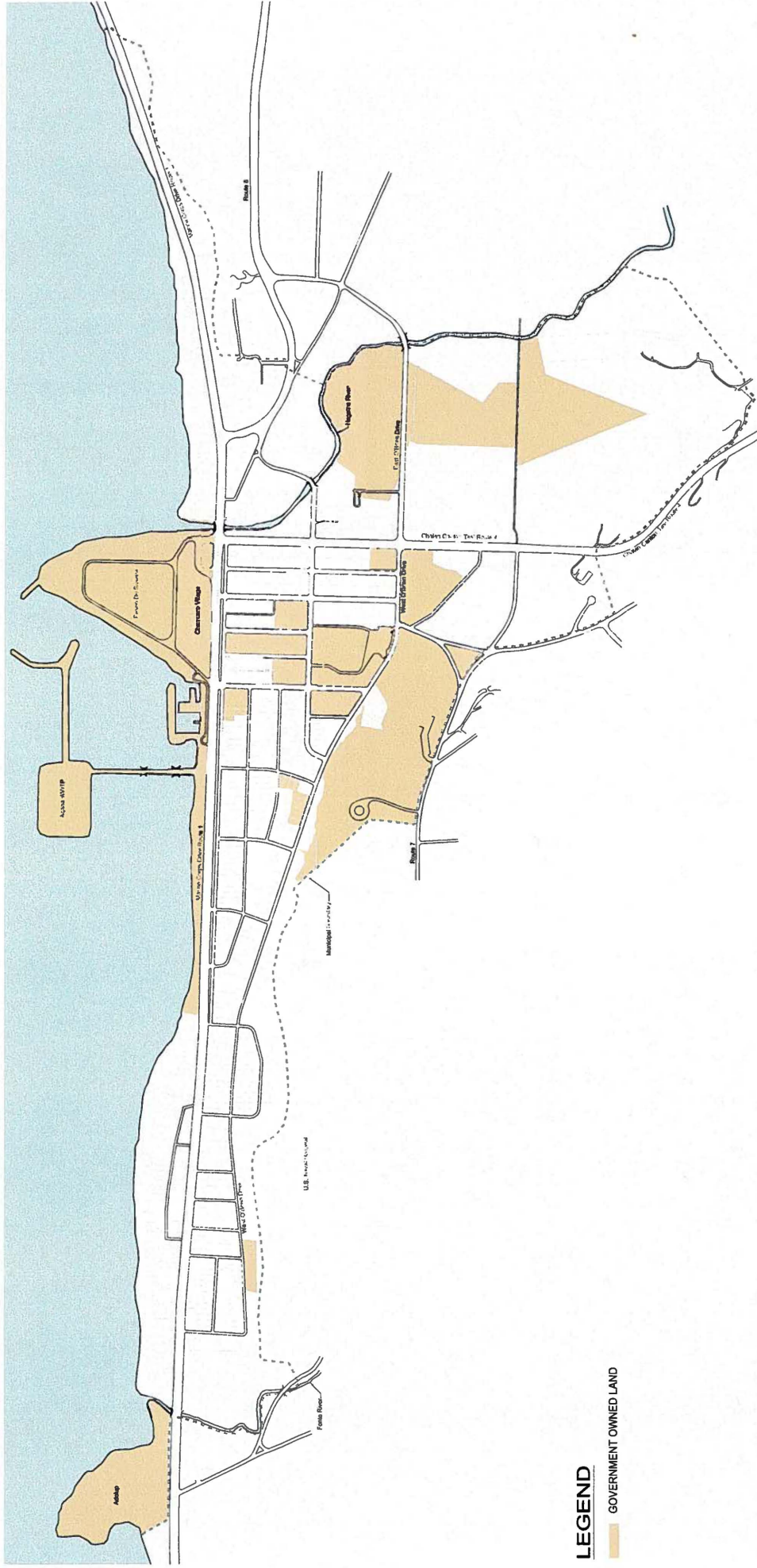


Hagåtña Master Plan

Preliminary Option II, & III - Skinner Plaza East/West Pedestrian Connection Concept

