

PROPOSED CENTER FOR
THE PERFORMING ARTS

BUREAU OF PLANNING
DEPARTMENT OF LAND MANAGEMENT
INSULAR ARTS COUNCIL
DEPARTMENT OF PUBLIC WORKS

December, 1979

Introduction

Pursuant to Public Law 15-68, the Bureau of Planning and Department of Land Management with assistance from the Insular Arts Council and the Department of Public Works, reviewed possible sites for the construction and operation of the Center for the Performing Arts. This report, which includes a description of the recommended site and general dimensions of the center, is presented to the Governor for transmittal to the Legislature in accordance with Section 1 of Public Law 15-68.

Methodology

Representatives of the Bureau of Planning, Department of Land Management, and Department of Public Works met with Insular Arts Council Director, Sister M. Calista, to determine general plans for the Center. In order to recommend an appropriate site for the theatre-museum complex, the function and space requirements of a larger complex were reviewed by the Department of Public Works and reduced proportionally to compute the area required for a complex with a seating capacity of 2,000. Various private and public lands were then considered as possible sites. The representatives of the above agencies recommend that Lot 87-5-1, Agana, be the location for the Center.

Description of Recommended Site

Lot 87-5-1, as outlined on the attached maps, is adjacent to the Agana tennis court and across the street from the Government of Guam Vehicle Inspection Station. The lot is within the Agana Swamp area, although much of the site has been previously landfilled. East of the site lies the Agana River. As shown on the survey map, the area is bounded on the North by Lot 87-6, on the West by Lot 87-5-R1, on the South by Lot 87-1G (East O'Brien Drive), and on the East by Lot 87-6 and Lot 88-2.

Situated in the municipality of Sinajana, Land Square 14, Section 1, Lot 87-5 is more specifically bounded and described as follows:

Beginning at a point marked "one" (1) on plan being North $70^{\circ} 08' 42''$ East 836.858 meters from Guam Geodetic Triangulation Station "Cliff" 1975 having coordinates of North 49,556.698 and East 49,869.489 meters;

Thence, North $01^{\circ} 49' 29''$ East, 190.590 meters to a point marked "two" (2);

Thence, South $88^{\circ} 05' 42''$ East, 70.740 meters to a point marked "three" (3);

Thence, along a curve having a central angle of $57^{\circ} 21' 36''$, a radius of 89.13 meters, an arc length of 89.230 meters, a chord distance of 85.550 meters and a chord bearing of South $59^{\circ} 24' 54''$ East to a point marked "four" (4);

Thence, South $30^{\circ} 44' 06''$ East, 108.320 meters to a point marked "five" (5);

Thence, South $25^{\circ} 25' 29''$ West, 63.330 meters to a point marked "six" (6);

Thence, North $88^{\circ} 10' 31''$ West, 178.680 meters to the point of beginning containing an area of thirty-two thousand one hundred sixty-two and four hundredths square meters (32,162.04 square meters) as shown on Sketch Number 1413 prepared by the Department of Land Management, and approved by the Director of Land Management on November 16, 1979.

Estimated Dimensions of the Center

The function and space requirements for a larger complex were used to compute the acreage needed for a building that would include a gallery, museum, and theatre. The dimensions on the following page are preliminary estimations which were used to determine general space requirements. As shown, approximately 238,555 square feet is required for the entire complex. The Agana lot, which contains approximately 346,063 square feet, can accommodate the facility with sufficient area for setbacks and landscaping.

FunctionsSpace Requirements (Sq.Ft.)

I. Performing Arts Theater

Vestibule/gallery	3,000
Lobby	5,500
Ticket Office	80
Lounge-Rehearsal Room	4,125
Administrative	2,000
Men's Restrooms	1,000
Ladies' Restrooms	1,000
Auditorium (2,000 seating capacity)	30,000
Radio Studio	1,650
Control Room	385
Director's Room	110
Quiet Room	165
Projection Room	1,100
Spotlight Booth	2,200
Stage	8,000
Stage Workshop	8,000
Scene Storage	5,500
Custom Workshop	2,300
Custom Storage	1,150
12-Dressing Rooms	3,750
Make-up Room	260
2-Chorus Rooms	1,200
4-Bathrooms	600
Stage Manager	200
Discussion/Meeting Room	4,000

Performing Arts Theater Total Area 87,275 Sq.Ft.

