



# **Montauk's Coastal Resiliency and the Future of our Town**

*Montauk Library June 9<sup>th</sup> 2024*

# Panelists

**Moderator: Andy Harris, CCOM Board Member**

- **Dr Henry Bokuniewicz - Stony Brook University School of Marine and Atmospheric Sciences:**
  - Montauk's coastal morphology and dynamics
- **Samantha Klein - EH Town Intergovernmental Relations:**
  - Montauk's coastal areas at risk and mitigation options including their associated costs
- **Leo Daunt - President Montauk Chamber of Commerce:**
  - The environment is our economy – how we combine economic and environmental sustainability
- **Cate Rogers - Deputy Supervisor EH Town:**
  - A more resilient Montauk, applying learning's from CARP and the Hamlet plan in shaping our planning over the next 2 years
- **Ann Welker - Suffolk County Legislator:**
  - The role of Suffolk County in addressing coastal resiliency and sea level rise
- **Thad Pawlowski - Columbia University Director Center for Resilient Cities and Landscapes:**
  - Learning's from other coastal communities adapting to climate change

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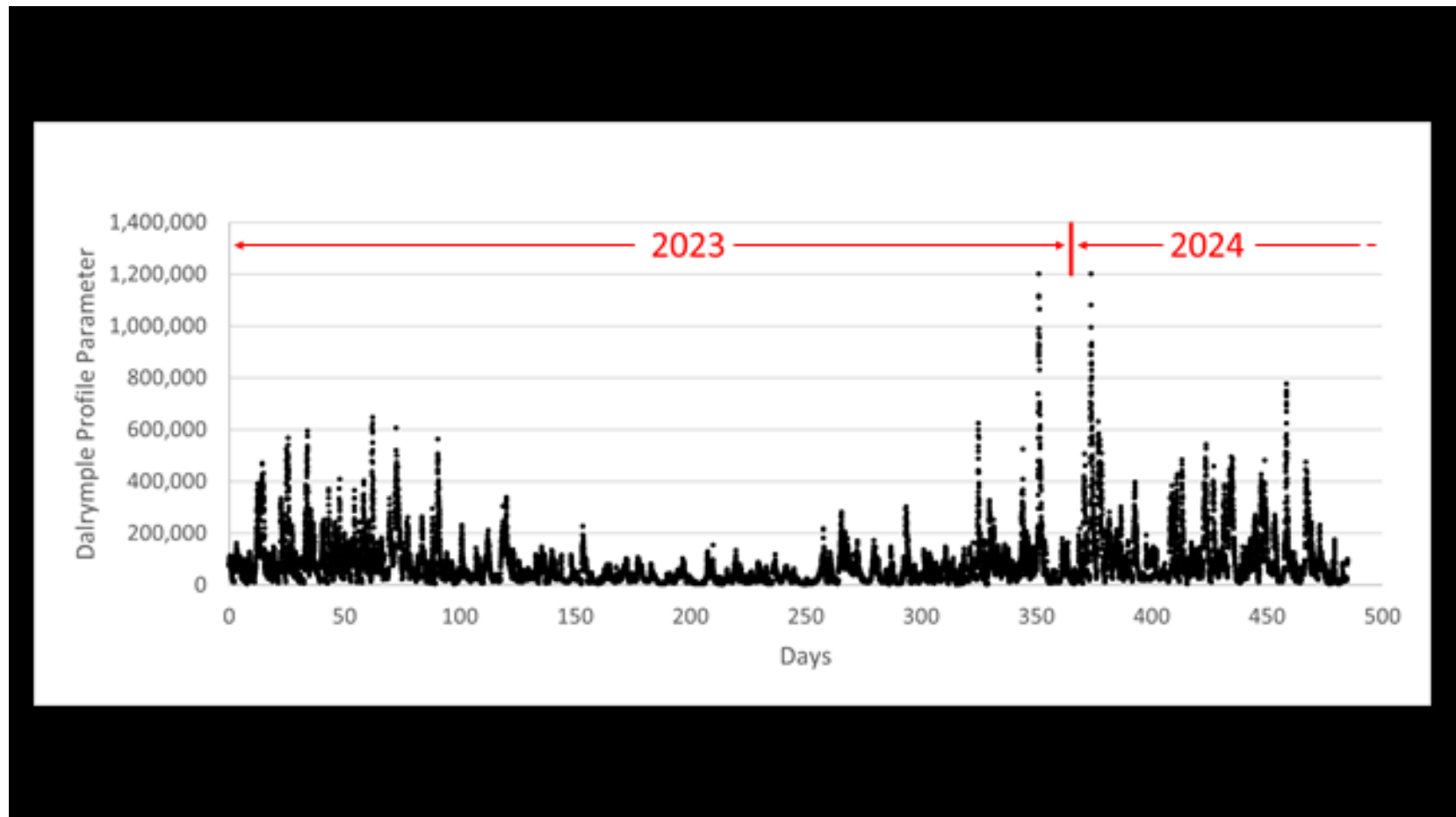
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# Montauk's coastal morphology and dynamics

