

4th Annual Affordable Housing Symposium

June 19th & 20th, 2012

Hyatt Regency Guam

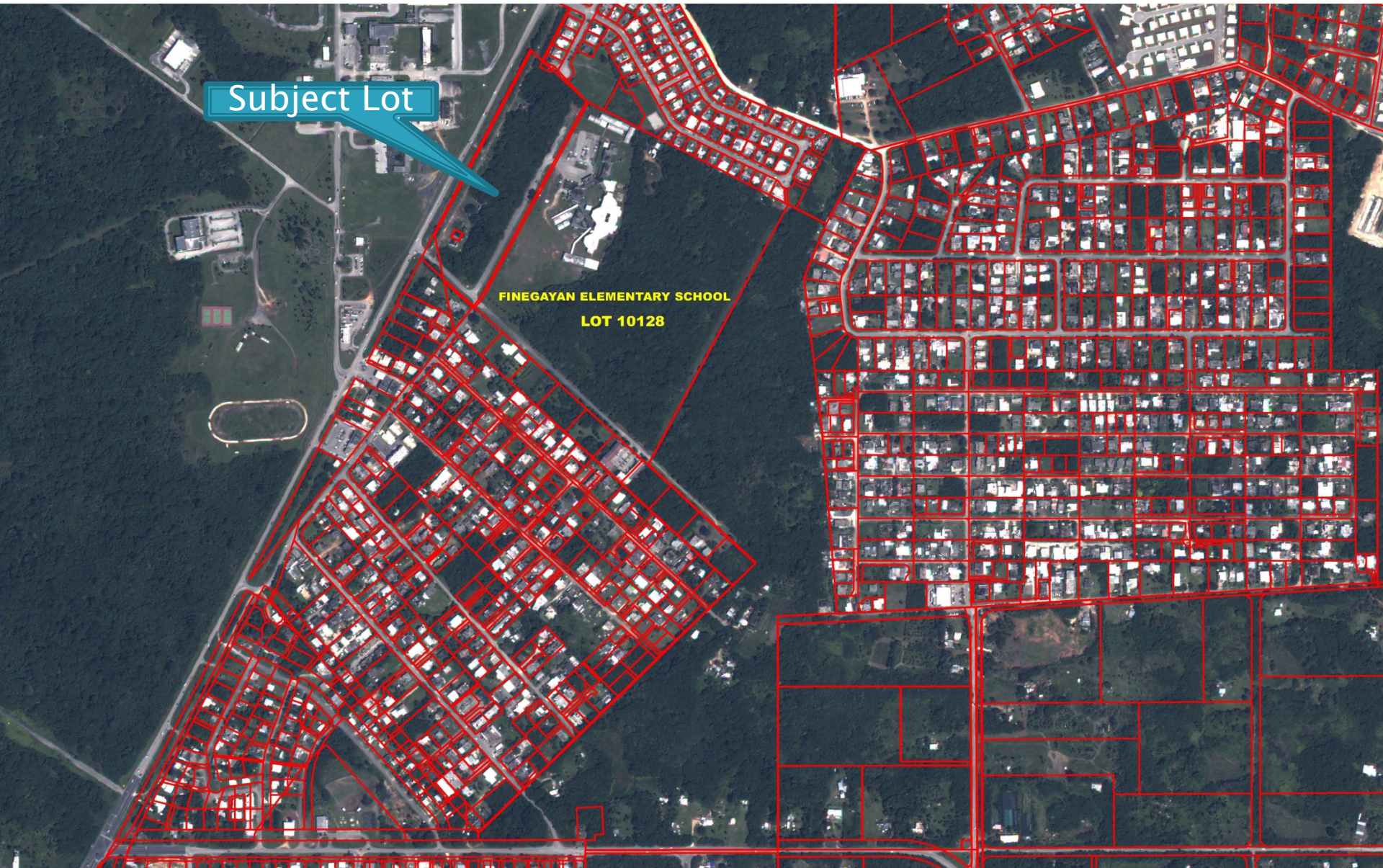
*Department of Land Management
Presentation*