II. Museum/Gallery

Gallery/vestibule	7,000
Lecture	1,800
Offices	250
Restrooms	250
Records/Storage	1,800
Mechanical/Electrical	3,200

Museum Total Area 12,680 Sq.Ft.

III. Parking Area

Parking Stalls (500 cars)	90,000
Employee Parking Spaces	3,600
Road and Driveway	45,000

Parking Space Total Area 138,600 Sq.Ft.

TOTAL AREA REQUIRED 238,555 Sq.Ft.

Advantages/Disadvantages

Advantages of the Agana location include the following:

- The property is owned by the Government of Guam which would expedite construction of the Center. Financial resources that would otherwise be committed toward purchasing or leasing land could be spent on the construction of a well-designed, aesthetically pleasing complex.
- The area is currently served with water, power, roads, and sewer facilities. As the provision of major infrastructure involves extremely high costs, government expense would be significantly reduced.
- It is centrally located on the island and could lend itself to maximum use by the public. Inconveniently situated facilities often are under-utilized and their isolated location presents an invitation to vandals.
- Recreational use of the site is compatible with existing and proposed Community Design Plans for Agana.
- The area is flat and would not require extensive grading. Leveling steep terrain for construction increases the potential for soil erosion, involving not only the initial grading expenses, but maintenance costs as well.
- The site is large enough to accommodate future expansion of the complex. Lot 87-5-1 alone encompasses an area of approximately eight acres. The government owns the adjacent Lots 87-6, 88-2, and 88-3.
- Location of the Center on Lot 87-5-1 would enhance the city of Agana as a cultural center. The facility would be within walking distance to such cultural and historic attractions as Latte Stone Park, Plaza de Espana, Dulce Nombre de Maria Cathedral, and the Spanish Bridge. Other resident and tourist attractions within close proximity include the Agana Central Park, Agana Shopping Center, Nieves Flores Memorial Library, Skinner's Plaza, and the Farmers' Market.

- Route 8 and East O'Brien Drive, slated for expansion in the next three years, will accommodate the traffic generated by the Center.
- The adjacent Agana River and fertile soil allow for extensive landscaping. The botanical variety that could be supported would highly compliment a museum, gallery, and performing arts theatre.

The following disadvantages were pointed out during the discussion of Lot 87-5-1 as the site for the complex:

- Lot 87-5-1 is subject to noise from airport facility activities. Although the Air Installation Compatible Use Zones (AICUZ) Study denotes the area as having an average day-night noise exposure of less than 65 decibels, various instances of intolerable noise levels have been reported. Considering the programs and activities that would take place in a museum-theatre complex, noise from low-flying aircraft would necessitate that the structure be adequately sound-proofed.
- The site is within the 100-year flood hazard zone. The project must be in compliance with local Flood Hazard Area Rules and Regulations and water quality, erosion, and sedimentation control standards. The structure would have to be designed to the maximum extent practicable to maintain the natural flow during flood conditions so that backwater effects are not experienced on previously non-flood prone areas. In addition, unstable ground conditions would require the use of posts, piles, or similar construction techniques to support a development of this size. Floodproofing expenses would have to be taken into consideration in determining overall construction costs.
- Although this area of the Agana Swamp has previously been filled, a project of this magnitude would further reduce land surface area available for absorption of rainwater. Increased stormwater runoff

from impervious surfaces (roads, roofs, parking lots, sidewalks, etc.) is of concern, not only from a flood control point of view, but as non-point discharge which could possibly increase pollution in the Agana River and the adjacent wetland area. The use of a ponding basin northeast of the lot would assist in the filtration of contaminants from runoff. A buffer zone of natural or introduced vegetation adjacent to the river could further alleviate runoff problems by absorbing excess nutrients and minimizing erosion. Creative landscaping of this protective strip would add to the aesthetics of the complex.