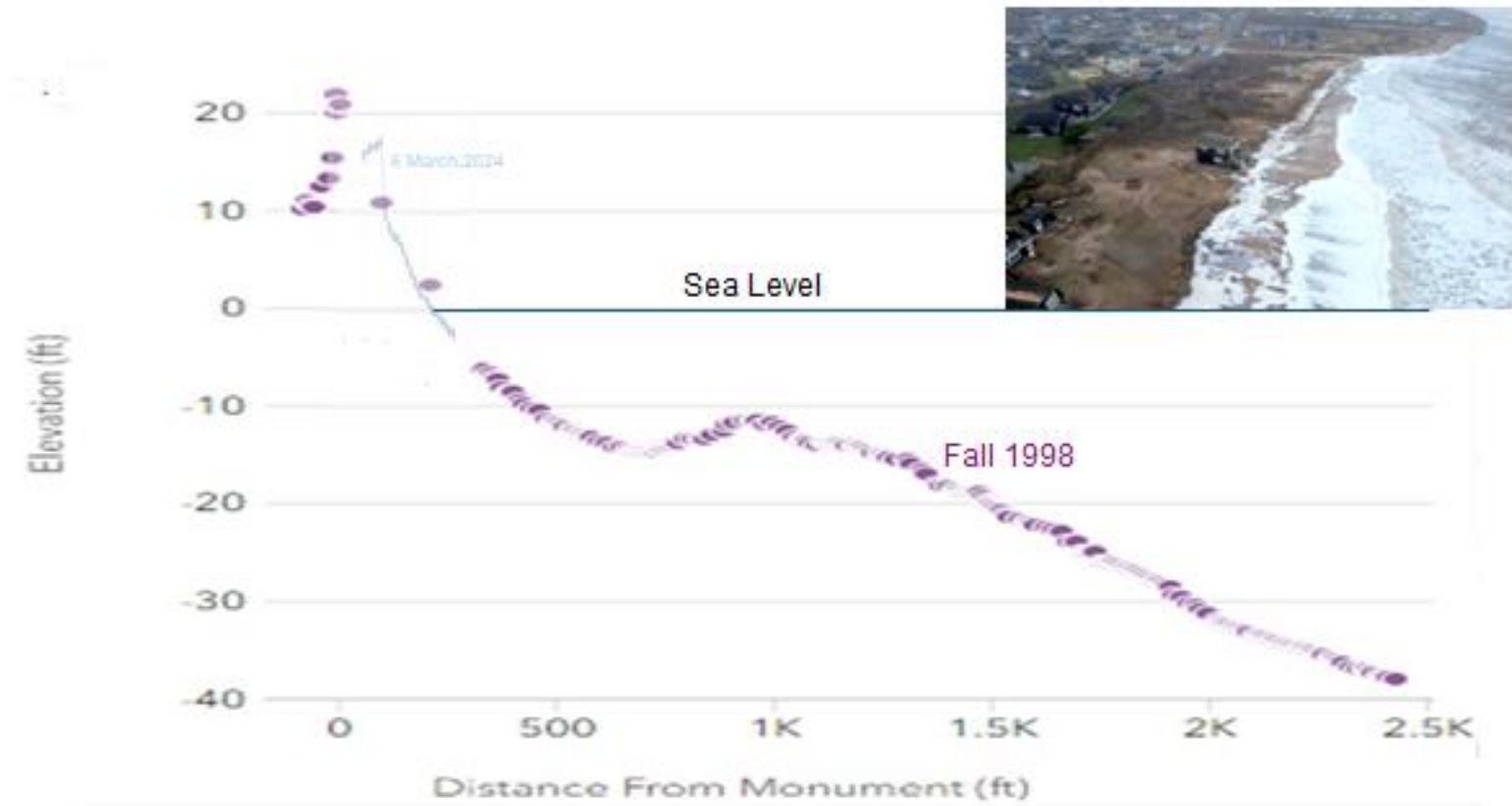


Hither Hills October 2023

# Montauk's coastal morphology and dynamics



# Montauk's coastal morphology and dynamics



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# Coastal Risks

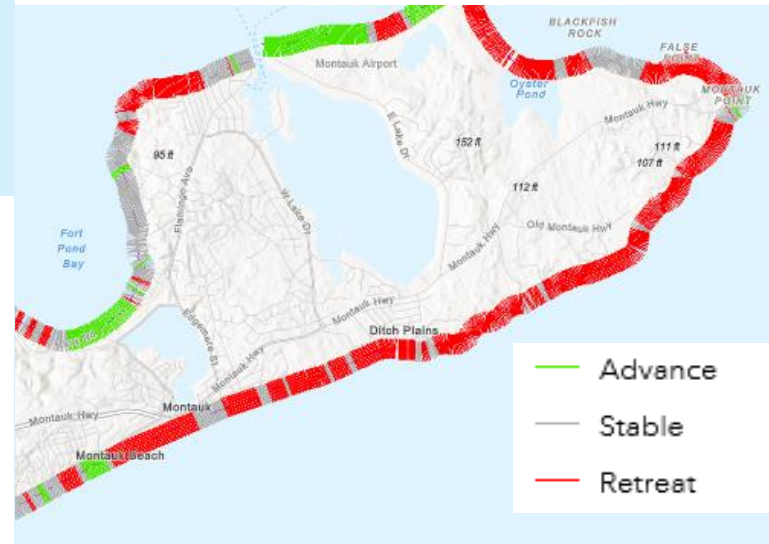
- Shoreline Erosion, Flooding, Rising Sea Levels
- Loss of natural resources
- Impacts to transportation (roadways and railways)
- Loss of property / economic damages
- Impacts to lifeline facilities (power, water, wastewater, communications)
- Impacts to essential services (police, fire, ems)



# Topography



# Shoreline Change



1% Annual Flood / 26% of occurring at least once in 30 Years

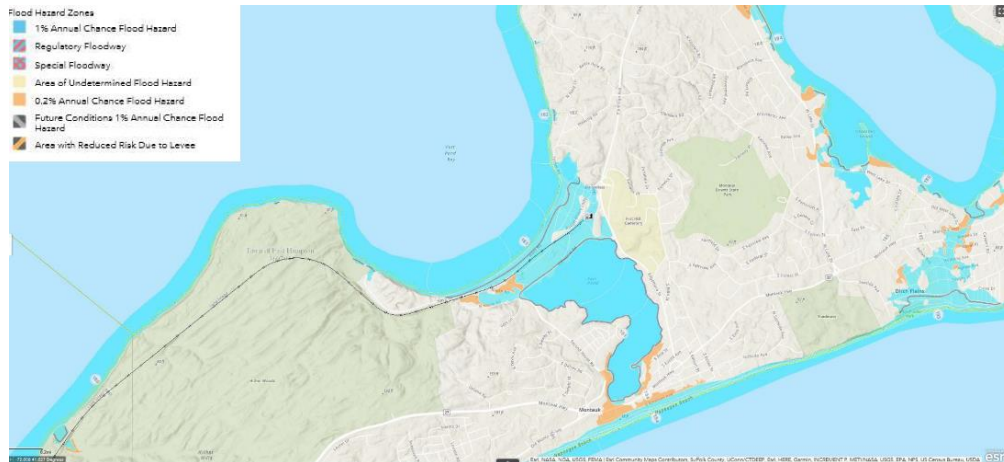
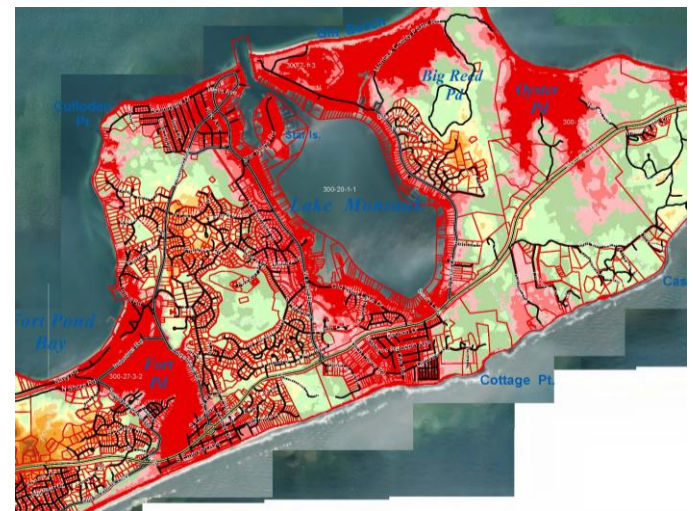