*Monte Mafnas, Director
Department of Land Management*



Lot No: 10129-R3

Municipality of Dededo

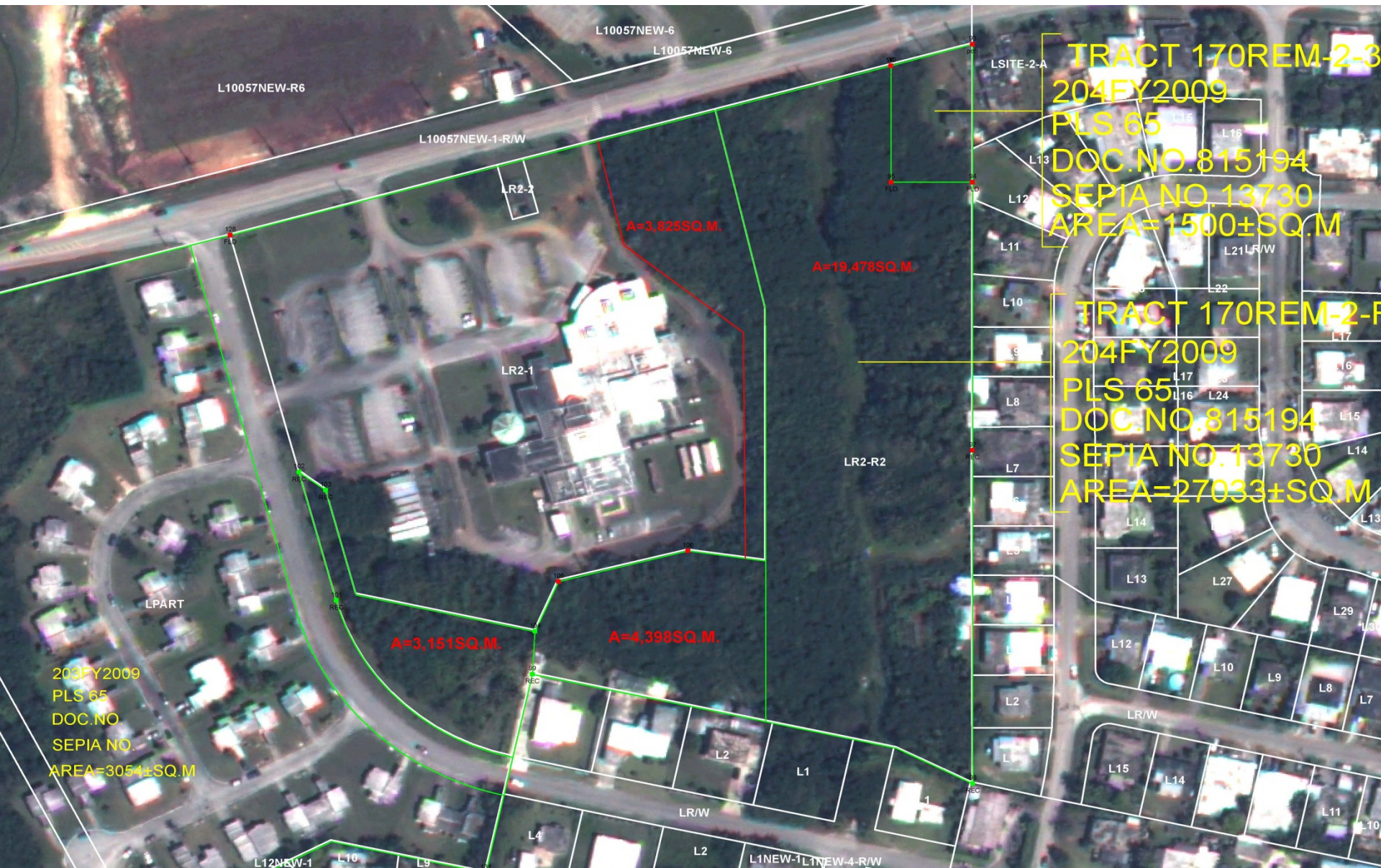


Summary for Lot No. 10129-R3

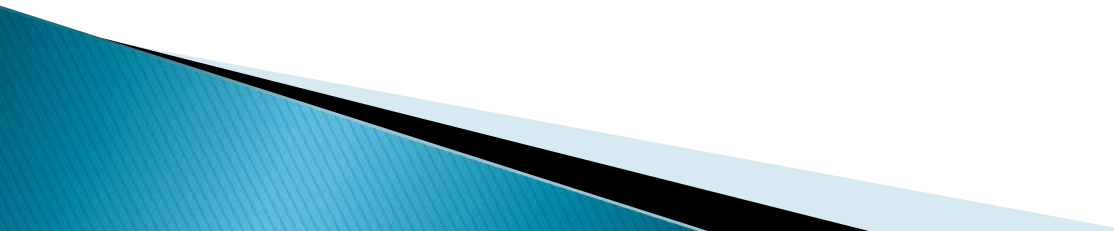
- ▶ Location: Across Naval Communication Station (NCS area) where the future U.S. Marines are to be relocated.
- ▶ Land Area: 36,423+/- Square Meters or Nine (9) acres
- ▶ Current Zoning: “A” (Rural-Agricultural), but may allow for multi-family/Commercial activities through regulatory process to accommodate mix use of income-producing lot together with town houses or condominium development.
- ▶ Improvements: None on the lot but adjacent and contiguous to Finegayan Elementary School.
- ▶ Access: Fronting Route No. 3 and corner of Finegayan Road as secondary road.
- ▶ Utilities: Existing power poles, existing 30-inch Sewer line and existing 20-inch Waterline; all along Route 3.
- ▶ Topography: Relatively flat and 100% usable with remnant evidence of past vegetation clearing.
- ▶ Fee Simple Owner: Chamorro Land Trust
- ▶ Multi-units exercise: Three-Storey units X four (4) acres =An optimum housing output of Ninety Seven (97) units.
- ▶ Potential commercial use for community support: Land Use within three (3) acres is flexible to support:
 - Gas station/ Retail small store,/Restaurant / Laundromat / video store/ etc.