THEENTH GUAM LEGISLATURE
1979 (FIRST) Regular Session

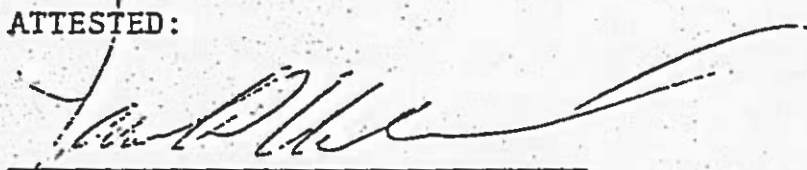
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 652, "An Act reserving certain government land for construction of a center for the performing arts and for other purposes", was on the 15th day of September 1979, duly and regularly passed.

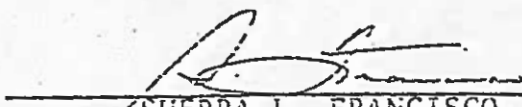



THOMAS V. C. TANAKA
Speaker

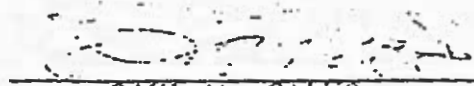
ATTESTED:


JAMES H. UNDERWOOD
Legislative Secretary

This Act was received by the Governor this 21st day of
Dec 1979 at 10:30 o'clock P.M.


SHERRA L. FRANCISCO
Assistant Staff Officer
Governor's Staff

APPROVED:


PAUL M. CALVO
Governor of Guam

DATED: 10-2-79

PL15-68

FIFTEENTH GUAM LEGISLATURE
1979 (FIRST) Regular Session

Bill No. 652
(As Substituted by
the Committee on
General Governmental
Operations, Military
& Veterans Affairs)

Introduced by

C. C. Bamba
C. A. Kasperbauer
K. B. Aguon
A. M. Palomo
P. F. Perez, Jr.
E. R. Duenas
F. F. Blas
J. H. Underwood
T. V. C. Tanaka

AN ACT RESERVING CERTAIN GOVERNMENT LAND
FOR CONSTRUCTION OF A CENTER FOR THE
PERFORMING ARTS AND FOR OTHER PURPOSES.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. The Bureau of Planning of the Department of
3 Land Management shall select an appropriate site for the construc-
4 tion and operation, including adequate parking, of a center for
5 the performing arts. No later than January 1, 1980, the
6 Director of the Bureau of Planning and the Director of the Depart-
7 ment of Land Management shall recommend a site in writing to the
8 Governor and the Legislature. In the report to the Governor and
9 the Legislature, the location, dimension of the center and
10 boundaries of the property shall be included.

11 The Department of Public Works shall prepare an estimate of
12 the cost of construction of a center for the performing arts on
13 the land selected and recommended by the Directors. The Depart-
14 ment of Public Works shall report to the Governor and Legislature
15 the estimated cost of construction no later than April 1, 1980.

1 Section 2. A new Section 13911.1 is added to the Government
2 Code to read:

3 "Section 13911.1. Property statement. The owner of
4 an interest in any real property acquired by the Authority
5 in a condemnation proceeding may, by expressly waiving any
6 right to a priority purchase of any real property within
7 an urban renewal or community development area, become
8 eligible to receive government of Guam land in exchange for
9 the land acquired by the condemnation proceeding. The
10 authority shall issue to such owner a statement indicating
11 that:

12 (1) the owner has expressly waived in writing all
13 right to a priority purchase of any property within the
14 urban renewal or community development area.

15 (2) the value of the interest in the real property
16 taken by the Authority in the condemnation proceeding and
17 the net amount payable to owner.

18 (3) evidence that the owner had stipulated for an
19 order ordering that the condemnation proceeds otherwise pay-
20 able to the owner be paid into the Treasury of Guam as pay-
21 ment for the government land to be acquired."

22 Section 3. A new Section 13004.1 is added to the Govern-
23 ment Code to read:

24 "Section 13004.1. Land exchange. In accordance with
25 the rules and regulations to be promulgated pursuant to
26 Section 13007 of this Chapter, the Director shall, upon
27 receipt of the property statement provided for in Section
28 13911.1 convey to the former owner of an interest in land

1 described in the property statement exchange land, as such
2 is identified by Section 13005.1 of this Code, equal in
3 value to the amount of the condemnation proceeds payable to
4 said former owner."