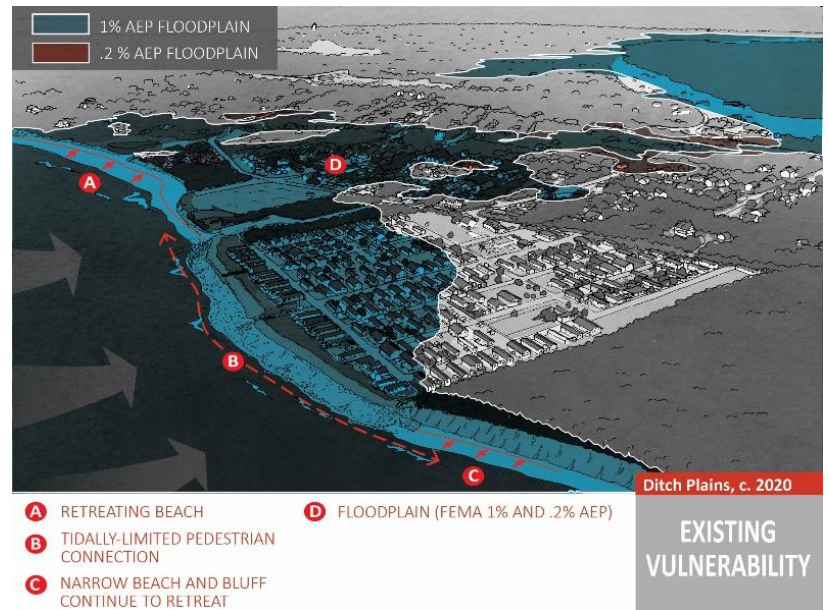
Figure 6-23: Long Island Railroad relative to FEMA Flood Hazard Zones

# Depth to Groundwater



# Town-wide CARP includes Focus Areas

- Downtown Montauk
- Ditch Plains
- Fort Pond/Industrial Road
- Montauk Harbor
- Culloden/Soundview Drive



# Principles of Resilience

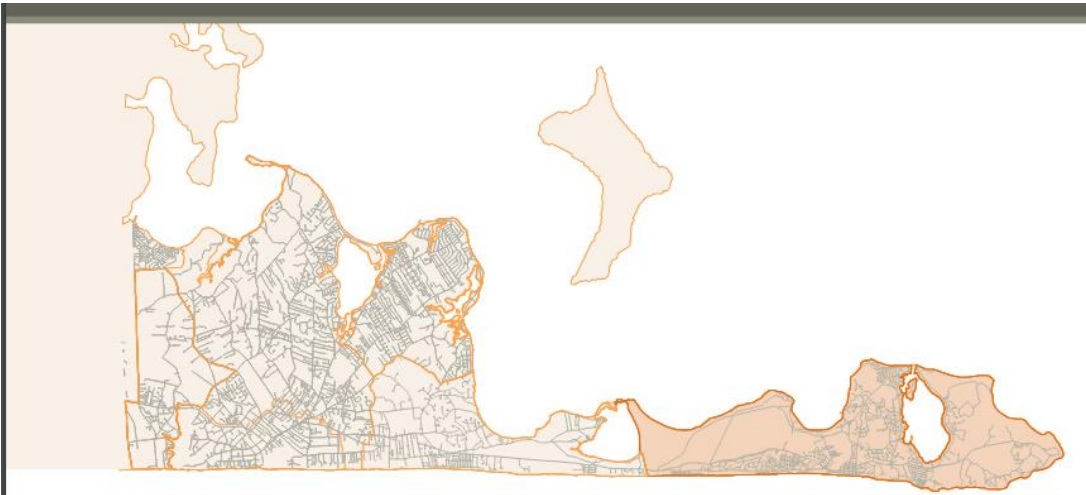
- Know your risks, avoid risk, reduce risk
- Let nature do the work
- Layered approach of multiple resilience measures
- Inclusive and transparent decisions
- Solutions with multiple benefits
- Share costs and benefits equitably

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East Hampton  
Hamlet Report

# Montauk



Prepared by:  
Dodson & Flinker, Landscape Architects and Planners  
Fine Arts & Sciences  
RKG Associates Inc.  
L.K. McLean Associates

Prepared For:  
The Town of East Hampton, New York

January 23, 2020

# Montauk Hamlet Study

## On Climate Change and Coastal Resilience:

Sea Level Rise and other impacts of Climate Change were recognized as one of the most important issues for the future of the hamlet. Participants expressed an interest in finding consensus on sea-level rise assumptions, using good data and finding issues where all could agree. Support existed for a multi-faceted approach to resilience strategies, including managed retreat and relocation of commercial and residential density as well as nourishment and strategies to protect critical infrastructure from rising seas. Montauk Hamlet Plan (PG. 32)



## Town of East Hampton Coastal Assessment and Resiliency Plan (CARP)

### Town of East Hampton, NY

Prepared By:  
GZA GeoEnvironmental, Inc.  
With: Dodson & Flinker and Coastal Ocean Analytics

Prepared for:





## CARP Overview

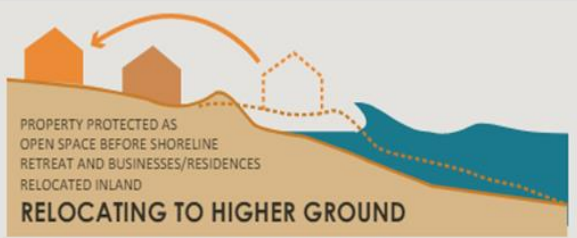
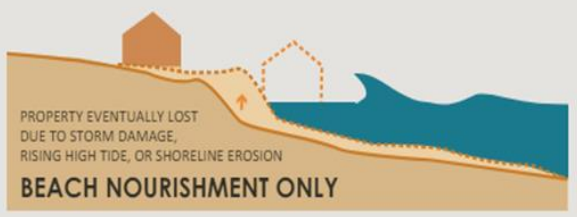
The CARP includes:

- ✓ An analysis of the coastal hazards affecting East Hampton, including wind, precipitation, tides, storm surge and waves.
- ✓ A comprehensive assessment of the Town's vulnerability to coastal hazards;
- ✓ Stakeholder outreach, including three public workshops;
- ✓ A review of the existing plans, policies and regulations that form the Town's current capabilities to create coastal resilience and adapt to sea level rise; and
- ✓ Recommendations for coastal resilience and adaptation strategies and implementation actions that are consistent with the Town's vision, vulnerabilities and capabilities.

The CARP's coastal resilience strategies, measures and implementation actions are focused on:

- **Planning and Regulations**
- **Emergency Planning**
- **Public Works**
- **Physical Projects**
- **Funding**
- **Communication and Consensus-Building**

**Resilience Strategy Alternatives | Montauk**



- A** RETREATING SHORELINE
- B** RESORTS ON PRIMARY DUNE IN FEMA "VE" VELOCITY ZONE
- C** GEOBAGS FREQUENTLY UNCOVERED IN STORMS
- D** EXISTING USES IN FEMA "X" ZONE (.2% ANNUAL FLOOD PROBABILITY)
- E** "BACK DOOR" FLOODING FROM FORT POND ("AE" ZONE; 1% ANNUAL FLOOD PROBABILITY)

