

Restore What Has Been Touched and Protect What Hasn't

A pressing issue plaguing most regions is the need to find solutions to preserve land while also staying relevant in the advancement of land development. This is an especially important issue for the CNMI due to the wildlife and their ecosystems that accommodate and fuel the tourism industry that the economy is nourished with while also keeping climate change in mind. While clearing new pieces of land to build new and interesting infrastructure is an intriguing idea, there is so much to be done with the land that has been developed but abandoned and either left to the elements to destroy once again or needs significant improvement. A solution to preserving land while also advancing in land development is to improve the already existing infrastructure that is otherwise outdated in architecture and restore and improve it with the aim to create a more sustainable and innovative design model suitable to the needs and demands of the economy and climate of the CNMI.

We can look at land as a metaphorical egg and once an egg has been cooked or in the case of land, becomes developed there is no way to come back and restore it to what it once was or to uncook it. Creating a plan to redevelop existing buildings with the goal to create more sustainable infrastructure eliminates the need to destroy and build upon untouched land. Once land is used as a foundation for projects to establish new structures, the land will take a great length of time to restore back to its original form if the land isn't used properly. Take Imperial Pacific's casino that was built on a large piece of land in Garapan and was never finished and has yet to be determined if construction will continue and if it will benefit the people of the CNMI in any way. This behavior creates problems for preservation of land because of the need to destroy buildings that are rendered useless or in the casino's case, left to become an abandoned building. It is important to remember that it is easy to build and start something but cleaning up and fixing what has been broken or mishandled is much harder to do and this enforces the need to protect untouched land by using the land already in use as a foundation for new projects.

An addition to this solution would be to establish a directive with the intention of the upkeep of existing infrastructure to prevent both abandoned buildings and buildings in use from being mishandled and becoming damaged. This would entail creating a standard for all existing infrastructure in terms of the upkeep of the grounds and exterior of the buildings. This would ensure that the infrastructure is up to date, kept at a clean and appealing standard, and most of all eliminating the need for developing on new land. Land development is important for creating not only a safe and comfortable environment for the people but also for creating a profitable design model that will last for a long period of time. The importance of land preservation is more crucial than ever because of climate change initiatives and to keep unnecessary development from occurring. The CNMI could benefit greatly from this solution of restoring what has been touched

and protecting what hasn't because it provides balance to advancing with land development and preserving land for future generations of people and wildlife to enjoy and make decisions for later in time.

A pressing issue planning must address is the need to find solutions to preserve land while also helping to meet the demand for land development. This is an especially important issue for the CMAA due to the wildlife and fish ecosystems that surround and that the region industry that the economy is nourished with while also helping climate change in mind. While clearing new pieces of land to build new and interesting infrastructure is an interesting idea, there is so much to be done with the land that has been developed for agricultural and other use to the extent to do so may mean a more significant investment. A solution to preserving land while also advancing in land development is to improve the already existing infrastructure that is otherwise outdated in architecture and nature and improve it with the aim to create a more sustainable and innovative design model suitable to the needs and demands of the economy and climate of the CMAA.

We can look at land as a metaphorical egg that once an egg has been cooked or in the case of land, becomes developed there is no way to ever look and return it to when it once was to recover it. Creating a plan to develop existing buildings with the goal to create more sustainable infrastructure eliminates the need to destroy and build upon undeveloped land. Once land is used as a foundation for projects to establish new structures, the land will take a great length of time to return back to its original form if the land isn't used properly. Take for example Pacific's casino that was built on a large piece of land in Las Vegas and was never finished and just yet to be determined if construction will continue and if it will benefit the people of the CMAA in any way. This behavior creates problems for preservation of land because of the need to destroy buildings that are underused or in the casino's case, left to become an abandoned building. It is important to remember that it is easy to build and not spending but cleaning up and fixing what has been broken or mismanaged is much harder to do and this creates the need to protect undeveloped land by using the land already in use as a foundation for new projects.

An addition to this solution would be to establish a division with the intention of the repair of existing infrastructure to prevent further abandonment buildings and buildings in use that being abandoned and becoming damaged. This would entail creating a standard for all existing infrastructure in terms of the quality of the grounds and exterior of the buildings. This would ensure that the infrastructure is up to date, kept in a clean and appealing standard, and that of all eliminating the need for developing on new land. Land development is important for creating not only a safe and comfortable environment for the people but also for creating a profitable design model that will last for a long period of time. The importance of land preservation is more crucial than ever because of climate change initiatives and to keep unnecessary development from occurring. The CMAA could benefit greatly from the solution of restoring what has been touched