5 Section 4. A new Section 13005.1 is added to the Government
6 Code to read:

7 "Section 13005.1 Same. Exchange Land. In addition
8 to the classification of lands provided by Section 13005,
9 there shall also be a classification known as 'Exchange
10 Land'. Exchange Land shall, in accordance with rules and
11 regulations to be promulgated pursuant to Section 13007 of
12 this Chapter, be identified from among the categories
13 denominated by Subsections (a) through (f) of Section 13005
14 of this Code."

15 Section 5. The provisions of Public Law 12-226 commonly
16 known as the "Chamorro Land Trust Act" shall not apply to any
17 land conveyed pursuant to the authority contained in this Act.

18 Section 6. Section 26210 of the Government Code (as enacted
19 in Public Law 14-13) is amended to read:

20 "Section 26210. Amateur Boxing Program. Establishment.

21 (a) The Department of Parks and Recreation shall
22 establish a Guam Amateur Boxing Program within the
23 territory. The program shall be under the auspices of
24 the government of Guam, but the Department of Parks and
25 Recreation is authorized to seek private financial
26 contributions, sponsorship and support.

1 (b) The Department of Parks and Recreation shall
2 promulgate such rules and regulations as may be
3 necessary to implement the provisions of this Act. The
4 Department of Parks and Recreation may, if it so
5 desires, seek accreditation for tournaments from the
6 U. S. Amateur Athletic Union (AAU), and is authorized
7 within the following guidelines to conform the
8 tournament rules and regulations to U. S. Amateur
9 Athletic Union (AAU) standards."

10 Section 7. Section 26211(b) of the Government Code (as
11 enacted in Public Law 14-13) is amended to read:

12 "(b) The Department of Parks and Recreation and each
13 village Commissioner's Office, shall coordinate and/or
14 organize the Guam Amateur Boxing Program. The Department of
15 Parks and Recreation shall devise an elimination process
16 whereby the championship of each division as specified in
17 Section 26212 of this Chapter is determined."

18 Section 8. Section 26213 of the Government Code (as enacted
19 in Public Law 14-13) is amended to read:

20 "Section 26213. Eligibility. Any amateur boxer is
21 eligible to participate in any amateur boxing contests under
22 this Act upon the approval of the Department of Parks and
23 Recreation. The Department of Parks and Recreation must take
24 into account of experience a boxer has before he is matched
25 with another boxer. No professional boxer or any person who
26 has been paid for fighting may fight as an amateur under
27 this Act. All amateur boxers under the age of eighteen (18)
28 years must have written permission from either their parents
29 or guardians in order to participate in the program under
30 this Act."

1 Section 9. Section 26215 of the Government Code (as enacted
2 in Public Law 14-13) is amended to read:

3 "Section 26215. Fees and Revenue. The Department of
4 Parks and Recreation is authorized to charge admission fees
5 at all amateur bouts. All revenue from amateur bouts shall
6 be placed in a special fund known as the Guam Amateur Boxing
7 Fund pursuant to Section 26216 of this Chapter. This fund
8 may be used by the Department of Parks and Recreation for
9 the purpose of maintaining and improving said program, to
10 include but not necessarily limited to the purchasing of
11 equipment and for providing facilities."

12 Section 10. Section 26216 of the Government Code (as enacted
13 in Public Law 14-13) is amended to read:

14 "Section 26216. There is hereby created within the
15 Department of Parks and Recreation a special fund herein
16 known as the Guam Amateur Boxing Fund. Said fund shall be
17 used for the promotion of amateur boxing programs on Guam."

18 Section 11. Section 26217 of the Government Code (as enacted
19 in Public Law 14-13) is amended to read:

20 "Section 26217. Trainers, Facilities and Coordinator.
21 The Department of Parks and Recreation shall initiate a
22 training program so that all amateur boxing trainers are
23 knowledgeable of the rules of Amateur Athletic Union (AAU)
24 Trainers and training facilities shall be provided in
25 designated areas for the training of amateur boxers. There
26 shall be a coordinator of the Guam Boxing Program who shall
27 be responsible to the Department of Parks and Recreation
28 for the operation of the program."