

Appendix A

Phase I Public Involvement Report



Image courtesy Dover Kohl and Partners

North and Central Guam Land Use Plan

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ICF Incorporated, LLC
Plan Rite
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North and Central Guam Land Use Plan

Phase I Public Involvement Report

Overview

This Phase I Public Involvement Report describes the process used to gather initial input to create a draft vision and draft outline of the Guam Land Use Plan. It may be revised after review by the Guam Land Use Plan working group and other stakeholders. As described in detail in the public workshop summaries, the Draft Vision is for Guam to be:

A sustainable tropical paradise that is safe, walkable, family and community-oriented, and protective of natural resources.

Public Involvement Implementation Plan

Due to the short turnaround between contract signing and the Client's desired Phase I implementation deadlines, an initial Public Involvement Plan was not created prior to kick-off. Based on similar successful processes and the approved scope, the ICF team worked with Client staff to schedule key stakeholder groups, interviews, public workshops, advertisements, and extensive news coverage (radio, TV, and press) both in advance of and at the workshops. ICF staff planned the public workshop and stakeholder group agendas in collaboration with Client staff, prepared group working maps, a PowerPoint presentation, and both visioning and group brainstorming exercises.

For Phase II, in consultation with the Client, ICF will develop a revised public involvement implementation plan that provides a more detailed, yet flexible, approach to the Phase II public involvement effort. The plan will include the number and type of public venues and the timing and content of communication materials. It is anticipated that ongoing public involvement will follow a similar format as Phase I, with the majority of stakeholder interviews, focus groups, and public meetings held over a few consecutive days. This revised public involvement plan will be submitted after consultation with the Client in the Phase II kick-off meetings during the first week of November, 2008.

Stakeholder Interviews

Prior to the week of Stakeholder meetings, ICF staff were on Guam to develop data resources, gather maps, reports, and digital information to prepare for the workshops. The ICF team and the Client identified target stakeholder groups from existing organizations, agencies and interest groups. We scheduled a series of stakeholder focus group meetings and individual interviews for the week of September 21 through September 26. Meetings included a kick-off with Bureau of Statistics and Plans (BSP) staff; a meeting with the Mayors of Dededo, Yigo, Tamuning, Barrigada, and Mangilao plus the Director of the Mayors' Council; Senator Jim Espaldon and staff; Senator Judy Won Pat; an extensive session with the Land Use Working Group (key agency staff); the 'Get Guam Working' Committee & staff (Chamber of Commerce, Chinese Chamber, realtors, developers, tourism and construction representatives); Representatives of Guam utilities (sewer, water,

power, and DPW, including CCU Chair Simon Sanchez; Duenas and Associates (a key planning and engineering consultant/developer representative); John Jocson, a University of Guam hydrologist (re: the Northern Aquifer hydrogeology); the Chamorro Land Trust and Ancestral Lands staff; a group of five architects representing the AIA; Guam EPA staff, and a series of meetings with Guam Land Use Commission staff and Chair Jay Lather, plus a few developer representatives that appear before the Land Use Commission (LUC).



Guam Land Use Plan Working Group (inter-agency staff)

BSP staff introduced most stakeholder meetings with an overview of the Land Use Plan project and an introduction of the ICF team and the stakeholder groups. After discussing issues relevant to each group's focus, we asked them what issues should be addressed by the Plan, whether they had been involved in prior efforts, what was new in their industry or agency (both on-island and in the larger global climate), and what was appropriate to discuss in the larger public visioning workshops. We also asked them to publicize the workshops, and to continue participating in the process and review future plan drafts.

The village mayors were asked to publicize the workshops and especially to invite their municipal planning councils to ensure community needs are adequately captured.

The most significant result of the stakeholder meetings and interviews is that there may be more consensus among all parties than most assumed initially. While the team observed typically different points of view (agency staff more concerned with resource protection and methods of implementation; mayors more concerned with protection of village quality of life and residential neighborhoods; business and development groups more concerned with economic growth and less regulation on development), we also noted that there are significant core concepts that most, if not all, groups believe must be addressed. There is strong consensus that it is time for a comprehensive land use plan to be developed and adopted, partly due to military build-up pressure, but also to set the stage for a more sustainable Guam, with better quality of life, and a more attractive environment for tourism. Most questioned why prior efforts had not been completed, and expressed that the ITANO'TA Land Use Plan is a good starting point for this effort, with many concepts that still are applicable. Many advised that – while more specific regulations and zoning codes will ultimately be needed, that it is advisable to defer those for a follow-on phase, in order to build consensus for adoption of the more conceptual Land Use Plan.

There was also consensus around the need to protect the Northern Aquifer and other resources, although some differences over how – and where to accomplish that. One of the more interesting topics was the emerging concept of redeveloping along existing commercial transportation corridors with mid-rise mixed-use development, both to 1) provide walkable, transit-oriented centers as targets for improved transit service, 2) to minimize development impacts on existing neighborhoods, and 3) to keep development near existing utilities and services, lowering ongoing costs and minimizing impact on the aquifer and other resources. Another popular concept was the idea of encouraging new development to follow a more traditional compact village-scaled pattern, similarly for resource protection, transit potential, and housing choice. One potential location for this approach was on lands held by the Chamorro Land Trust in the central part of Northern Guam, possibly to be developed as a public-private partnership.

While many in the development and construction industry were concerned about too much regulation slowing down development, most recognized that not to be much of an issue due to the potentially overwhelming pace of construction due to the military buildup. Some industry representatives noted that – compared to tourism destinations around the Pacific – Guam is looking dated and the upcoming boom may be the Island’s one chance to ‘get it right.’ All felt that encouraging a more compact, slightly denser style of development would be marketable, economical, conserve land, support transit, and have less impact on resources. There was also strong desire to coordinate the military’s approach to the build-up with Guam’s vision for development.

Public Visioning Workshops

Two regional public visioning workshops were conducted to obtain input on a vision for the study area, to identify potential policies and changes needed to address future growth, and other issues that were identified in the stakeholder meetings.

Workshop 1 was conducted on Tuesday September 23 in the Dededo Community Center, hosted by Mayor Melissa Savares. Approximately 20 residents and business people from Dededo, Yigo, and Harmon participated. Workshop 2 was conducted at the Tamuning Community Center on Thursday, September 29, hosted by Mayor Frank Blas. Approximately 20 residents and business people from Tumon and Tamuning attended. Both workshops were conducted from 7pm to 9pm, and followed the same format.

Each workshop began with a brief Hafa Adai and team introduction from BSP staff and local consultants, followed by an explanation of the Guam Land Use Plan. Staff explained how this project builds on prior plans, that it’s just the start of the process, and noted that it will be completed by March, 2009. ICF staff Harrison Rue then outlined the workshop agenda, and moved into a quick visioning exercise using post-it notes, with each participant jotting a few ideas for Guam’s future on individual notes, then posting them on a wall and sorting into like comments. A significant amount of agreement was noted in this individual exercise, and used to develop the Draft Vision statement (*see appendix for all comments and more detailed summary*).



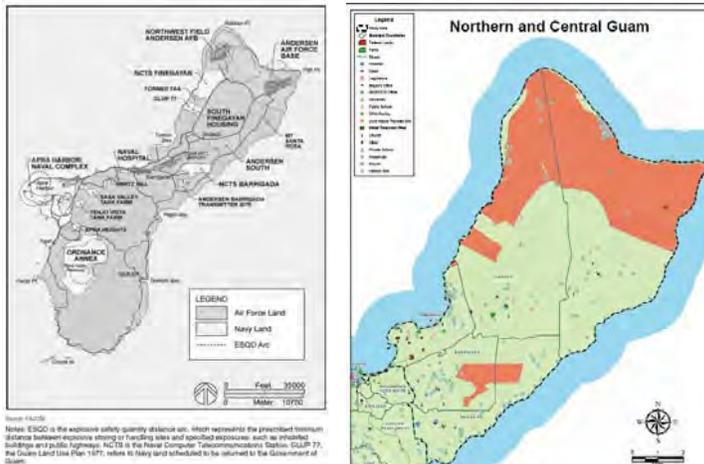
Participants sorting their individual vision ideas into similar groupings to develop a consensus vision statement

A sustainable tropical paradise that is safe, walkable, family and community-oriented, and protective of natural resources.

The vision exercise was followed by a short presentation on land use and redevelopment concepts, transit potential, and resource protection (*see attached PowerPoint presentation*).

Participants were given some ideas for discussion in the group sessions, such as discussing previous planning efforts they were involved in (or related current ones), and asked to think about what is new in the last decade or so - from their travels to other places, or from world issues like housing market, economy, tourism competition, and gas prices. Issues raised in the stakeholder groups were noted, including the need to have a plan to guide development, while protecting property rights, the need to protect the northern aquifer, for both water quality and quantity, and the need to link land use, transportation planning, protection of environmental and cultural resources, and economic growth. Some focused data and maps were shown, highlighting development and resource protection issues.

The presentation included introduction of possible concepts such as redeveloping along existing corridors, including before-and-after visualizations to demonstrate potential implementation of planning goals. It was noted that growing around existing centers and corridors can help local business and make better places while protecting undeveloped areas, and that developing ‘Transit Targets’ can help make transit service better over time.