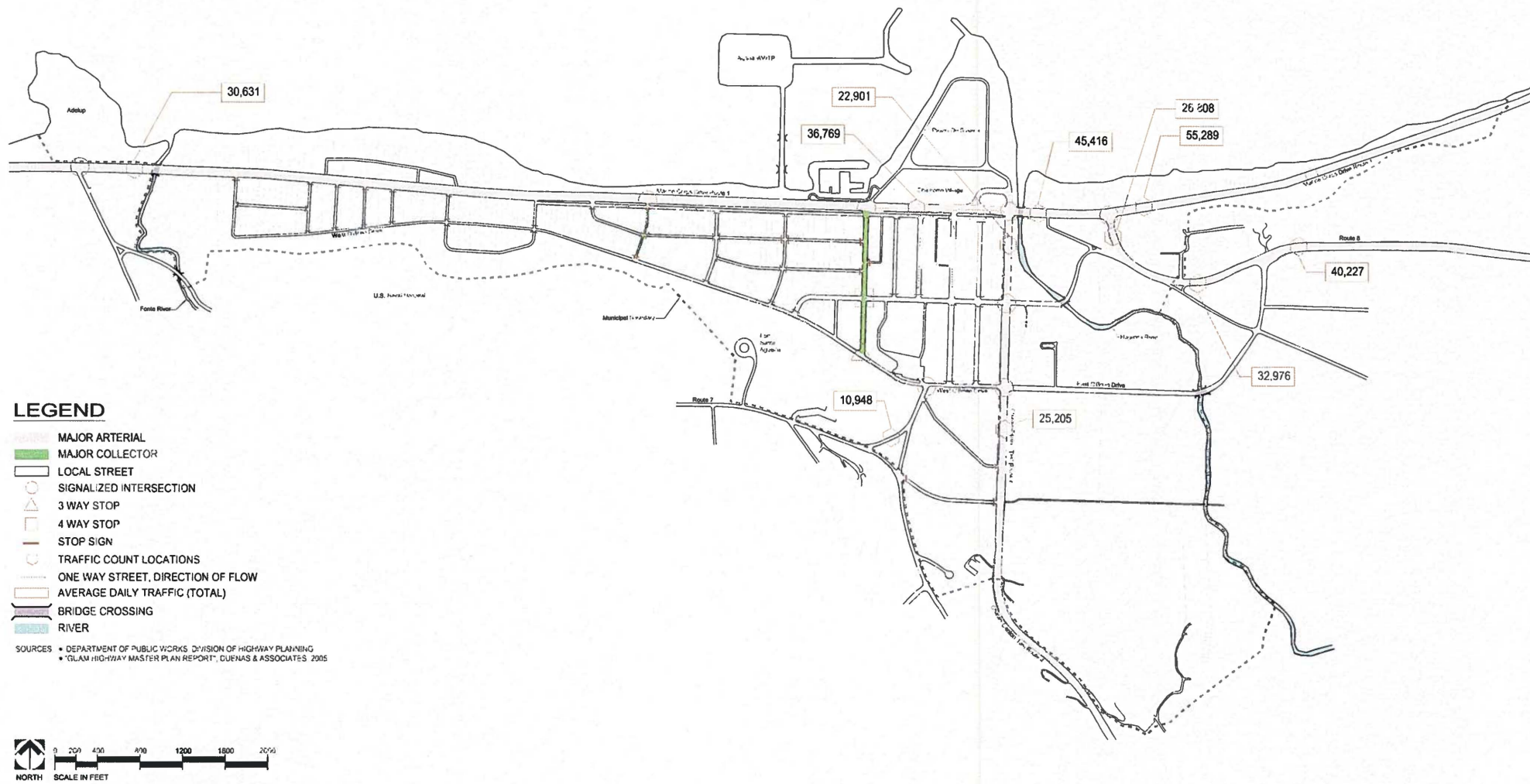


Hagåtña Master Plan



Hagåtña Master Plan