**EXISTING VULNERABILITY**

**Examples from Montauk Hamlet Plan and CARP**

# Summary of Coastal Resiliency Measures

## **COASTAL RESILIENCE MEASURES COMPLETED TO-DATE**

- ✓ **2015:** The Town completed the Town of East Hampton Climate Action Plan (CAP). This plan identifies the needs for Climate Change Planning and Adaptation including vulnerability assessment and adaptation and resilience strategies.
- ✓ **2017:**The Town formed the Coastal Assessment & Resiliency Planning Committee
- ✓ **2017-2019:** The Town initiated two coastal resilience studies, including: 1) the Town of East Hampton Coastal Assessment and Resiliency Plan (CARP); and 2) a Shoreline Change evaluation study.
- ✓ **2016 -2021:** New York State Climate Smart Community Certification
- ✓ **2018-ongoing:** The Town is working with the US Army Corps of Engineers (USACE) relative to federally funded beach nourishment within Kirk Park and South Edison beaches in Downtown Montauk.
- ✓ **2018-ongoing:** The Town is evaluating establishment of a Town Erosion Control District to finance additional beach nourishment along the shorelines of Downtown Montauk and Ditch Plains.
- ✓ **2018-ongoing:** The Town is working with the USACE on dredging of the Lake Montauk channel entrance and use of dredge materials for beach nourishment.
- ✓ **2018-2023:** The Town is working with PSEG Long Island to decommission the highly vulnerable electricity substation on Industrial Road and construct a new, flood resilient substation onshore Road, including elevating portions of Shore Road.
- ✓ **2018:** The Town completed and approved the Town of East Hampton Hamlet Reports, which present a vision for the Hamlets that includes and incorporates resilience and adaptation measures.

# Summary of Coastal Resiliency Measures

- ✓ **Ongoing:** The Town has considered coastal resources, values and vulnerability in existing Town plans and regulations such as the Comprehensive Management Plan, the Local Waterfront Revitalization Plan, the Town's zoning codes, the Multi-Hazard Natural Hazard Mitigation Plan and the Town's recently completed Hamlet Plans and
- ✓ **Ongoing:** The Town completed a Townwide Comprehensive Wastewater Management Plan (2014) and a Downtown Montauk Wastewater Management Plan (2017). The Town has retained consultants to formulate a Downtown Montauk Wastewater District and Treatment facility.
- ✓ **Ongoing:** The Town is working with the Army Corps, DEC, NY State Parks, and hired engineering consultants to increase resiliency of the Montauk Point Lighthouse Revetment by lengthening its current distance from the ocean.
- ✓ **Ongoing:** Applying for and receiving the DOS grant \$600,000.00 to create framework, draft model codes and scenario planning to protect the Downtown Montauk economy and natural resources. Sustainable Planning in Coastal Communities: Risk Reduction, Rehabilitation and Recovery
- ✓ **Ongoing :** Ditch Plains Dune Restoration and Beach Nourishment Project. Application made to the DEC, Sand nourishment RFP opened- closes June 12<sup>th</sup>. June 7, accepted proposal from Coastal Science and Engineering for design of FEMA compliant dune . Anticipated completing fall 2024.

# G: Town Sustainability

1. To safeguard the Town's ability to meet the needs of the current population and promote a vibrant local economy without jeopardizing the thriving of future generations.
2. To ensure local business owners can continue to operate and residents can and want to continue to live here.
3. To protect local ecological integrity and biodiversity and minimize human degradation of natural systems.
4. To manage all resources effectively and reduce waste.
5. To prioritize and promote preparedness for and recovery from all types of extraordinary natural and manmade events or emergencies.
6. To ensure that growth does not overwhelm the carrying capacity of human-made infrastructure or compromise the regenerative capacity of land, waters, and natural systems.
7. To sustain and strengthen the diversity, cohesion, resilience, and social well-being of the community

# H: Coastal Resiliency

- 1. To address fully the town's vulnerability to rising sea level and groundwater, flooding, and coastal and shoreline erosion and how to prepare for the increasing frequency and intensity of extreme weather events.**
- 2. To secure the Town's ability to maintain essential functions and protect critical infrastructure during, and recover after, significant storm effects.**
- 3. To optimize management and protections of undeveloped and developed shoreline and coastal areas and waterfront uses, to ensure the protection and expansion of important natural resources buffers, and to ensure public beach access for recreation and quiet enjoyment.**
- 4. To promote proactive planning and implementation of adaptation and resilience strategies for areas with coastal vulnerabilities as well as vulnerable inland areas, to plan for migration of atrisk coastal assets, and to ensure, where and when necessary, a just transition for residents.**
- 5. To ensure that the Town's land use policy, regulations and decisions are forward looking and will advance preparedness, resilience, public safety, and economic viability by judiciously restraining development of at-risk area and assets and preventing or minimizing near- and long-term risks to property.**

# Implementation: a plan for the future

STATE OF NEW YORK  
**DEPARTMENT OF STATE**  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
WWW.DOS.NY.GOV

KATHY HOCHUL  
GOVERNOR  
ROBERT J. RODRIGUEZ  
SECRETARY OF STATE

December 6, 2023

Thank you for applying to the Environmental Protection Fund Local Waterfront Revitalization Program through the 2023 Consolidated Funding Application. On behalf of Governor Hochul, I am pleased to inform you that funding has been tentatively awarded to the Town of East Hampton to undertake the following project(s):

- CFA #129195 - \$600,000.00  
Sustainable Planning in Coastal Communities: Risk Reduction, Revitalization and Restoration

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# The Role of Suffolk County in Addressing Coastal Resiliency and Sea Level Rise

Suffolk County Legislator Ann Welker, 2<sup>nd</sup> District

- Suffolk County Coastal Resiliency Task Force
- Suffolk County Water Quality Restoration Act (SCWQRA)
- The Continuing Role of Suffolk County



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# Resources

## CCOM

- <https://www.preservemontauk.org/initiatives/coastal-resiliency/>
- <https://www.preservemontauk.org>

## EAST HAMPTON TOWN

- [Coastal Assessment Resiliency Plan | East Hampton Town, NY \(ehamptonny.gov\)](#)
- <https://ehamptonny.gov/DocumentCenter/View/4220/Montauk-Hamlet-Report-January-23-2020-PDF>

# HOW DO WE COMBINE ECONOMIC AND ENVIRONMENTAL SUSTAINABILITY?

## **ENVIRONMENTAL SUSTAINABILITY**

**Environmental sustainability is the responsibility to conserve natural resources and protect global ecosystems to support health & wellbeing.**

## **ECONOMIC SUSTAINABILITY**

**Economic sustainability is when an activity or practice, financial or not, helps to support long-term long-term financial growth whilst keeping the environment, community, and social factors in mind.**

# Winter/Spring 2024

Montauk Chamber of Commerce, The Nature Conservancy, town of EH, and CCOM work together to hire JLPD and engage business community to re-start a conversation around coastal resilience downtown.