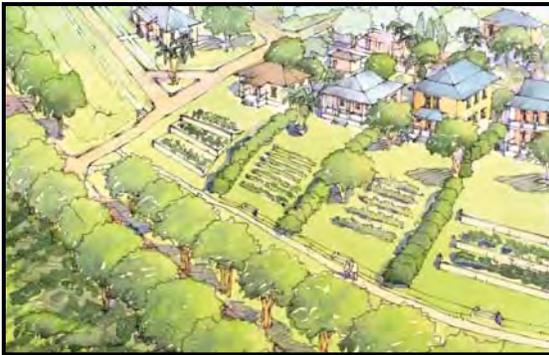


Example village center roadway redevelopment simulations



Example shopping center redevelopment simulations

Images were also shown of compact, village-scaled ‘new towns’ as proposed on Maui, with a range of housing choices, centrally located gathering places, surrounded by fields for sustainable agriculture and conservation land. Participants were asked to discuss whether a similar approach would be appropriate on Guam.



Example rural new town drawings from Maui (courtesy Dover, Kohl & Partners)



During the group discussion and brainstorming sessions, participants were asked to gather around maps on the tables, introduce themselves, then talk about what they want the future to look like in Northern Guam, as well as what ideas the land use plan should address. Members of the Guam Land Use Plan Working Group (agency staff) helped facilitate each at each table, assisted by ICF team members Randy Sablan and Joe Morcilla. After discussion, they were asked to mark their ideas on the maps, then select the main ideas that each table agreed on at the end and summarize those on a separate sheet of paper (see group priority summaries and group maps attached to this report). Those group ‘report-outs’ are considered the most important work product of the sessions, since they were developed through group conversation and prioritization.



Groups working around maps to develop issues and priorities



Groups presenting their priorities at end of workshop

Workshop Results

The following pages include

- Summary of the priorities developed by all groups at both workshops;
- Draft Vision Statement and all individual vision comments from the post-it-note exercise;
- List of the group priorities from each workshop, both combined for each workshop and separately for each table;
- List of all individual comments made on maps, sorted by groups;
- The PowerPoint presentation used in the workshops;
- The scanned maps from each table group work session (enclosed as separate files due to file size).

This input, along with comments made in the separate stakeholder meetings and interviews, was used to help create the Draft Vision and Draft Land Use Plan Outline. These will both be refined further after discussion with Client and stakeholders at the Phase II kick-off meetings.

Summary of Priorities from Phase 1 Workshops

Based on the map comments and the priorities presented by each of the 10 groups, there are some overarching concerns that a majority of workshop participants feel need to be addressed when talking about the future of Guam. Almost all groups made comments about the utilities infrastructure throughout Northern Guam, ranging from making sure the water, sewer, and power infrastructure were adequate for current conditions and for future development to setting utilities underground. Equally important was addressing the existing sewer and drainage issues. Within the transportation infrastructure, the most often mentioned issue was the need to add new or improve existing sidewalks and bike lanes along the roads of Guam, especially the major roads in Dededo and Yigo. The groups placed a heavy emphasis on being able to get around the island using transportation modes other than cars. Several of the groups commented about the need for improved mass transit, accommodate the expected future population growth. Several new high capacity roads were proposed within the study area to address existing congestion issues. Building connector roads between Route 1 and Route 3 was mentioned in by 3 of the groups.

Many of the groups advocated for additional parks within the study area, but there was not one specific area of focus. However, for the other important issue of agriculture and farming lands, there was consensus among several groups to keep existing and/or designate new agricultural lands in the central areas of Dededo and Yigo.

Other comments touched on residential and commercial development. There was consensus among the groups to keep high rise development out of residential areas in Tamuning and to promote commercial shop/restaurant development in areas along Route 3 in Dededo. There was also some consensus to keep the Red Light District within the military base borders, although one group made a comment to concentrate a new Red Light District in the new Fujita Road development area in Tamuning.

Workshop Priorities Summary List

The following list of priorities is summarized from the group comments from both public workshops (detailed list by workshop and by group in later sections).

Housing and Development

- **No high rises in residential areas, especially in Tamuning.**
- **Commercial Development areas (along several major roads and in multiple areas, within Dededo and Yigo especially).**
- **Limit high rise development in residential areas, especially Tamuning.**
- Develop a Master Plan for the Two-Lovers area.
- Town home development (in Dededo, on the Philippine Sea shore near Tanguisson Point and along the northern Tamuning boundary)
- No more cemeteries.
- No height variance in the Tamuning/Tumon area.
- Business and government district in Hagatna.

Agriculture

- **Agricultural farmlands are very important to preserve and maintain in the Dededo, Yigo, and Barrigada areas.**
- Keep farms Ø husbandry.

Infrastructure

- Improve Infrastructure
- **Power and utilities should be underground**
 - Guam needs to have adequate water, sewer, and power infrastructure and needs to upgrade its infrastructure to accommodate new growth.
 - Guam needs a better drainage system.
- Every road must have water, sewer, and power service.
- Open Urunao water/power.
- Build recycling centers.
- Move Agana Sewer Treatment Plant to Cabres/Naval Station.
- **Develop alternative energy sources.**

Transportation

- **Bike lanes and sidewalks should be upgraded or added along many of the major roads.**
- **Add new roads and widen current roads to address congestion problems.**
- **Civilian roads through the military base for beach access.**
- **Alternate roads between Route 1 and Route 3**
- **Introduce a mass transit line between Hagatna, Tamuning, Harmon, Dededo, and Yigo.**
- Relocate airport to NCTS Finegayan.

Community and recreational facilities

- **Preserve and add more parks and recreational spaces in all areas – Dededo, Yigo, Tamuning, etc.**
- **Build a middle school and build new hospitals – in Tamuning, Dededo, Yigo, Mangilao.**
- Take the old Guam Memorial Hospital and redevelop it into a park, convention center, or school
- JFK High school should stay in Tamuning
- Access to beach, military buffer to beach (all along northern edge of Guam, around the military base)
- Access to private property through military base → access to infrastructure Ritidian and Urunao
- **Keep the Red Light District within the military base.**
- Move the Red Light District out of the Tamuning resort area.

- Concentrate new Red Light in new Fujita Road development (in Tamuning)
- Don't move the elderly outside of the village – integrate them. Quality elderly care is important (in Tamuning).
- Guam needs to create its own diversity.

Conservation Sites

- **Protection of the aquifer is very critical (in Dededo, the water reservoir by the intersection of Chn Okra street and Chn Niyok street).**
- **Conservation areas (1) in Dededo, in the area between the two military pieces of land [Hilaan Point, Navy South Finegayan, and NCTS Finegayan]; 2) between the Dededo and Tamuning municipal boundaries west of Route 3; 3) in Yigo, from the current conservation area of Anao to Route 1)**
- Eco-friendly development
- Manage growth within the Federal Lands.
- Reserve/Preserve shoreline along Northeast coast from Andersen AFB in Yigo down to Mangilao.
- Beach reclamation sand on shoreline (in Tamuning, Mongmong Toto Maite, and Hagatna, along the Agaña Bay area).

Miscellaneous Comments

- We had good ideas and laws. Nobody follows the laws.
- Don't allow junk cars in yards of residential properties.
- We pay for abandoned vehicle removal, so move them out of the aquifer.
- Preference to locals.
- Ypao needs more lights and refurbished pavilion.
- Restrooms on beach.
- Clean-up contaminated areas.
- Old GMH – big convention/cultural center with a capacity of at least 10-20 thousand seats.
- Trade property – interior with acq?? Property → beach
- Gates in front of entry.
- Satellite locations for UOG/GCC in the community.
- Restrict trees in houses → over vegetation (have trees over vegetation?)
- Infrastructure in Chamorro Land Trust.

Potentially Conflicting Comments

- One comment was to move the Red Light District out of the Tamuning resort area; another comment was to concentrate the Red Light District in the new Fujita Road development, which is within the Tamuning resort area.
- One comment was to have a conservation area on the eastern end of Yigo; another comment wanted to use that area for agricultural purposes.

- One comment was for a conservation area between Navy South Finegayan and the Tamuning municipal boundary; another comment was for townhome development along the shore of that same area.

Guam Land Use Plan Vision Summary

Phase 1 Workshops

Combined Dededo, Tamuning, and staff working group

Draft Vision:

A sustainable tropical paradise that is safe, walkable, family and community-oriented, and protective of natural resources.

The Guam Land Use Plan envisions a community that is safe for residents in terms of living and mobility, protects residential areas from major commercial developments, puts the focus on the village, and provides adequate public services, transportation choices, and power, sewer, and water utilities for the anticipated growing population. There is also an emphasis on sustainability and conservation, with a desire for more green, recreational spaces and areas that provide protection for both land and marine natural resources. There is a strong desire that the community, stakeholders, and government agencies work together to create a land use plan that incorporates the vision of all of Guam's residents and visitors.