Tract No. 170 REM-2-R3

Municipality of Dededo

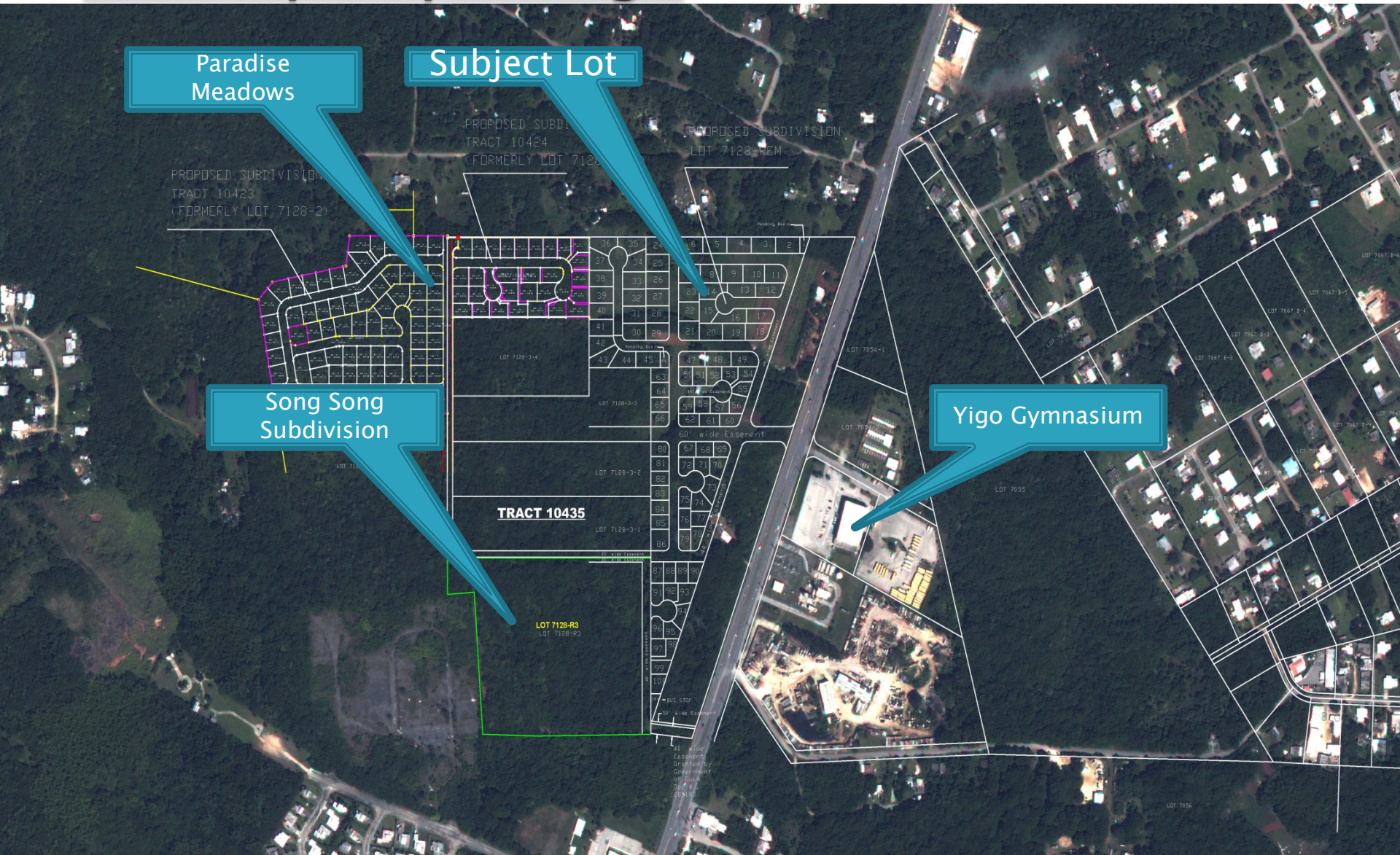


Summary for Tract No. 170 REM-2-R3

- ▶ Location: Directly across Wettengel Elementary School and adjacent to Dededo Public Health Clinic.
 - ▶ Land Area: 23,037+/- Square Meters 247,965 Square Feet
 - ▶ Current Zoning: “A” (Rural-Agricultural), but may be re-zoned to “R2” (Multi-Family) use to accommodate multi-unit development schemes.
 - ▶ Exercise: Three storey units X four (4) acres=138 units.
 - ▶ Improvements: Subject lot is adjacent and contiguous to Northern Public Health Center and government housing subdivision.
 - ▶ Access: Santa Monica Street, a secondary road.
 - ▶ Utilities: Water, Power, and existing public sewer available.
 - ▶ Topography: Relatively flat and 100% usable with vegetation view.
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Lot No. 7128-REM

Municipality of Yigo



Paradise
Meadows

Subject Lot

Song Song
Subdivision

Yigo Gymnasium

PROPOSED SUBDIVISION
TRACT 10424
(FORMERLY LOT 7128-2)

PROPOSED SUBDIVISION
LOT 7128-REM

PROPOSED SUBDIVISION
TRACT 10423
(FORMERLY LOT 7128-2)