## Approach

Engaged with a diversity of stakeholders

11 business  
leaders

1 community  
organizer

2 local  
government  
officials

1 non profit  
organization

Regular working sessions with the Advisory Committee

5 business  
leaders

1 community  
organizer

2 local  
government  
officials

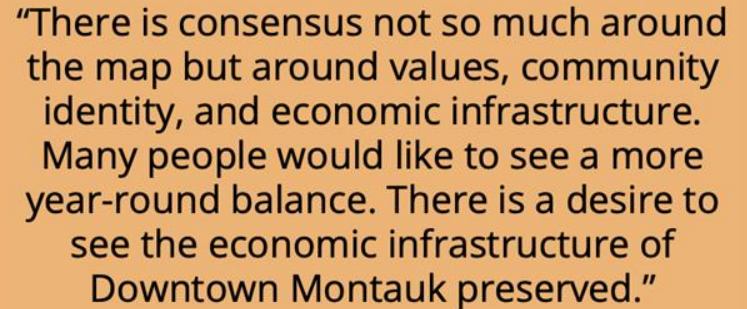
2 residents

**Uncover agreement on outcomes while deferring future decisions on actions and tactics.**

# A: Points of Concern

## Economic Resiliency

- Winter 2024 significantly slower, with businesses struggling to provide services
- Demographic changes are accelerating and rapidly limiting customer base and workforce
  - Loss of middle-income households
  - Workers getting pushed out of year-round rental market
  - Increase in socio-economic disparities
- Need help with cost of doing business - staffing/visas, worker housing, infrastructure (e.g., water management)



“There is consensus not so much around the map but around values, community identity, and economic infrastructure. Many people would like to see a more year-round balance. There is a desire to see the economic infrastructure of Downtown Montauk preserved.”

# A: Points of Concern

## Economic Resiliency

### Affordability Driving Workforce Shortage:

- Stakeholders report labor shortages in emergency services, public services, and hospitality.
- Lack of affordable housing rental options for service / seasonal workers

### Remote Work:

- In early 2022, U.S. workers who say their jobs can mainly be done from home (59%) are working from home all or most of the time. Workers say they are doing this by choice rather than necessity (Pew Research Center)



**Typical Home Values:** \$2,328,289

**1-year Value Change:** +23.2%

**5-year Value Change:** +66% (Jan 2015 - Jan 2022)

Zillow data, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for homes in the 35th to 65th percentile range.



## B: Points of Consensus

### Smart Growth Planning

- Shared visions for a vibrant, year-round Downtown area that thrives in all seasons: a desire for mixed use, quality affordable housing / workforce housing, and increased walkability
- Shared understanding of Montauk's vulnerability to recent climate events
- **A recognition that resilience planning + smart growth planning can be (should be) addressed together**



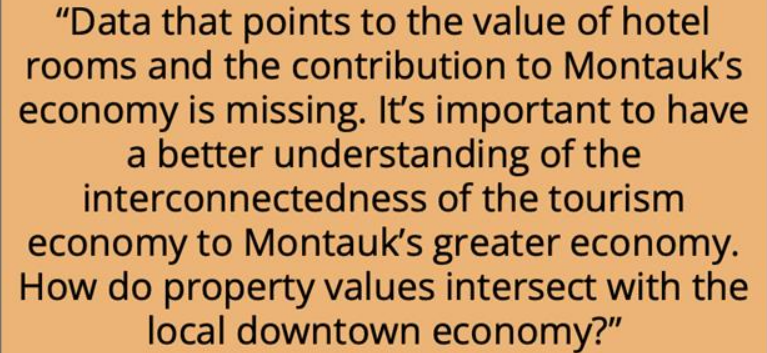
Source: Carmelina Bevilacqua

**Smart growth:** an overall approach of development and conservation strategies that can help protect public health and the natural environment and make communities more attractive, economically stronger, socially diverse, and resilient to climate change.

## B: Points of Consensus

### Year-Round Business and Residents

- Recognition that business community (brick + mortar plus home-based/remote) and residents are interconnected, not at odds
  - Healthy year-round businesses provide more diverse and quality services



“Data that points to the value of hotel rooms and the contribution to Montauk’s economy is missing. It’s important to have a better understanding of the interconnectedness of the tourism economy to Montauk’s greater economy. How do property values intersect with the local downtown economy?”

# Recommendations for Future Resilience Planning

- **Combine comprehensive smart growth planning into resilience planning**
  - Facilitate businesses investment in resilient design and placemaking while simultaneously leveraging and aligning public funding sources: **enhanced density, mixed-use, affordability, and walkability**
    - Identify specific code and zoning changes that would advance rebuilding
    - Focus also on: wastewater, zoning, and density
    - Create strategies for year-round business growth
    - Explore partnerships between TOEH and business community to embrace year-round events
    - Make sure to address immediate Downtown business challenges
    - Embrace emergency planning
    - Assess economically viable investments

# RESILIENCE

**EMERGENCY  
PREPARENESS**

**LIVING  
SHORELINES /  
ECOLOGICAL  
RESTORATION**

**WASTE  
WATER  
TREATMENT**

*SMART  
GROWTH*

*COMMUNITY  
DRIVEN  
PLANNING*

**BUSINESS  
RESILIENCY**

**WORKFORCE  
HOUSING**

**PUBLIC  
REALM**

**RESILIENT  
BEACH**

**INFRASTRUCTURE  
FAILURE**

**LOSS OF  
CHARACTER**

**OFF SEASON  
DECLINE**

**FLOOD  
INSURANCE**

**BEACH  
EROSION**

**WATER  
POLLUTION**

*UNMANAGED  
GROWTH*

*ECONOMIC  
SHIFT*

*CLIMATE  
CHANGE*

# RISK

## Recommendations for Future Resilience Planning

- Perform a municipal economic analysis that explores how residents and Montauk businesses, especially the hospitality industry, are interconnected and interdependent
  - Demonstrate the economic contribution of Montauk to the overall economy of TOEH
  - Study categories of tax revenues with their resulting economic effect
  - Understand the recent change of customer and population attraction in Montauk compared to other parts of TOEH
  - Unpack what is driving and hampering Montauk businesses' growth
  - Understand how homeowners and residents have changed the frequency, duration and purpose of their visits to Montauk over the years
  - Explore a shared vision for Montauk during the offseason