Land Use Vision

- Establish and protect conservation lands and natural resources
- Provide many open spaces/parks/playgrounds
- Consistent housing zones separate from commercial/industrial
- Define residential development subdivisions
- Establish a Building Code of Guam
- Create a land use plan that shows the commercial, industrial, and residential zones

Environmental Vision

- Maintain clean environment; clean air and water
- Protect the aquifers
- Protect the ocean's resources – the coral reefs, the rivers and streams that feed into marine environments, the marine animals
- Exhibit the Tropical lifestyle of living
- Develop alternative energy sources – wind, sea, etc.

Community Vision

- A safe, crime-free, clean, organized community
- Preserve historic sites
- Have a master plan that includes military and stakeholders
- Proper placement of Red Light Districts
- Build Community/Civic Centers
- Build new schools and medical facilities

Development Vision

- Sustainable and limited development, with limited high-rises
- Encourage farming
- No skyscrapers and no more hotels
- Enforce the Watkins Road R2 zoning

Economic Vision

- An economy in which everyone has a job, house, and an adequate support system of services (schools, hospitals, etc)
- Affordable cost of living
- Diversified economy
- Become regarded as a regional trade hub
- Enhance status as a tourist attraction, possibly for eco-tourism

Infrastructure Vision

- Implement an enhanced mass transit system
- Develop a sewer infrastructure that supports the population
- Eliminate traffic congestion
- Improve the sidewalks by adding streetlights and taking down the telephone poles, etc.
- Put utilities underground
- Fix the water infrastructure so it delivers clean drinking water

Guam Land Use Plan Vision Exercise

Phase 1 Workshops

Workshop 1 Visions – *Individual Comments*

Dededo Area 9-23-08

The Dededo Community's vision of Guam's future includes good schools, a mass transit system, safe, clean drinking water, and playgrounds and parks for the residents of the communities. They also envision Guam to be a tourist attraction, and want to see development of the commercial and residential areas grow with that in mind.

Land Use Vision

- Comparative zoning present and future
- Building Code of Guam present and future
- More parks for the community
- Chamorro land trust infrastructure
- Landscaping
- Develop land use plan for residential and business
- Commercial business in strategic areas within the housing communities
- Zoning for apartment complex
- Shopping priorities area
- Industrial area or location
- Land preservation for agriculture
- Agricultural area retainment

Environmental Vision

- Environmental safety
- Sustainable
- Less pollution
- Clean beaches, rivers, streams
- Aquifer protection (to ensure quality water)
- Protect pristine areas surrounded by military land
- Protection of natural resources
- Conservation areas and parks

Community Vision

- Plan, follow the plan
- Organized
- Simple, responsible government
- Protection of land rights
- Economic, social, and religious plan
- Have a good road with street lights that will be safe for kids
- Cultural center for region
- Family oriented
- Continue to provide access to private property surrounded by military land
Military-oriented with civilian access to concurrent jurisdiction areas (vs. exclusive jurisdiction)
- Excellence of medical hub for the pacific region
- Health care
- Good medical facility
- Schools – midsize
- Modern school facilities
- School
- More and wider bus shelters for school children
- Safe schools
- Educational hub for vocational trade
- More schools per number of students in the area, with better bus route organization and safe bus stops (where bus stops are safely secured and distant from the street)
- Good quality education
- Not overpopulated
- More parks with better playground equipment for kids
- More playgrounds in the neighborhood
- Playgrounds, parks, safe and lighted walkways
- Recreational facilities for children to utilize with little or not cost to keep the kids off the streets
- Recreational facilities
- Clean and safe environment (crime free) (safe roads with sidewalks, biking roads, etc) More G.P.D. area's per sq mile with fire departments per number of people, for security and safety reasons, as well as for fast response for emergencies
- Safe environment

- Safer roadways with ample room for students, as well as those who walk for health reasons, to walk to and from schools, etc., with secured walls to keep them safe and with ample lighting for safety
- Adequate safety personnel
- More kobans police station within the village
- Safe neighborhoods for our families – schools, parks, health facilities, adequate police/fire/EMS
- Safe streets
- Safe roads
- Public safety
- Safe streets (public safety)
- Crime prevention

Development Vision

- Commercial vs. recreational water access sites
- Hunting areas
- Develop and organize community projects, quality schools, public safety, and health care
- Prevent build-up of bars (red light district) around the Navy and Marine bases
- Establish new building codes
- Residential developments
- Convention centers around the island

Economic Vision

- Workable
- Jobs for all who want to work
- Good jobs
- Integrated community – military and civilians
- Developed and diversified industries in the island – manufacturing, agriculture, technical, and services
- Reduce gas prices and store materials and food
- Less cost of living and life stocks
- Affordable housing that could withstand typhoons and earthquakes
- Affordable homes for everyone
- Safe haven for foreign investment
- Fast service
- Rev/tax

- Economy in the upswing
- Tourist-oriented
- Eco-tourist destination

Infrastructure (Transportation/Power/Water/Sewer) Vision

- Infrastructure re-planned (military, civilian, etc.)
- Good infrastructure
- Adequate infrastructure
- Infrastructure is sewer, water (fire hydrant), power, sidewalks
- Bicycle and motorized (small) transportation path
- Optimal – mass transportation routes
- Quality transportation system – mass transit
- Network of streets – to ease congestion on main roads
- Better traffic routes (both vehicle and human)
- Mass transit available around the island
- Better transportation services
- Build good highways and roads that have sidewalks and bicycle paths
- Recycling
- Recycle pick-ups site's to drop system
- Solid waste management
- Safe drinking water
- Better water systems for all (home, school, and business). Good clean water instead of having to pay for water to drink.
- Having clean drinking water
- Clean water
- Design streets that take drainage into consideration
- Drainage
- No water or power outages
- Better power services

Other

- Superimpose earthquake and seismic map of Guam

Workshop 1 Visions – *Individual Comments*

Tamuning Area 9-25-08

The Tamuning Area is most concerned with keeping residential areas and commercial areas separate, limiting high-rises in residential areas, and the placement of the adult entertainment sites. They also see the development future of Guam to include many green areas and recreational facilities for the communities, sidewalks for safe pedestrian travel, adequate educational facilities, and underground utilities.

Land Use Vision

- “Central Park”
- Need sports facilities
- More parks
- Expand green/park areas
- I would like to see a Guam with a controlled development to allow some open space for a large public park for walking, jogging, picnicking, some sports, etc. My vision is much like New York having a Central Park San Francisco having their Golden Gate Park
- Complete redistricting of adult entertainment establishments
- Consistent housing zones. Too many neighborhoods mixed as residential/commercial
- Abides with land use laws
- Separate and defined subdivisions (i.e., 1) strictly single or dual residence buildings; 2) strictly apartments/condos; 3) strictly high rise living accommodations)
- Re-align all trash/industrial companies to one area – get out of Tumon Heights Road and areas too small for them

Environmental Vision

- Paradise, tropical lifestyle living
- Natural beauty
- Protect aquifer
- Clean
- Pollution prevention
- Alternative energy – wind, sea, green, etc.
- Stop the flooding

Community Vision

- Safe

- Protect all indigenous people before alien
- Friendly walking environment for senior citizens
- Enhance the health needs
- Charity begins at home
- Preserve culture for future generation
- Good medical facility
- Need facilities for wellness activities
- Improve recreational facilities
- Convention/Civic Center
- Cultural center
- Middle school in Tamuning New JFK school
- Relocate JFK
- Need middle school
- A bigger Guam Community College
- No gambling for low income
- Keep gambling out
- Reline to Red District
- Red light district
- Prop A
- Convention Center – Prop A for now?

Development Vision

- Prevent overcrowding
- Commercial development in northern Guam
- No more hotels
- No skyscrapers within residential area
- No sky scrapers
- Jonestown – strictly R1 and R2 – no high rises
- High rises in certain areas away from individual homes and homes and emergency routes
- Build within our means
- Orderly planning of communities
- Watkins Road – R2 zone
- Gov. C. Camacho Road (Watkins Road) – R2 zone must be enforced
- Make better use of land

- Start looking now and planning for the next landfill that will be needed in about 40 years

Economic Vision

- Diversified, good quality jobs
- Major hub for USA to Asia
- Regional trade hub
- Growing economy
- Sustainable agriculture

Infrastructure (Transportation/Power/Water/Sewer) Vision

- Horse before carriage
- Good transportation – mass transit system
- More bus stops
- Solve the traffic problems
- Need overpass to ease traffic congestion
- Excellent roads/freeway with shoulders and bike lanes, as called for in Public Law 29-98
- Better traffic/road planning with sidewalks
- Mandatory bicycle lanes on all primary, secondary, and tertiary roads
- Streetlights on all intersection
- Skid proofing and sidewalks
- Road signs and striped lanes
- Sidewalks without telephone poles in them
- Review infrastructure
- Improve all infrastructure before building
- Improvement of infrastructure impact
- Protect all water sewers
- Efficient storm drain
- Underground utilities
- All underground power, telephone, cable lines

Workshop 1 Visions – *Individual Comments* Agency Representatives

The agency representatives envision the future of Guam to incorporate the ideas of environmental sustainability and conservation into their community development by having green spaces, protecting the area's natural resources, curbing development, and incorporating a mass transit system. They want the community to work together and show cooperation between the government, stakeholders, and community to make the area economically viable and safe for all.