TRACT 10435

LOT 7128-R3
LOT 7128-R3

10' wide Easement
Grantee by
Ordinance of
Yigo, ME
2019

BUS STOP
10' wide Easement

10' wide Easement
Grantee by
Ordinance of
Yigo, ME
2019

10' wide Easement

50' wide Easement

10' wide Easement

10' wide Easement

10' wide Easement

10' wide Easement

10' wide Easement

10' wide Easement

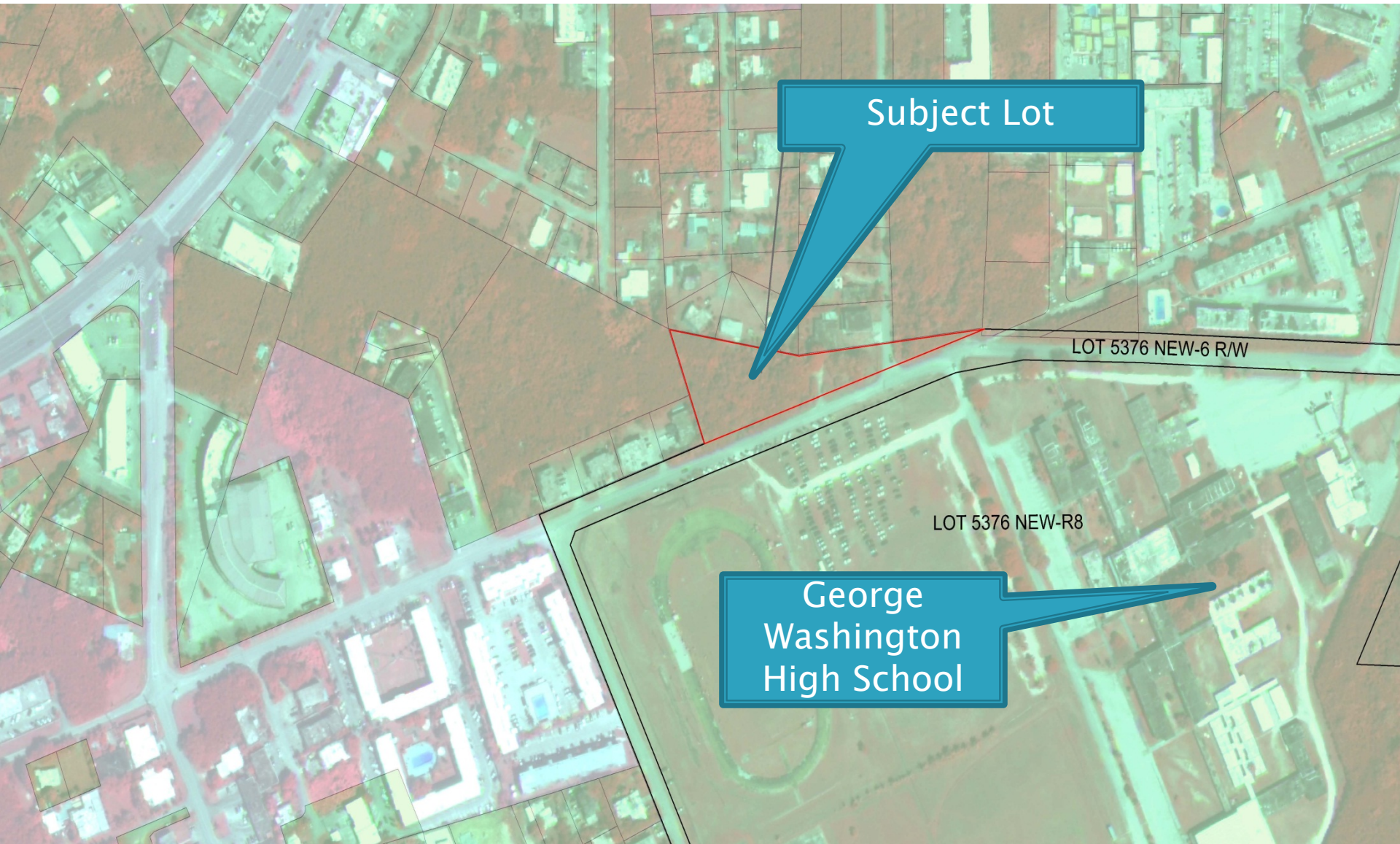
10' wide Easement

Summary of Lot No. 7128-REM

- ▶ Location: Directly across Yigo gymnasium.
- ▶ Land Area: 122,097+/- Square Meters.
- ▶ Current Zoning: “A” (Rural-Agricultural), however master planning considerations involves use of R2-multi-family and commercial uses.
- ▶ Exercise: Three-Storey units times four acres (4) equals “One Hundred Sixty”(160) units.
- ▶ Improvements: None on this subject lot.
- ▶ Access: Marine Corps Drive or Route No. 1
- ▶ Utilities: Existing power poles, with sewer and water line lateral development to be provided by neighboring development projects.
- ▶ Topography: Flat and 100% usable.
- ▶ Future Ambitious Expansion – includes regional expansion of surrounding CLTC land assets.