Thaddeus Pawlowski  
Managing Director

COLUMBIA | Center for  
Resilient Cities  
and Landscapes

**CLIMATE**

**JUSTICE**

**IN EVERYONE'S**

**BACKYARD**





**Community Engagement**



**Nature Based Solutions**



**Environmental and Climate Justice**

# COLUMBIA | Center for Resilient Cities and Landscapes



Urban Design  
Water Urbanism | Spring Studio 24

**MSAUD FINAL REVIEW**

# RESILIENT CARIBBEAN 2100

DOMINICAN REPUBLIC - COLOMBIA - JAMAICA

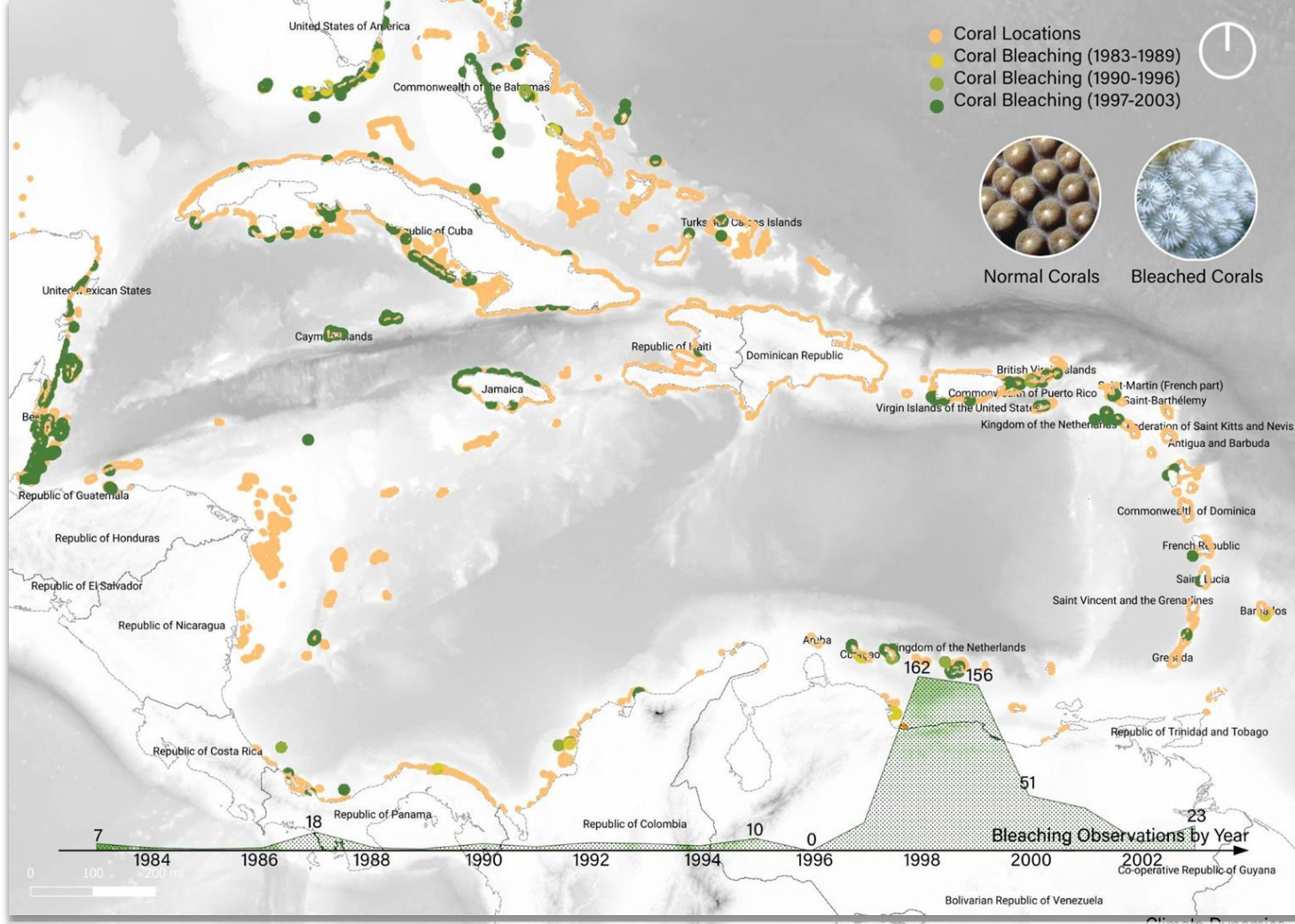
**East Portland, Jamaica**

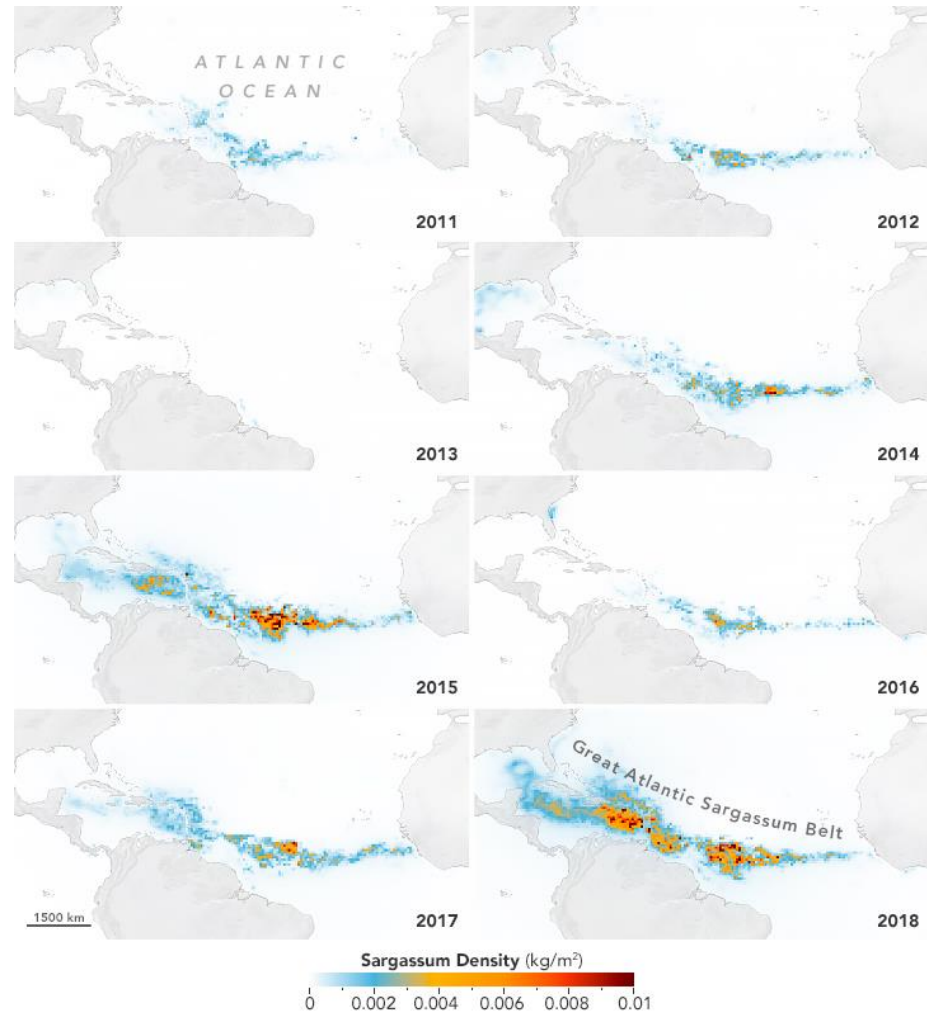
COLUMBIA  
**GSAPP**



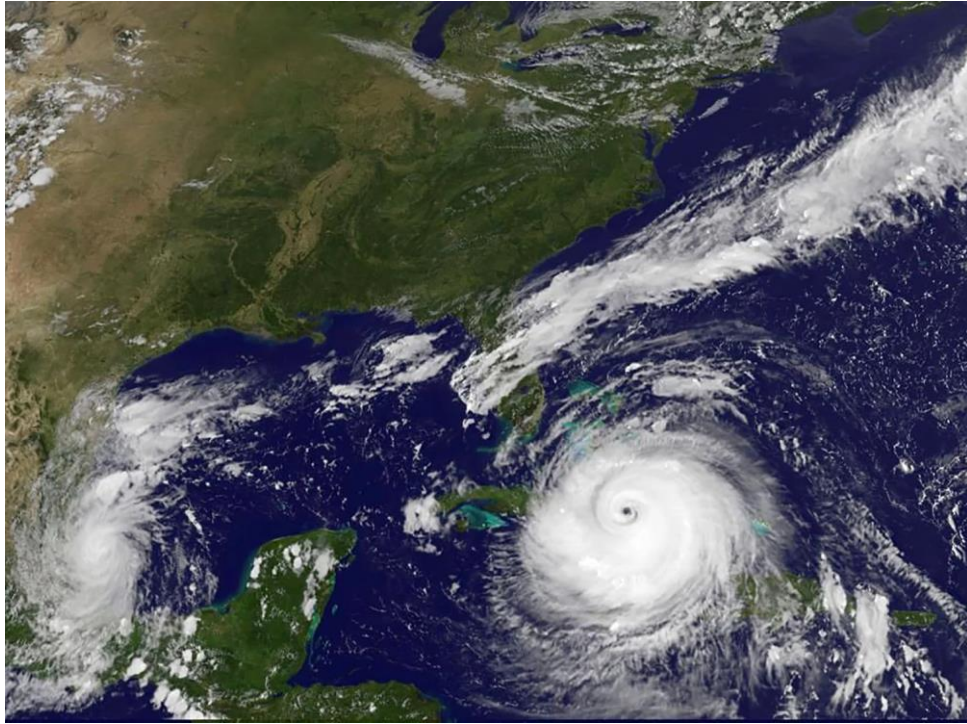
# CORAL BLEACHING

## Coral bleaching mapping





Data Source. NASA Earth Observatory



**“Vision without action is merely a dream. Action without vision is merely passing time. But vision with action can change the world.” -  
BARBADOS PRIME MINISTER MIA MOTLEY**

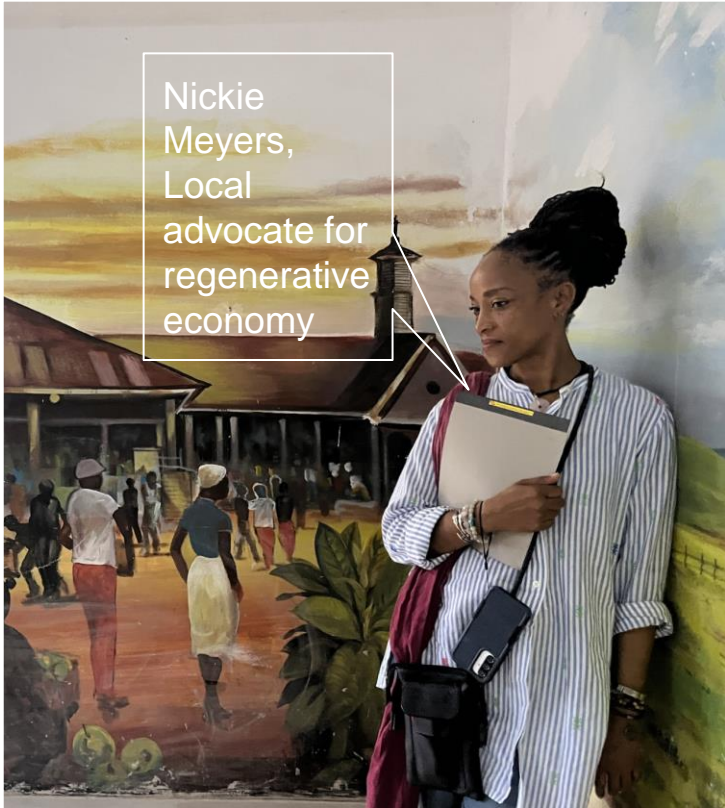
# EAST PORTLAND JAMAICA



**Our local partner, the Alligator Head Foundation is leading response to immediate impacts of climate change : managing fisheries, working with the tourism industry, and restoring coral reefs**



Una May Gordon, Jamaica Climate Leader



Nickie Meyers, Local advocate for regenerative economy



Denise Henry, Coral Reef Restorationist

# We hosted a community workshop to hear community voices and priorities:



**COLUMBIA**  
**GSAPP**  
URBAN DESIGN

