



## Center for Responsible Travel

### THE IMPACT OF TOURISM RELATED DEVELOPMENT ALONG COSTA RICA'S PACIFIC COAST

### IMPACTO DEL DESARROLLO ASOCIADO AL TURISMO EN LA COSTA DEL PACÍFICO DE COSTA RICA

This research project includes the following individual reports

REPORTS	CONTENTS	RESEARCHERS
1. Dinámica territorial del desarrollo turístico costero del Pacífico de Costa Rica (8 reportes individuales)	Aspectos espaciales, socioeconómicos, culturales y turísticos de cada una de las cinco unidades turísticas de la costa pacífica de Costa Rica (Guanacaste Norte, Guanacaste Sur, Puntarenas e Islas del Golfo, Pacífico Central, Pacífico sur)	Marcos Montero Araya TT Argos
2. Legal and Institutional Framework Related to Coastal Tourism Development	Analysis of the main laws and institutions overseeing coastal development	Jorge Cabrera
3. Marco legal e institucional	Marco legal y Estructura institucional del desarrollo turístico e inmobiliario en la costa Pacífica de Costa Rica	Jorge Cabrera, Shirley Sánchez
4. Dinámica del mercado inmobiliario en la costa pacífica de Costa Rica  Anexo 1: Megaproyectos	Dinámica constructiva de complejos residenciales y el desarrollo turístico en la costa pacífica costarricense, impactos y complementariedades, oportunidades y amenazas sobre la costa pacífica como destino turístico	Marcela Román Forastelli
5. Impactos ambientales de los desarrollos turísticos y residenciales	Identificación y análisis de impactos ambientales relevantes de los desarrollos turísticos y	Erick Vargas Campos

	residenciales en la costa pacífica de Costa Rica	
6. Analysis of the Daniel Oduber Quirós International Airport, Liberia, Guanacaste	Analysis of the role that the Liberia Airport has played on Costa Rica's North Pacific coast, in light of the growing importance of tourism and the sustainability concerns that have emerged from its development	Lawrence Pratt, CIMS Luis Morales, CIMS
7. Analysis of the Cruise Ports on the Pacific coast of Costa Rica	Analysis of reviews future management plans, proposals, projects and discussions regarding cruise ships in the general area of influence of the ports of Puntarenas, Caldera, Quepos, Golfito and Punta Morales	Lawrence Pratt, CIMS Luis Morales, CIMS
8. Tourism Industry Perspectives	Identification and analysis of perspectives from tourism industry representatives in relation to current tourism and residential development along Costa Rica's Pacific coast	George Soriano
9. Press Perspectives	Identification and analysis of perspectives from the Media in relation to current tourism and residential development along Costa Rica's Pacific coast	George Soriano
10. Incentives for Retirement & Investment in Costa Rica	Identification and analysis of the country's policies regarding retirement and investment incentives for foreigners	Leland Baxter-Neal
11. Polo Turístico Golfo de Papagayo Guanacaste, Costa Rica	Análisis del Polo Turístico Golfo de Papagayo como un modelo único gubernamental de concesión turística	Alberto Salas Roiz

12. Impact of Tourism Related Development on the Pacific Coast of Costa Rica	Overview of Certification programs and interviews with certified coastal hotels, including impact of the current economic crisis	Martha Vega
13. Social and Environmental Effects of Ecotourism in the Nicoya Peninsula, Costa Rica: The Punta Islita Case (brief abstract; full report In process)	Evaluation of environmental and social impacts of the Punta Islita Eco-lodge	Angelica Almeyda Eben Broadbent William Durham Stanford University
14. Effects of Current Models of Tourism on Manuel Antonio (brief abstract; full report in process)	Evaluation of environmental and social impacts of Si Como No Resort and El Parador Hotel at Manuel Antonio area, Central Pacific, Costa Rica	William H. Durham Laura Driscoll Angelica Almeyda Eben Broadbent Stanford University
15. Analysis of ICT Airport surveys	Identification of trends, similarities and differences between the Liberia and Juan Santa María Airports.	Millay Kogan
16. Social and Environmental Effects of Ecotourism in the Osa Peninsula: Case Study of Lapa Rios Ecolodge	Evaluation of environmental and social impacts of the Lapa Rios Ecolodge, testing the value of ecotourism as a conservation and development tool.	Angelica Almeyda Eben Broadbent William H. Durham Stanford University
17. <b>Executive Summary</b> of Integrated Final Report (in process)	An extended summary of the chapters in the final report, plus key recommendations	Martha Honey Erick Vargas William H. Durham
18. <b>Integrated Final Report:</b> The impact of tourism related development along Costa Rica's Pacific coast (in process)	Main trends identified by individual reports, conclusions and recommendations.	Martha Honey Erick Vargas William H. Durham