Lot No. 5376-NEW-7

Municipality of Mangilao



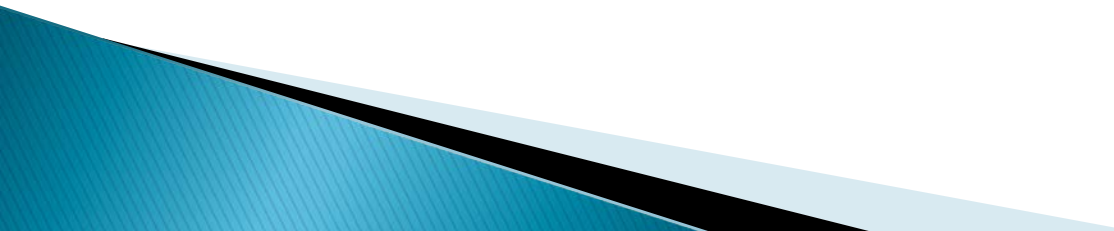
Subject Lot

LOT 5376 NEW-6 R/W

LOT 5376 NEW-R8

George
Washington
High School

Summary for Lot No. 5376-NEW-7

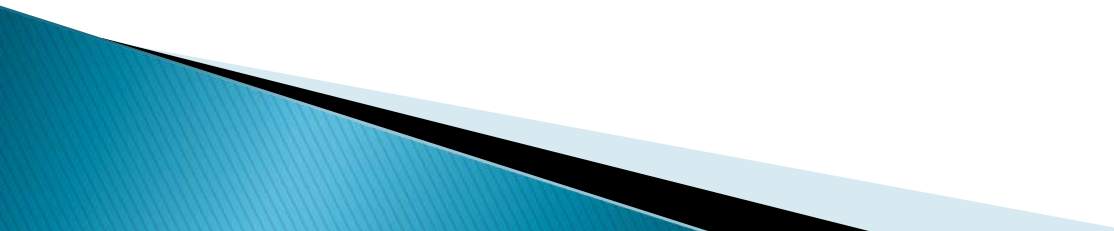
- ▶ Location: Directly across George Washington High School.
 - ▶ Land Area: 6,000+/- Square Meters or One and half (1.5) acre.
 - ▶ Current Zoning: R2-multi-family use to build fifty (50) units.
 - ▶ Improvements: None on subject lot but directly across George Washington High School.
 - ▶ Access: George Washington High School Street, a secondary road.
 - ▶ Utilities: Water, Power, and existing public sewer available.
 - ▶ Topography: Flat and 100% usable with vegetation view.
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[illegible]

Subject Lot

Hilton Resort & Spa

Summary for Lot No. 5173-1-R2NEW-3

- ▶ Location: “Former GMH” Site.
 - ▶ Land Area: 129,054+/- Square Meters or Thirty Two (32) acres.
 - ▶ Current Zoning: “R2” Multi-family use.
 - ▶ Exercise: Vertical High-Density housing development.
 - ▶ Improvements: Improvements exist along San Vitores Road along the Bishops’ Rotunda.
 - ▶ Access: Ferdinand Magellan Street, a secondary road.
 - ▶ Utilities: Water, Power, and existing public sewer available.
 - ▶ Topography: Relatively flat and 100% usable with ocean and coastline view.
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Other Potential Sites

- ▶ Potential Sites for Housing Development:
 - Tract 1113, Municipality of Dededo
 - 50 lots available (*Sagan Linahyan*)
 - Guam Ancestral Lands Commission
 - Spanish Crown Lands
 - 1,597 acres

Special Dangkulo Na Si' Yu'os Ma'ase

DLM Staff

- ▶ ***Ernest Santos, Land Agent Supervisor***
 - Margarita Borja (Land Management Administrator)
- ▶ ***Thomas Torres, Engineering Tech. II***
- ▶ ***Edgardo Taguiam, Cartographic Supervisor***
 - Paul Santos (Chief of Cadastre)
- ▶ ***Frank Taitano, Senior Planner***
- ▶ ***Mario Garcia, Planner***
 - Marvin Aguilar (Chief of Land Planning, Acting)