Land Use Vision

- Efficient use of land
- Open Space → Has an adequate amount of open space, parks, and conservation areas for the population
- Public parks and public recreation areas
- Largely unobstructed views from key points and scenic highways
- Increase the number of community parks, especially in central and non-town areas
- Increase the number of recreational facilities (gyms, baseball/softball fields/ tennis courts/soccer fields...etc.)
- Establish and protect conservation lands; natural resources, cultural resources
- Southern areas with restored forests, teaming with wildlife
- Compatible industries/uses with low/little impact to marine/terrestrial habitats
- Protection of our natural resources
- All our natural resources safe without worries of depletion
- Continuous/contiguous conservation lands
- An island with open space, not over-crowded with zoning that is actually followed
- Public cemetery

Environmental Vision

- Keep Guam Green! – environmentally sound and safe
- Clean environment
- Clean air
- Clean rivers and streams feeding into marine environments
- Water preservation
- Healthy coral reef and environment
- Protection and conservation of natural resources
- Coastal/Marine areas teaming with a diversity of marine life
- Protection of our water lens, particularly within the northern part of Guam

- Protection of Northern Aquifer, “Sole Source Aquifer” – compatible land use and densities over the aquifer
- An island with clean, clear water (clean and safer than the present)
- Clean shorelines and clean, clear ocean water
- Ability to see the ocean
- Sustainable
- An island that is balanced, addressing all parties – from the environmental, commercial, political, etc.

Community Vision

- Improved quality of life
- A master plan that all can follow, including the military and all the stakeholders
- Government and developer that work together for the good of the environment
- Orderly, in the sense that incompatible uses do not occur
- Trees – lined streets, parks, residential areas
- Appropriate strip zones (Red Light District)
- Fairly safe and crime free
- Clean, safe streets
- Safe streets
- Public beach access
- Improved education
- Preservation of historic sites

Development Vision

- Green building
- Sustainable development
- Development on Guam should be controlled
- Limit development – too much concrete already
- Development is fine to have that will benefit the community as a whole
- Limit high-rise development to Tumon/Tamuning
- Clustered development, village centers
- Sustainable housing development that is energy efficient and environmentally sustainable
- Encourage farming and ranches

Economic Vision

- Better economy (job and career opportunities)
- Sufficient amount of workforce housing near economic centers
- Affordable homes for everyone at every income level
- An adequate number of other government facilities (schools, hospitals, etc.) that support the population
- Better healthcare

Infrastructure (Transportation/Power/Water/Sewer) Vision

- Energy efficient mass transit
- Transit services
- Fewer vehicles – Guam is not growing
- Expanded roads
- Has the adequate (or more than) infrastructure to support the population (no sewer spills, overflowing garbage, etc.)

Guam Land Use Plan Group Priorities from Phase 1 Workshops

These combined priorities developed from the priorities presented at the workshops by each group working around a map.

Workshop 1 Combined Priorities – Dededo, Tuesday 9-23-08

Housing and Development

- Main entrance development.
- Need to zone/plan Two-Lovers area.
- Develop a town with restaurant, hospitals, and all services needed by the community.
- Mid-rise homes, i.e., town homes.
- Commercial zone on main highway.
- Need more commercial development on Rt. 3 (new zones).

Agriculture

- Land preservation for sustainability.
- Maintain/increase agricultural lands.
- Need to produce food for the 200,000 residents.
- Keep farms without husbandry.

Infrastructure

- Water, sewer, power – every road must have service.
- Open Urunao water/power.
- Alternative energy sources – solar; wind (windmills).
- Develop underground infrastructure.
- Zoning, building code enforcement.
- Recycling centers.
- Move Agana Sewer Treatment Plant to Cabres/Naval Station.
- Address drainage problems.
- Improve and upgrade infrastructure on Route 3 and throughout the Northern Region.

Transportation

- Bike lanes, shopping, sidewalks at NCS Base.
- Transit centers with Park and Ride capabilities.
- Alternative transportation options.
- Need new high capacity roads across northern Finagayan-Yigo.
- New bridge (expressway) cutting through Ypao Point all the way to Paseo.
- Road network, make traffic flow better.
- Connector roads and by-pass.

Community and recreational facilities

- Additional parks.
- Access to all beaches, including Department of Defense.
- Trade (land?) with Department of Defense.
- Solar and street lights at parks
- Gate into Guam to re-enter.
- Schools within the communities.
- Recreation and medical facilities near communities.
- Adult Red Light District not wanted outside the bases.

Conservation Sites

- Along Rt 15
- Protect Aquifer.
- Beach reclamation – sand on shoreline.

Workshop 1 Combined Priorities

Tamuning, Thursday 9-25-08

Housing and Development

- Eco-friendly development.
- Limit or stop high-rise development.
- Keep Jones Town Residential R1 only.
- Housing along Rt. 15.
- Low rises along the main road.
- Business and government district in Hagatna.
- Need urban redevelopment like Sinajana – develop Tamuning industrial.
- Better subdivision developments and concept.
- No height variance in Tamuning/Tumon area.

- No more cemeteries (which is in keeping with the Waste-to-Energy and Recycling Center priorities).

Infrastructure

- Underground Utilities.
- Resolve drainage problems.
- When plans are adopted – enforce them – “Follow the Law!”
- Better solid waste management and landfill (Waste-to-Energy).
- Sewage Treatment Plant.
- Set-up underground power system and remove concrete poles.
- Alternative energy source in the north.
- Balanced power distribution (Alternative energy, i.e. Nuclear, wind, solar, hydrology, OTEC).
- Recycling centers.
-

Transportation

- Efficient mass transit.
- Monorail mass transit system from Hagatna, Tamuning, Harmon, Dededo, Yigo.
- Transportation/Carpool lanes.
- Sidewalks, street lights, traffic lights, and signs.
- Bike Lanes/Walk Ways.
- Relocate airport.

Community and recreational facilities

- Develop Old GMH into Park/Convention Center. JFK should remain as a high school.
- Keep schools (JFK) and elderly in the village.
- Hospital in the northeast.
- Build a new hospital or relocate old one.
- Enlarge hospital – maybe a school or a park at old GMH.
- On-base Red Light District.

Conservation Sites

- Preserve northeast and northwest shoreline.
- Guam needs to create its own identity.

Workshop 1 Priorities and Map Comments by Group

Dededo, Tuesday 9-23-08

Group 1

Priorities

- **Need to zone/plan Two-Lovers area by creating a Master Plan.**
- **Adult Red Light District not wanted outside bases.**
- **Need new high-capacity roads across northern Finagayan – Yigo (from northern Yigo’s Route 1 across to Dededo’s Route 3; from Yigo’s Route 1 near the Dominican School across the island to Dededo’s Route 3 near Astumbo and Swamp Dr. and leading into the southern part of Navy South Finegayan)..**
- **Bike Lanes, shopping, sidewalks at NCS Base (in Dededo, along Route 3 near Navy South Finegayan).**
- **Main entrance development.**

Map Comments

- New alternate route (from northern Yigo’s Route 1 across to Dededo’s Route 3; from Yigo’s Route 1 near the Dominican School across the island to Dededo’s Route 3 near Astumbo and Swamp Dr. and leading into the southern part of Navy South Finegayan)
- No Red Light District along the military base border (in Dededo, along the northern end of Route 3, near the Alte Guam Golf Resort)
- New road (in Yigo, connecting Chn Chobito to Chn Franciscan Luis Tugon?)
- Improve the road – with sidewalk and bike lanes (in Dededo, along Route 26/Macheche Ave, south of the Church of the Nazarene)
- Widen Road (in Dededo, Wusstig Road)
- Widen Road Bike Lane (in Dededo, north of Finegayan Elementary)
- Bike lanes, Sidewalks (in Dededo, along Route 3 near Navy South Finegayan)
- Bike lanes (in Yigo and Dededo, along Route 1)
- Phase I: Alternate Light Rail connecting from Micro Mall to Tumon to airport to with bike trails (in Dededo)
- Commercial shops/restaurants (in Dededo, southwest of Finegayan Elementary)
- Zoning Hotel (in Tamuning, along Gun Beach and Gongna Beach)
- Needs zoning!! Returned lands to original land owners (in Dededo, along Route 34 and the Micronesia Mall)
- Two Lovers Point: Master Plan Needed (in Tumon)
- Hospital (in Mangilao, along Washington Drive, near Camp Quezon and George Washington High)
- Traffic light (in Dededo, near Wusstig Road and Route 1)
- Build the school here (in Yigo, near the Route 1 and Turner Street intersection area)
- Main entrance development