Government Owned Land



Hagåtña Master Plan

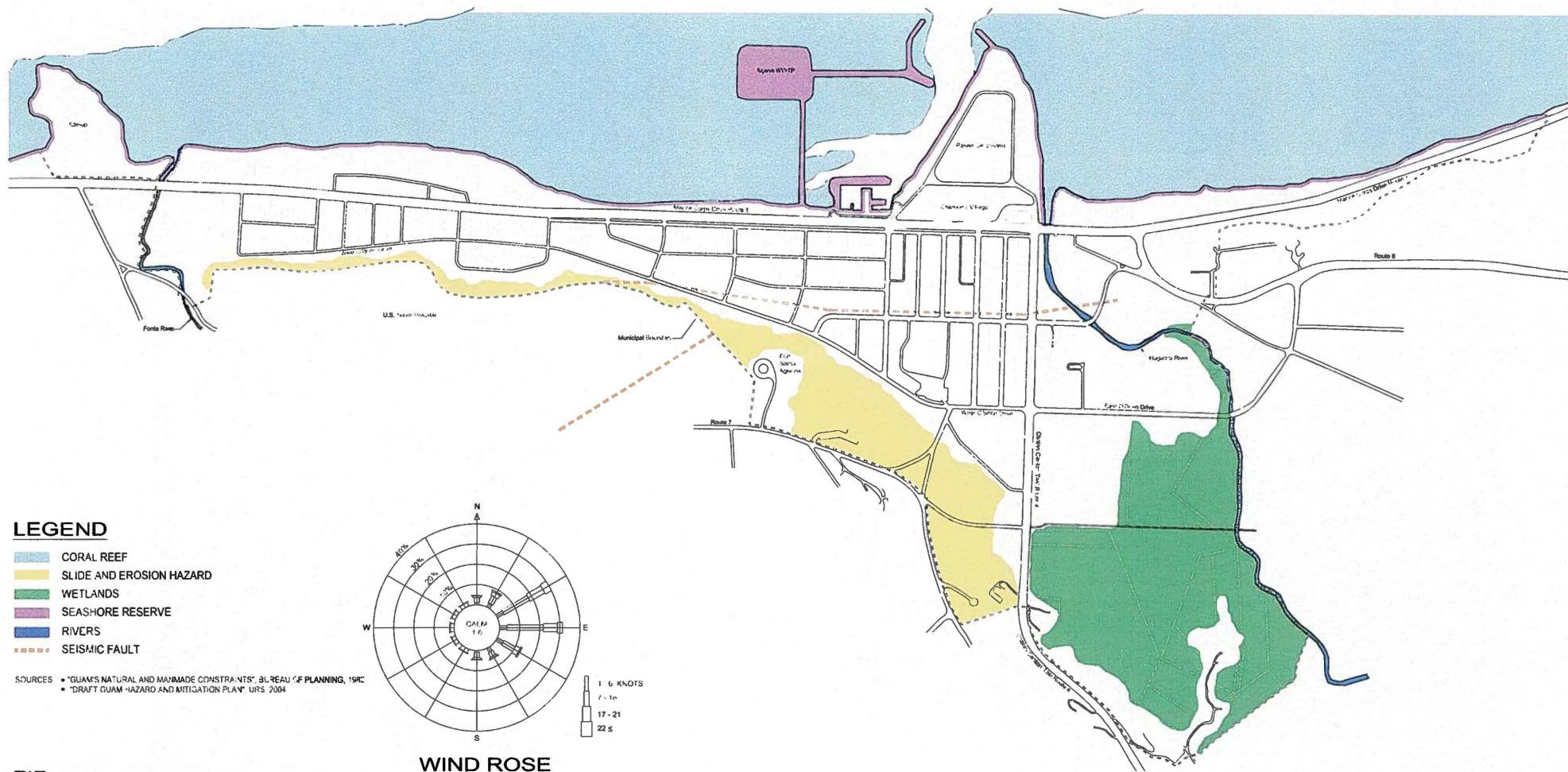


Appendix E