**COLUMBIA CLIMATE SCHOOL**  
Climate, Earth, and Society

**UWI**  
MONA CAMPUS  
JAMAICA, WEST INDIES

**ALLIGATOR HEAD FOUNDATION**

## Toward a Regenerative and Resilient East Portland

Come join a community design workshop with the Alligator Head Foundation along with students and faculty from The University of West Indies, Mona and Columbia University.

Everyone in East Portland is invited to come join this workshop as part of the Alligator Head Foundation's ongoing community visioning work for a Regenerative East Portland. Community members will be asked to share their perspectives on this area's future. How can cultural heritage be preserved? How can its natural resources be protected? How can communities adapt to major changes in the economy and environment? How can collaborations across government, civil society, education, business and community leadership shape a better future for everyone?

Themes

- Ridge to Reef Conservation
- Regenerative Agriculture and Fisheries
- Sustainable Tourism
- Cultural Heritage Preservation
- Nature-Based Infrastructure

**Where:** Alligator Head Foundation  
**When:** Wednesday March 13, 2024  
4:00 PM - Workshop  
7:00 PM - Community Dinner

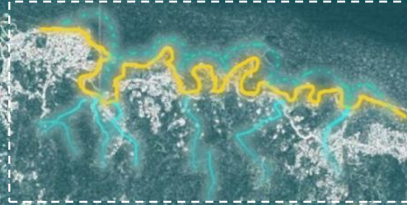
Save the date

# East Portland, Jamaica

## Towards a Generative Ridge to Reef Economy



Urban Design Studio III 2024  
Water Urbanism | Caribbean 2100  
A REGENERATIVE VISION FOR EAST PORTLAND