Group 2

Priorities

- **Develop a town with restaurants, hospitals, and all services needed by the community.**
- **Keep farms without husbandry (in Yigo, in the Finaguayao, Chaguian area along the Anderson Air Force Base; in Yigo, along Route 15, near the Mt Santa Rose area; in Dededo, around the Isengsong area).**
- **Transit centers with Park and Ride.**
- **Bike lanes.**
- **Additional Parks (in Dededo, near Ague Point, between the NCTS Finegayan and Hilaan Point and Navy South Finegayan; in Dededo, between Route 3 and the Alte Guam Golf Resort).**
- **Mid-rise homes, i.e., town homes (in Dededo, on the Philippine Sea shore near Tanguisson Point and along the northern Tamuning boundary).**
- **Beach reclamation sand on shoreline (in Tamuning, Mongmong Toto Maite, and Hagatna, along the Agaña Bay area).**
- **Commercial zone on main highway (in Dededo and Yigo, following Route 3, 9, and northern section of 1).**

Map Comments

Satellite locations for UOG/GCC in the community

Transit Centers

Park & Ride

Bike Lanes

Keep farms, Ø husbandry (in Yigo, in the Finaguayao, Chaguian area along the Anderson Air Force Base; in Yigo, along Route 15, near the Mt Santa Rose area; in Dededo, around the Isengsong area)

Commercial zone designation on main roads (in Dededo and Yigo, following Route 3, 9, and northern section of 1)

Town home development (in Dededo, on the Philippine Sea shore near Tanguisson Point and along the northern Tamuning boundary)

Develop a town with restaurants and all services needed in a community (in Dededo, in the area surrounded by Route 3, Alte Guam Golf Resort and Route 28)

Medical facilities (in Dededo, along Chn Familan area)

Proposed road (from northern Yigo's Route 1 across to Dededo's Route 3 and from Yigo's Route 1 near the Dominican School across the island to Dededo's Route 3 near Astumbo and Swamp Dr. and leading into the southern part of Navy South Finegayan)

Additional parks (in Dededo, near Ague Point, between the NCTS Finegayan and Hilaan Point and Navy South Finegayan; in Dededo, between Route 3 and the Alte Guam Golf Resort)

Beach reclaim sand on shoreline (in Tamuning, Mongmong Toto Maite, and Hagatna, along the Agaña Bay area)

Group 3

Priorities

Agriculture

- **Land preservation for sustainability (in Dededo, in the area between the two military pieces of land [Hilaan Point, Navy South Finegayan, and NCTS Finegayan]; between the Dededo and Tamuning municipal boundaries west of Route 3; in Yigo, from the current conservation area of Anao to Route 1).**
- **Need to produce food for the 200,000. One way is to use tract gardening – 2.5 - 5 acres, with plots of: orchard/fruit, rice, corn, vegetables, etc.**
- **Alternative energy – solar; windmills.**

Infrastructure

- **Water, sewer, power → every road must have service.**
- **Underground.**
- **Zoning, building code → enforcement.**
- **Recycling centers.**
- **Move Agana Sewer Treatment Plant to (Cabres)/Naval Station.**

Mass Transit

- **Connector road and by-pass (between Route 1 and Route 3; Tunnel By-pass (bisecting the A B Wonpat International Airport Guam from Tamuning municipal boundary into Barrigada; in Dededo and Yigo, from northern tip of Route 3 to Falcona Beach and Tarague Beach).**

Recreational Facilities

- **Access to all beaches, included Department of Defense.**
- **Trade with Department of Defense.**
- **Solar lights at parks and street lights.**
- **Gate into Guam to re-enter.**

Conservation Sites

- **Along Rt. 15**

Map Comments

Restrict trees in houses → over vegetation (have trees over vegetation?)

Infrastructure in Chamoro Land Trust

Protecting aquifer

Sewer

Power/utilities underground

Relocate poles along sidewalks and put power and utilities underground

Agana Sewage Treatment Plant – move to Cabras or Naval Station

Trade property – interior with acq?? Property → beach

Gates in front of entry

Mass transit

No congestion on road

Connector roads between Route 1 and Route 3

More hospital/school
 Commercial zone along Route 3
 Recreation spaces (in Dededo, around the Alte Guam Golf Resort area; around the Guam International Country Club area; around the Macheche area; in Yigo, around the Mataguak Hill area)
 More recreation areas (in Yigo, in the Anao conservation area)
 Access to beach, military buffer to beach (all along northern edge of Guam, around the military base)
 More farm
 Farm lands (in Dededo, in the Ukudu and Isengsong areas between Route 3 and the Dededo municipal boundary; in Yigo, in the Finaguayac surrounded by Route 9 and the Yigo municipal boundary; in Barrigada, around the Admiral Nimitz Golf Course; in Mangilao, around the NCTS Barrigada area)
 Tract gardening – 2.5 - 5 acres, with plots of: orchard/fruit, rice, corn, vegetables, etc
 Conservation areas (in Dededo, in the area between the two military pieces of land [Hilaan Point, Navy South Finegayan, and NCTS Finegayan]; between the Dededo and Tamuning municipal boundaries west of Route 3; in Yigo, from the current conservation area of Anao to Route 1)
 Open space between capital areas
 Civilian roads (in Dededo and Yigo, from northern tip of Route 3 to Falcona Beach and Tarague Beach)
 Extend Route 15 military freeway for trade with the military base
 Tunnel By-pass (bisecting the A B Wonpat International Airport Guam from Tamuning municipal boundary into Barrigada)
 Civilian freeway (along Vietnam Veterans Memorial Hwy/Route 10 to Route 14B)

Group 4

Priorities

- **Protect aquifer.**
- **Improve and upgrade infrastructure on Rt. 3 and throughout the northern region to accommodate new growth (in Dededo, around Flores Cadena street and Chn Okra Luchan street).**
- **Need more commercial development on Rt 3 (new zones) → Landowners must not need to have to go to GLUC to re-zone own property → plan must be followed, including CLTC property (in Dededo, along southeastern edge of Federal Lands).**
- **Maintain/Increase agricultural lands.**

Map Comments

Propose development should be environmentally sound
 Manage growth within the Federal Lands
 Protection of the aquifer is very critical (in Dededo, the water reservoir by the intersection of Chn Okra street and Chn Niyok street)
 Maintain/Create new parks; multi-use park system
 Maintain agricultural lands (in the southern Dededo and Yigo municipalities)

Commercial development on Y-Sengsong Road

Plan for more commercial along Route 3 → Landowners must not need to have to go to GLUC to re-zone own property → plan must be followed, including CLTC property (in Dededo, along southeastern edge of Federal Lands)

Access to private property through military base → access to infrastructure Ritidian and Urunao

Route 3 needs to be redesigned (in Dededo, near Route 28)

Traffic congestion, need road improvement (in Dededo, at the intersection of Route 3 and Bullard Avenue)

Improve traffic signalization (in Dededo, around Route 3 and Swamp Road intersection)

Upgrade infrastructure to accommodate new growth (in Dededo, around Flores Cadena street and Chn Okra Luchan street)

Group 5

Priorities

- **New bridge (expressway) cutting through Ypao Point all the way to Paseo.**
- **Road network, traffic flow better.**
- **Schools within communities.**
- **Recreation and medical facilities near communities.**
- **Alternate transportation and biking lanes.**
- **Drainage problems.**

Map Comments

Community schools, parks/recreation, and medical facilities

Agricultural lands (in Dededo, around the Alte Guam Golf Resort area, around the Isengson area; in Yigo, around the Mataguak Hill area)

Adequate infrastructure: water/sewer/power

Adequate transportation system

Flow of traffic is too congested in the mornings and afternoons

Expressway with toll booth from Route 3 into Tumon Bay, around Satpon Point, Oka Point, into Hagatna Bay and Hagatna, with an exit to Tumon

New access road to Andy South (in Dededo, from middle of Route 3 following down the Dededo municipal boundary line)

New road to Route 15 from southern part of Route 1

New road (along the Dededo, Barrigada, and Mangilao municipal boundary intersection)

New road bisecting Barrigada municipality down into Mangilao

Workshop 2 Priorities and Map Comments by Group Tamuning, Thursday 9-25-08

Group 1

Priorities

- **Limit or stop high-rise development – high-rises should not be mixed in with residential areas.**
- **Resolve drainage problems.**
- **Keep schools (JFK) and elderly in the village. Quality elderly care is important in Tamuning.**
- **Need urban redevelopment like Sinajana – redevelop Tamuning industrial areas.**
- **When plans are adopted – enforce them. “Follow the Law!” We had good ideas and laws. Nobody follow the laws. Harmon Park had a Plan. Infrastructure should have been put in. Preference to locals.**
- **Bonus – Enlarge hospital – maybe redevelop the old Guam Memorial Hospital into a school or park.**

Map Comments

We had good ideas and laws. Nobody follow the laws. Harmon Park had a Plan.

Infrastructure should have been put in.

Preference to locals

Don't move the elderly outside of village – integrate them. Quality elderly care is important (in Tamuning)

Don't allow junk cars in yards of residential properties.

We pay for abandoned vehicle removal, so move them out of the aquifer

Need urban redevelopment like Sinajana. Don't mix certain mental health with residential

No high rise in residential area

High rise should not be mixed with residential

Move Red Light District out (in Tamuning resort area)

Concentrate new Red Light in new Fujita Road development (in Tamuning)

Need more parks. Residential is too dense.