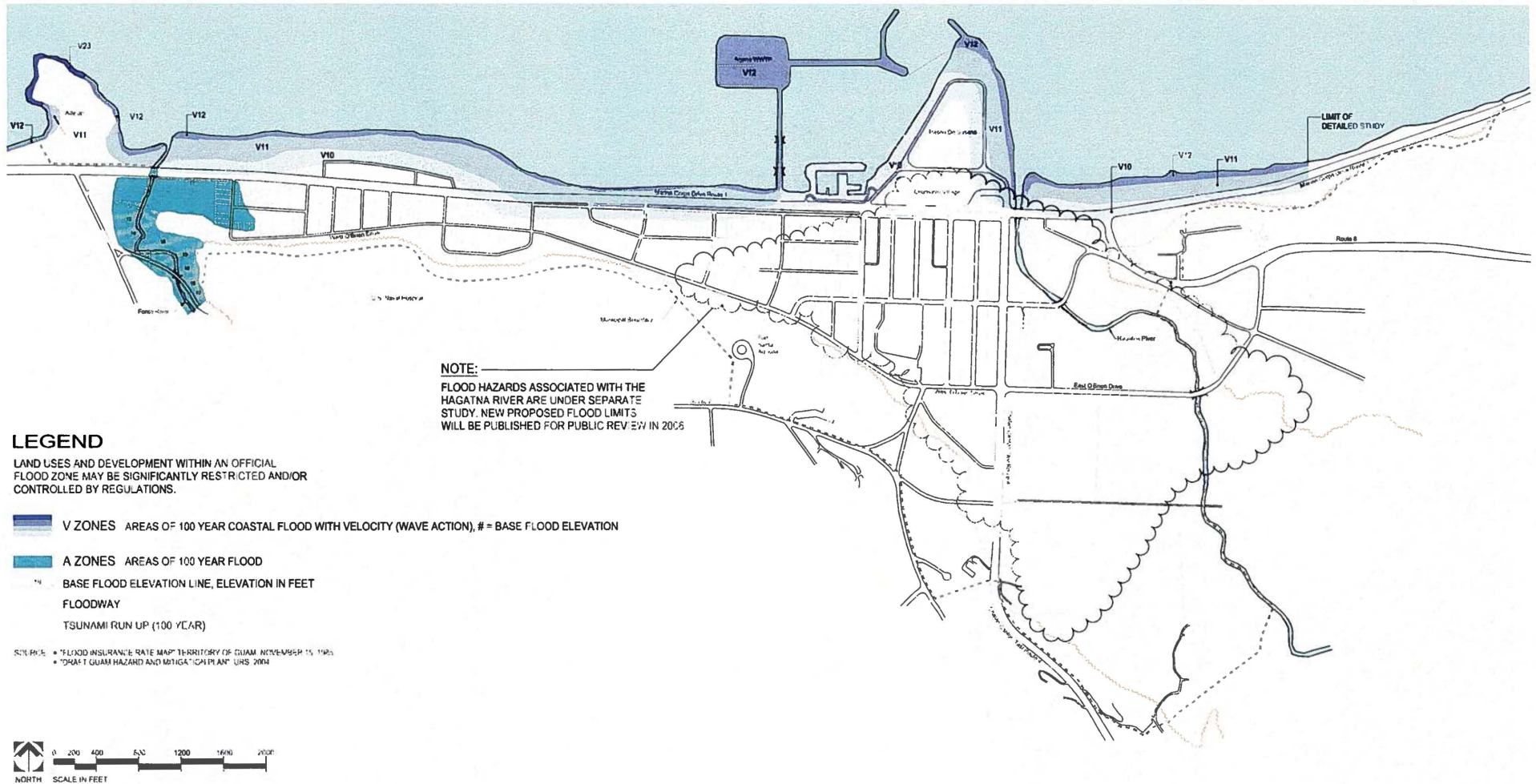
Existing Public Transit



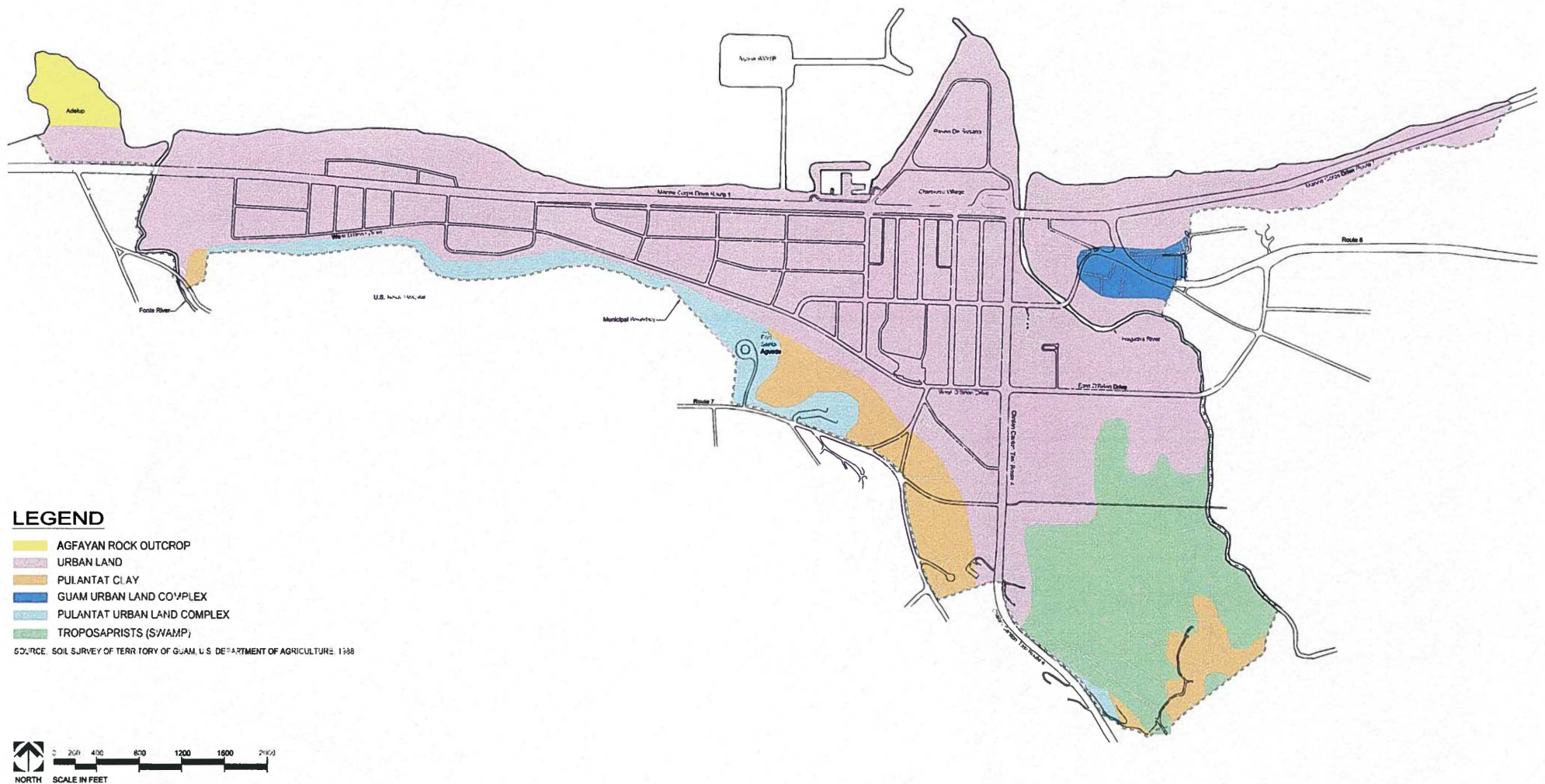
Existing Utilities



Hagåtña Master Plan



Hagåtña Master Plan



Hagåtña Master Plan