# WATER FOR ALL: From Privilege to Right

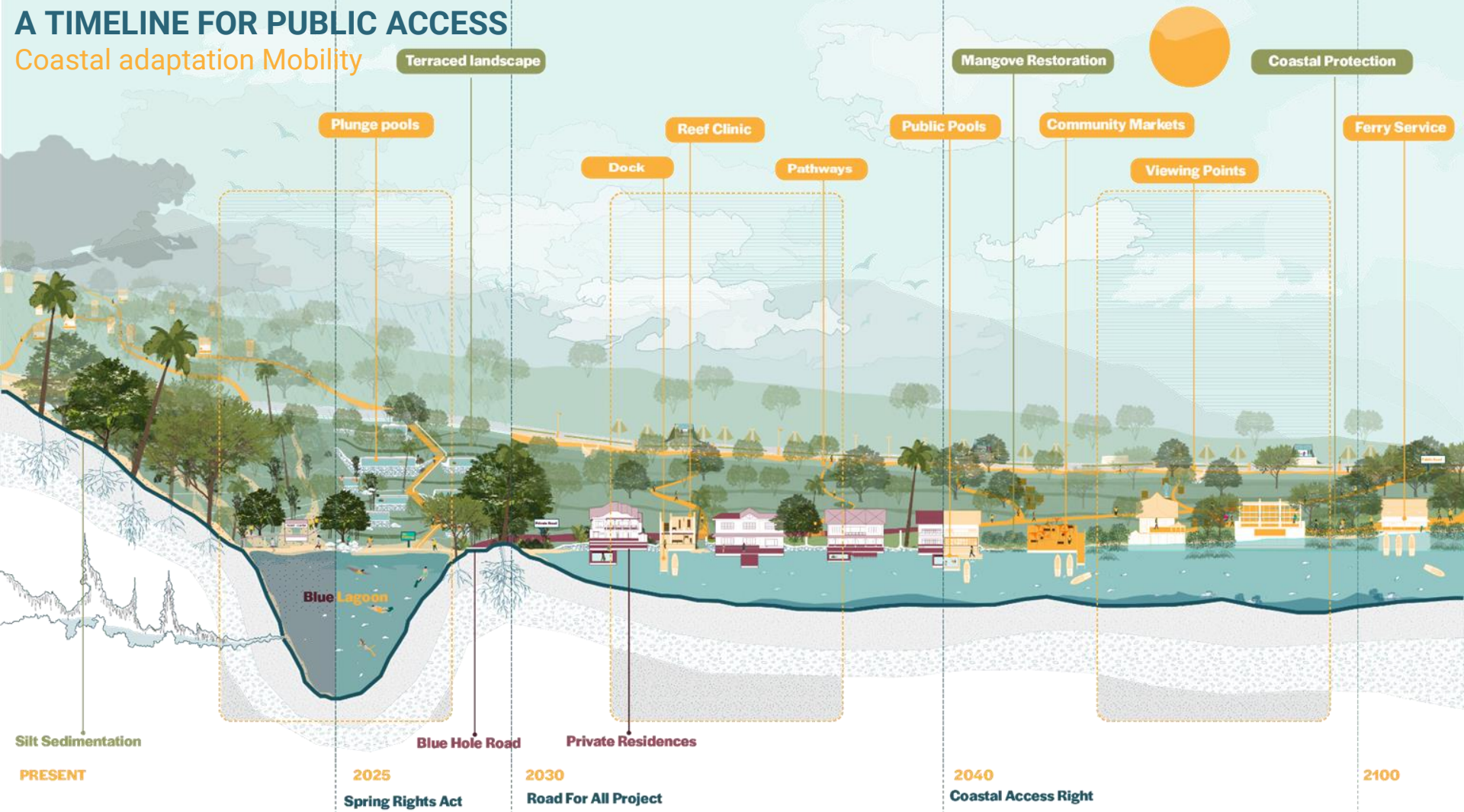
## Advocating for coastal access

Angel Langumas, Chealsie Nalvarte, Gokul Nair, Sara Susan Paul



# A TIMELINE FOR PUBLIC ACCESS

Coastal adaptation Mobility



Silt Sedimentation

PRESENT

2025

Spring Rights Act

2030

Road For All Project

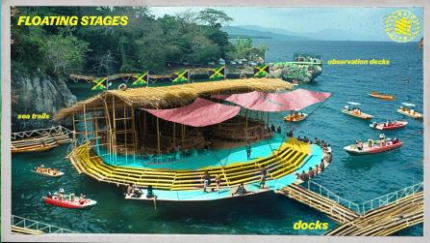
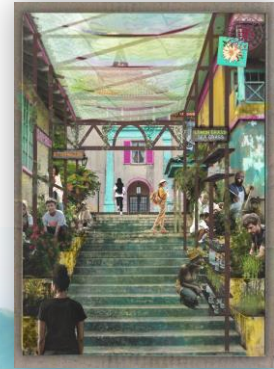
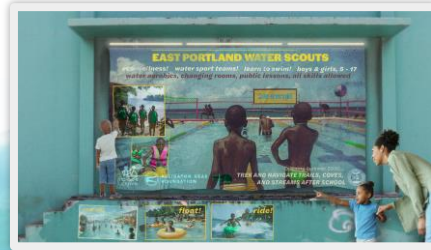
2040

Coastal Access Right

2100

# WATER FOR ALL 100% COASTAL ACCESS

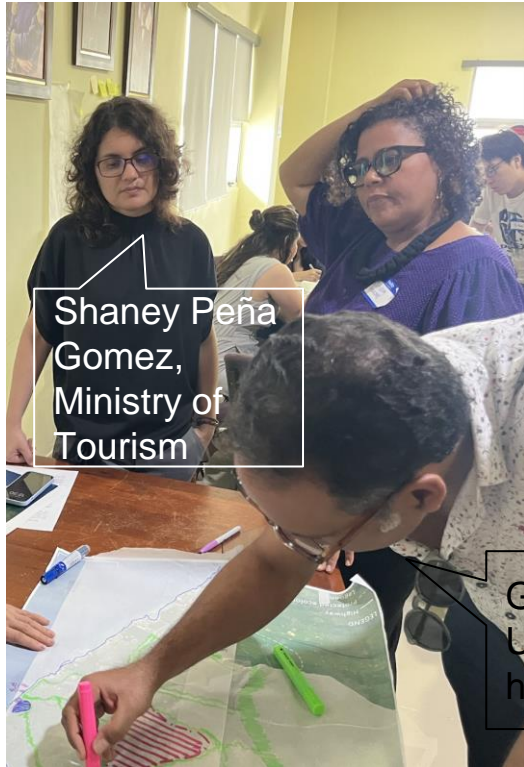
Cards from East Portland, Jamaica 2100



An aerial photograph of the Veron - Punta Cana area in the Dominican Republic, showing a dense network of roads and buildings. The image is overlaid on a textured orange background. The text "VERON - PUNTA CANA" and "DOMINICAN REPUBLIC" is centered over the map in white, bold, sans-serif font.

**VERON - PUNTA CANA**  
**DOMINICAN REPUBLIC**

**We are helping the Ministry of Tourism develop a regenerative vision and framework for Veron-Punta Cana, long identified with successful tourism, particularly beach-front, all-inclusive resorts**



Shaney Peña Gomez,  
Ministry of Tourism

Gustavo Valdez,  
UD consultant to  
hotel association



Punta Cana  
Advertisement



Mangrove at beach



Ojos Indígenas Reserve



Mangrove poisoned by a hotel



Illegal dumping



Urban Design Studio III 2024  
Water Urbanism | Caribbean 2100  
A REGENERATIVE VISION FOR PUNTA CANA

# Bridging the Blues

Uniendo el blues

Revaluing and Integrating the Waterscapes of Punta Cana

Mrunmayi Mandan, Priyal Shah, Yi-Chi Wang, Heejung Kim

# 2030 Vision

visión 2030

BRIDGING THE BLUES

1. Densification



2. Connection



3. Activation



Thaddeus Pawlowski  
Managing Director

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