Need a park for family play and leisure

Redevelop Guam Memorial Hospital (in Tamuning)

Improve Hospital Building and management

John F Kennedy High School should stay (in Tamuning)

Build middle school

Maybe old hospital could be used for a middle school

Need good drainage system.

There are old water systems that need replacing!

Do better drainage/flood planning.

Change infrastructure built by the military in 1944

Fix traffic congestion

Need service center to repair roads

Group 2

Priorities

- **Guam needs to create its own identity.**
- **Keep Jones Town Residential R-1 only, no high-rises.**
- **Old GMH – Develop into park/convention center. John F Kennedy High School should remain as a high school.**
- **More sidewalks, better street lights, traffic lights, and signs.**
- **Monorail mass transit system from Hagatna, Tamuning, Harmon, Dededo, Yigo.**
- **Put an underground power system and remove the concrete poles lining the sidewalks.**

Map Comments

Guam needs to create its own diversity

Need roads to be maintained and storm drains reflectors

Better street signs

More sidewalks in village streets, gutters/drainage

Widen building public gym for Liguán/Kaiser, restore parks also (in Dededo)

Public basketball courts should be covered

Power needs to go underground

Ypao needs more lights and refurbished pavilion

Restrooms on beach

More parks and gyms in Dededo area

Monorail mass transit line – a diamond from northern intersection of Route 3 and Route 9, cutting through Dededo and Yigo, and meeting at southern end of Route 1 and then extending to Agaña

Old GHM mini-park (in Tamuning)

Keep residential, no high-rise (in Tamuning, in the Oka Point and Satpon Point area of Jones Town)

R2 zoning only (in Tamuning, in the area around Route 14 and Route 1 intersection)

Need traffic light/signage between John F Kennedy High School and Chief James A Brodie Memorial School during school hours/functions

Group 3

Priorities

- **Eco-friendly development.**
- **No height variance in Tamuning Tumon area, follow the R1, R2 zoning.**
- **Low rises along main road.**
-

Map Comments

Eco-friendly development

R1, R2 Zoning, no height variance (in Tamuning, Tumon area)
Low rises along Main Road (in Tamuning, along Route 14)

Group 4

Priorities

- **Better solid waste management/landfill/waste-to-energy.**
- **Sewage Treatment Plant (in Yigo, by Route 15, around Asdonlucas).**
- **Transportation/Carpool Lanes.**
- **Underground utilities.**
- **Bike Lanes/Walk ways.**
- **Better subdivision development and concept, have segregated development in the residential areas.**
- **Balanced power distribution (alternative energy, i.e., Nuclear, Wind, Solar, Hydrology, OTEC).**
- **Recycling centers.**
- **New/relocate hospital.**
- **Relocate airport.**
- **On-base Red Light District.**
- **No more cemeteries –waste-to-energy and Recycling center.**

Map Comments

Bike paths/walkways (along Routes 1, 3,4, 8, 8, 10)

Transportation/Carpool lanes

Segregated development

Hospital (in Yigo, around the Pacific Latte Estate area)

Red Light District on the Andersen Air Force Base

Relocate airport to NCTS Finegayan

Underground utilities

Balanced power distribution

Recycling centers

Landfill in the south

Power Plant (in Yigo, near the Anao Conservation Area)

Sewage Treatment Plan (in Yigo, by Route 15, around Asdonlucas)

Nuclear Power Plant or aircraft carrier (in Yigo, off the Andersen AFB, in the Pati Point Marine Preserve near Tagua Point)

Clean-up contaminated areas

Group 5

Priorities

- **Build a Hospital up north (in Yigo, near Route 1).**
- **Preserve Northeast and Northwest shorelines.**
- **Efficient mass transit with mono rail lanes.**
- **Housing along Rt. 15 in Yigo (from Andersen AFB in Yigo down to Mangilao).**

- **Business and government district in Hagatna.**
- **Alternative energy source (north).**

Map Comments

More open space (in Tamuning)

Park in the Ypao area (in Tamuning)

Commercial along Route 1 and 16

Tiyan commercial (along the Barrigada and Tamuning municipal boundaries)

Business/Government district in Hagatna

Hospital up north (in Yigo, near Route 1)

Housing (in Yigo, along Route 15, south of Andy South)

Golf course (in Tamuning, near the Jonestown, Oka area)

Walk to schools

More sidewalks

Sidewalks on all sides of roads

Provide overpath on intersections, especially major intersections, i.e. Route 1 and San Antonio

Provide adequate infrastructure for any future development

Efficient transit

Reserve/Preserve shoreline along Northeast coast from Andersen AFB in Yigo down to Mangilao

No more cutting into land for development at Pago Bay

Old GMH – big convention/cultural center: capacity of at least 10-20 thousand seats

Guam Land Use Plan Workshop

Participant Contact Information from Phase 1 Workshops

Note – this is only a partial listing based on those who signed in – others may have been in attendance. Other individual meetings & interviews were conducted in addition to these group meetings.

Monday, 9/22/2008

Mayors of Dededo, Yigo, Tamuning, Barrigada, & Mangilao

District	Name
Dededo	Melissa B. Savares
Yigo	Robert “Bob” S. Lizama
Tamuning	Francisco “Frank” C. Blas
Barrigada	Jessie B. Palican
Mangilao	Nonito “Nito” C. Blas
Executive Central Office	Angel R. Sablan (Executive Director)

Staff Agency Working Group

Name	Agency
Nora Camacho	GHURA – RP&E Div.
Patrick Lujan	DPR/HPO
Tino Aguon	Agriculture/DAWR
Edwin Aranza	GEPA
Richard M. Richards	DPR
Jay Gutierrez	Agriculture/DAWR
Marvin Q. Aguilar	Dept. of Land Management
Raymond Caseres	GCMP/BSP
Vangie Lujan	GCMP/BSP
Paul Shintaku	GBO
Terry M. Perez	GCMP/BSP

Tuesday, 9/23/2008
 "Get Guam Working" Committee

Name	Agency
Cuff Guzman	CKGW
Alfred Lam	Chinese Chamber of Commerce
Ron Young	Security Title
Novio Nakajima	Japan Guam Travel Association
Jerold Ficush	Guam Chamber of Commerce
Terry M. Perez	BSP/GCMP
Vanie Lujan	BSP/GCMP
Allen L. Turner	Tanijuchi Ruth Mokio Architects & Guam Contractors Association
Chris Felix	Guam Realtors/Chamber
Jere Johnson	CKGW/HRP
Toshio Akigami	JOTA
David Su	CCCG
Albert Wu	Chinese Chamber of Commerce

Public Meeting – Dededo

Name	Village	
Ricardo P. Cruz	Dededo	
Romy Acda	Dededo	
Ed Aranza	Dededo	
Manny Minas	Dededo	
Nora Camacho	Dededo	
Joseph C. San Nicolas	Dededo	
J. Arthur D. Chan	Dededo	
Pascual V. Artero	Dededo	
Carmen Tainctougy	Dededo	
John C. Benavento	Dededo	
Manuel Aguon	Harmon	
Pascual T. Artero	Dededo	
Dionisio De Leon	Dededo	
Laling Blas-Benavente	Dededo	
Joe T. San Aquslim	Dededo	
Joe Conerrero	Dededo	

J. Wilson	Dededo
Willie T. Flores	Yigo
Vincent Murot	Dededo
Robert Paulino	Dededo
Margaret Aguilar	Dededo
Jim Adkins	Tamuning
Joseph C. San Nicolas	Dededo
Ernie G. Wusstig	Dededo
J. Arthur Chan	Dededo
Bernardo F. Gines	Dededo
Frank C. San Nicolas	Dededo

Wednesday, 9/24/2008

Utilities

Name	Agency
Tony Palomo Jr.	GPA
Joseph D. Guevara	DPW
Joe Morcilla	Plan Rite
Simon Sanchez	CCU

Thursday, 9/25/2008

Architects & Engineers

Name	Agency
Muni Abdullah	Von Watson Arch.
Terry M. Perez	BSP/GCMP
Matuk Ruth	TRM Architects
Tim Armour	RIM Arch.
Richard Reed	RNK Arch.
Michael Makio	TRM Architects

Guam Land Use Plan

Kick-off Workshops

September 25, 2008

Guam Bureau of Plans & Statistics

Hafa Adai

- ❑ Team intros
- ❑ What is the Guam Land Use Plan
 - ❑ (and what it's not)
- ❑ How does this build on prior plans?
 - ❑ Just the start of the process
- ❑ When will it be completed?

What we'll do today

- ❑ Visioning exercise
- ❑ Presentation on land use concepts
- ❑ Group discussion & mark up maps
- ❑ Report-back from groups

Background

- ❑ Several prior land plan efforts
- ❑ Many current agency plans under way
 - ❑ Transportation, natural resources, utilities, housing, etc.
- ❑ Military has their own 'inside the fence' plans and projects
- ❑ This project is for Guam to have a say in their own future

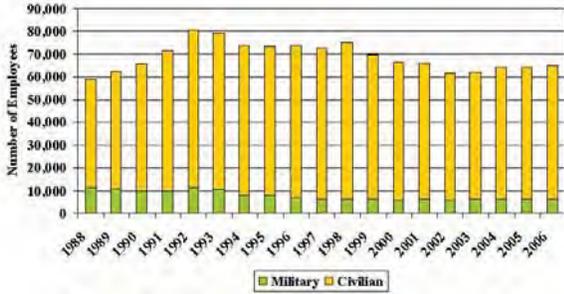
Quick visioning exercise

- ❑ Help us get kicked off in right direction
- ❑ Each person gets 5 post-it-notes
- ❑ Tell us what you want Guam's future to look like – 20, 30, 50 years from now
 - ❑ One phrase or idea per note
 - ❑ Sticky side at top

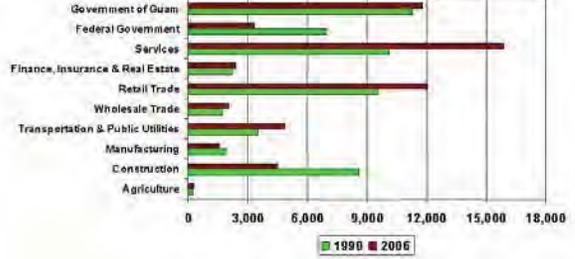
Background and a few maps

Guam Bureau of Plans & Statistics

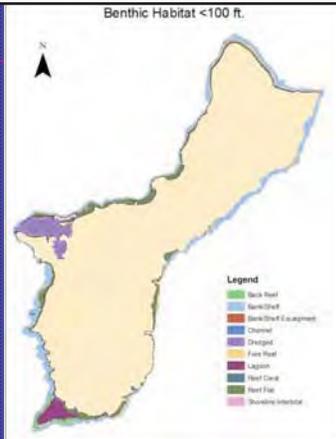
Employment history – civilian & military



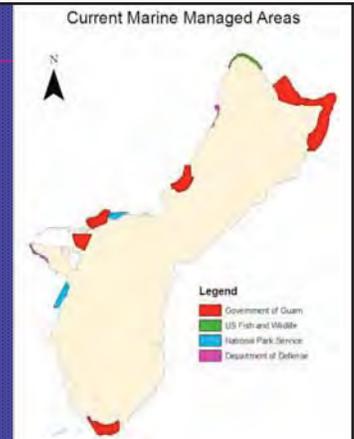
Employment trends



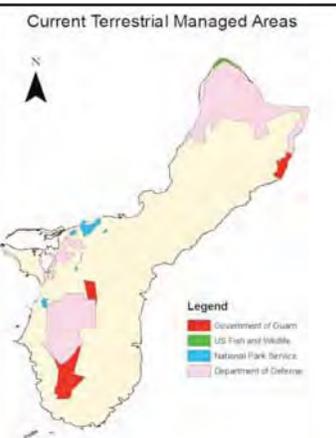
shoreline



Marine areas

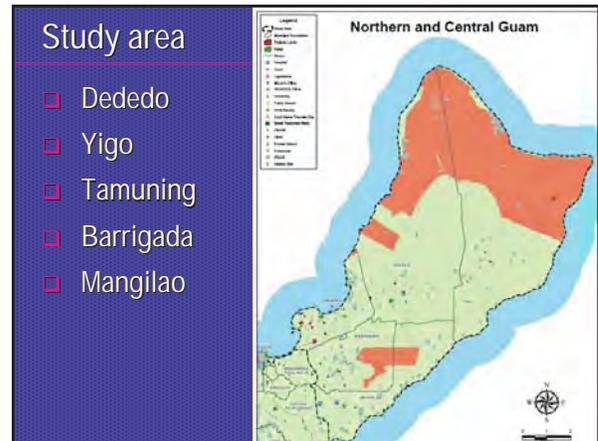


Land areas



Military areas





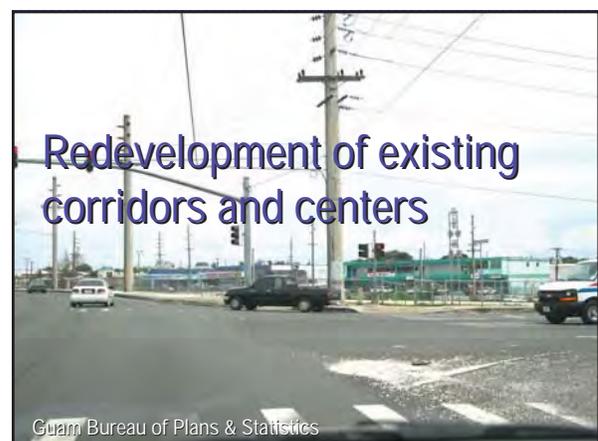
Planning concepts

some ideas to think about

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- ### Ideas for your discussion tonight
- Previous planning efforts you were involved in (or related current ones)
 - Not a 'blank slate' plan – but wide open for new ideas
 - What is new in last decade or so?
 - From your travels to other places
 - From world issues – housing market, economy, tourism competition, gas prices

- ### Ideas for your discussion tonight
- Need to have a plan to guide development, while protecting property rights
 - Need to protect the northern aquifer, for both water quality and quantity
 - Need to link land use, transportation planning, protection of environmental & cultural resources, & economic growth



Redeveloping existing corridors

Identified potential locations for improvement



Images of long-term potential change

Visualizations demonstrate potential implementation of planning goals

- ❑ Not intended as specific plans
- ❑ Picture can tell story better than words
- ❑ Growing around existing centers & corridors can help local business and make better places
- ❑ Developing 'Transit Targets' can help make transit service better over time

Liliha & Kuakini



Liliha & Kuakini



Liliha & Kuakini



Liliha & Kuakini



Liliha & Kuakini



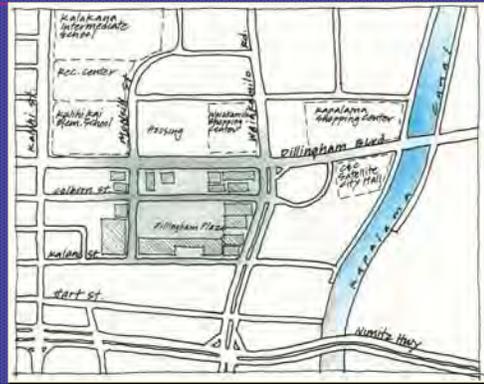
Liliha & Kuakini



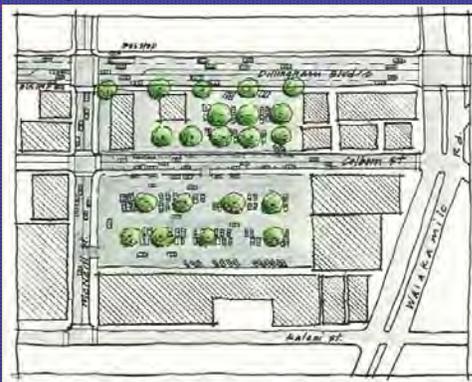
Liliha & Kuakini



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Dillingham Plaza



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Cooke Street & Mother Waldron Park



Keeaumoku & Rycroft



Keeaumoku & Rycroft



Keeaumoku & Rycroft



Keeaumoku & Rycroft



Keeaumoku & Rycroft



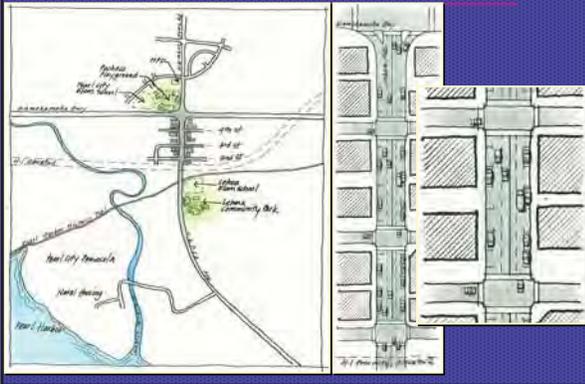
Keeaumoku & Rycroft



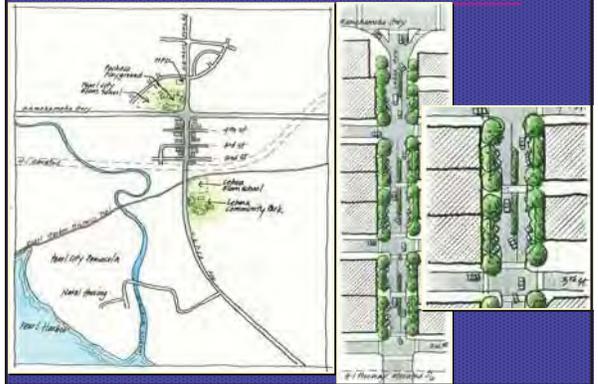
Keeaumoku & Rycroft



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



Downtown Pearl City – Lehua Avenue



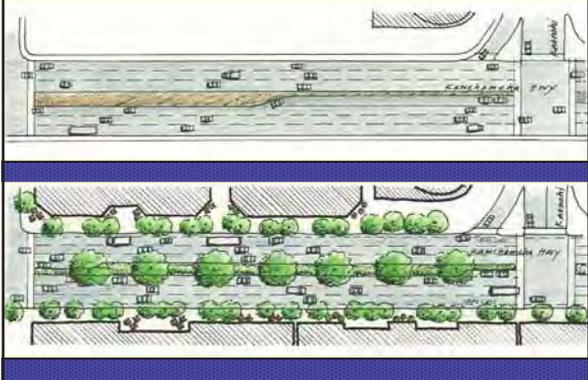
Downtown Pearl City – Lehua Avenue



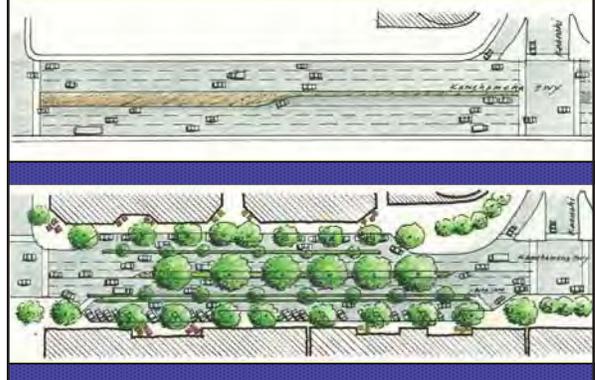
Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



Kamehameha Highway



New development
places to live, work, and do business

Guam Bureau of Plans & Statistics

new traditional neighborhoods



Hali'imaile Town, Maui HI

Dover, Kohl & Partners Town Planning

new traditional neighborhoods



Dover, Kohl & Partners Town Planning

Hali'imaile Town, Maui HI

new traditional neighborhoods



Dover, Kohl & Partners Town Planning

Hali'imaile Town, Maui HI

new traditional neighborhoods



Dover, Kohl & Partners Town Planning

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new traditional neighborhoods



Dover, Kohl & Partners Town Planning

Hali'imaile Town, Maui HI

new traditional neighborhoods



Dover, Kohl & Partners Town Planning

Pulelehua Town, Maui, HI

new traditional neighborhoods



Dover, Kohl & Partners Town Planning

Pulelehua Town, Maui, HI

new traditional neighborhoods



Dover, Kohli & Partners Town Planning

Pulelehua Town, Maui, HI

Making transit work

Street capacity exercise



A street full of cars

Many streets and highways are at capacity, can't fit more cars, and can't be widened.



Street capacity sit-in

If we think in terms of moving people, not cars, existing streets have plenty of room for more.



Street capacity sit-in

People walking and biking fill just a fraction of existing sidewalk and bike lane capacity.



Street capacity sit-in

Saving a lane for buses would increase the capacity of our streets - without widening.



Why invest in transit?

It's the most effective way to maximize capacity of existing streets – at affordable costs.



Tie Transit Targets Together

- Think of a string of pearls - great places linked by efficient transit
- Look for the seed pearls or "Good Bones"
- Focus improvements on those key neighborhoods and activity centers
- Link them with better transit.

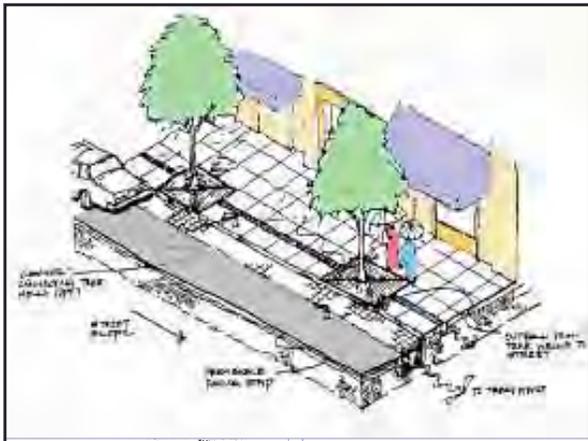
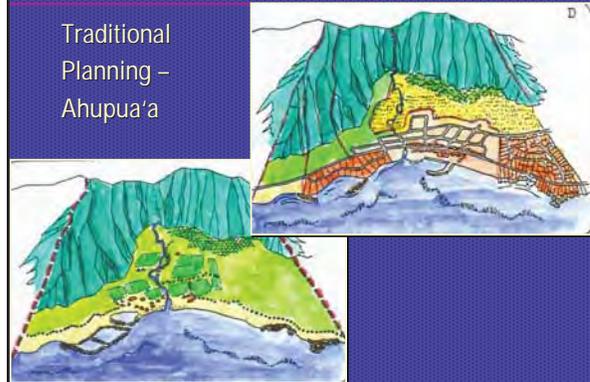


Resource protection water, land, culture.....

Guam Bureau of Plans & Statistics

It's not what you call it

Traditional
Planning –
Ahupua'a





Development can reinforce culture and commerce

District gateways help attract shoppers

Sustainable agriculture

Farm markets help attract shoppers

Local food, local business

Centers are a focal point for community activities

Local food, local business

Look backward to
move forward



Group map discussion

- ❑ Gather around maps on table
 - ❑ Maybe move to sit with folks you don't know
- ❑ Introduce yourselves & mark where you live & work on the maps
- ❑ Talk about what you want the future to look like in Northern Guam
- ❑ What ideas should the land use plan address?

Group map discussion

- ❑ What places should be protected and how?
- ❑ Should new development follow village patterns?
- ❑ What places should grow?
 - ❑ Places & corridors to re-develop
 - ❑ Places where new jobs/housing should go

Group map discussion

- ❑ No need to agree at first
- ❑ If you don't like someone else's idea, come up with a better one
- ❑ Start looking for agreement on key ideas
- ❑ We'll tell you how to decide what's important near end – and pick a 'reporter' to present your ideas back to the group.

Next steps

- ❑ We will write up your ideas and vision, and draft concepts for review at next workshops
- ❑ Plan to be completed by March 09

Si Yu'os Ma'ase

Appendix B

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Appendix B. References

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Appendix C

Glossary

Appendix C: Glossary

Environmental Justice. The United States Environmental Protection Agency Office of Environmental Justice defines EJ as "... the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. EPA has this goal for all communities and persons across this Nation. It will be achieved when everyone enjoys the same degree of protection from environmental and health hazards and equal access to the decision-making process to have a healthy environment in which to live, learn, and work."

Impact Fees. An impact fee is a charge on new development to pay for the construction or expansion of capital improvements or public services that are needed by and benefit the new development. Impact fees may be charged for transportation improvements, sanitary sewer and water improvements, stormwater facilities, schools, libraries, parks and other similar facility and services.

Land Use Plan. A plan for the future development of a designated area, intended to help manage growth. A plan may consider roads, public facilities, the use of commercial, residential and industrial, and the need for open space.

Multimodal. Transportation facilities that provide for a range of modes, including vehicular, rail, pedestrian, and bicycle.. Multimodal facilities are intended to promote connectivity and improve mobility, reduce congestion, increase travel choices and public transportation use, improve energy efficiency and air quality, and create opportunities for pedestrian-friendly residential and commercial development.

Smart Growth. Often discussed along with sustainability, smart growth is economic growth that consciously seeks to avoid wastefulness and damage to the environment, coupled with compact, efficient, and environmentally sensitive pattern of development that provides people with additional travel, housing, and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities.

Streetscape. The elements within and along the street right-of-way that define its appearance, identity, and functionality, including adjacent buildings and land uses, street furniture, landscaping, trees, sidewalks, and pavement treatments, among others.

Sustainability. Sustainability means meeting the needs of the present without depleting resources or harming the environment for future generations. Sustainability also includes the long-term economic health and equity – or social fairness – of a community.

Sustainable Development. Sustainable development has been defined as “development without growth beyond environmental carrying capacity, where development means qualitative improvement and growth means quantitative increase” (Herman E. Daly).

Transfer of Development Rights. Transfer of development rights is the exchange of zoning privileges from areas with low population needs, such as farmland, to areas of high population needs, such as downtown areas. These transfers allow for the preservation of open spaces and

historic landmarks, while giving urban areas a chance to expand and experience continued growth.

Transit Oriented Development. Transit oriented development is the development of commercial space, housing, services, and job opportunities close to public transportation, with the goal of reducing dependence on automobiles. TODs are typically designed to include a mix of land uses within a quarter-mile walking distance of a transit stop or core commercial area.

Transit Ready Development. Prior to the development of transit in an area, transit ready development can ensure sufficient density and walkability to promote future transit use, as well as including a plan that considers the location and right of way for potential transit.

Transportation Demand Management. Transportation demand management includes actions that improve transportation system efficiency through measures that reduce demand during peak hours. Examples include peak hour pricing, ridesharing; park-and-ride facilities, transit friendly development / zoning; and employer-based programs—such as staggered work hours and telecommuting. TDM programs are intended to improve the efficiency of existing facilities rather than building additional roadway capacity.

Transportation System Management. Transportation system management uses protocols and computerized management techniques to manage roadway and transit facility capacity without capital expansion or behavioral changes. Typical TSM measures involve continuous management and operation of traffic systems, and utilize integrated traffic control systems, incident management programs, and traffic control centers.