Adaptation Along the Edge: National Best Practices in Coastal Resilience
Background

- Purchased in 1978 by the Stephens Family, of EBSCO Industries, Inc.
- Town Established in 2004
  - Planned by Andrés Duany, of DPZ, a recognized leader in traditional town planning
  - Town Architects Marieanne Khoury-Vogt and Erik Vogt
Sustainability and Resilience at Alys Beach
Alys Beach is a New Urban community combining the harmonious forms of Bermudan architecture with the gracious character of courtyard living. The vision for Alys Beach embraces a commitment to architectural excellence and a deep respect for the natural environment.

- Palette of white roofs and walls—an adaptation to the local environment that reflects much of the sun’s heat and helps reduce cooling costs
- All homes are required to be third-party certified as green homes by the Florida Green Building Coalition, making Alys Beach the first community in Florida to do so.
Original Vision - Style

Inspired by Bermuda: Simple volumes / Whitewashed masonry and stucco
Sustainability in Building Methods

Fortified Construction

- Solid masonry roofs and walls
- Alys Beach is the first community in the world to require that all homes meet the prestigious standard of FORTIFIED... for Safe r Living, an insurance industry certification developed by the Institute for Business and Home Safety.
- Fortified homes are built above and beyond code requirements
  - More concrete and reinforcing (less distance in between vertical reinforcing bars), more straps at roof trusses, doors and windows meet wind pressures that are +10-20 mph greater than code
Sustainability in Infrastructure

Street Design

- Innovative design of cobblestone pavers hand-set in deep layers of gravel
- Rain percolates through the pavers and eventually into the ground
- Minimizes erosion and flooding
- Prevents runoff into surrounding waterways which can reduce the dissolved oxygen that supports life
- Vegetative swales further enhance our ability to contain rainfall within the site
- Avoid unsightly patching
Sustainability in Landscape

- Elements chosen to ensure strong visual continuity with the architecture and urbanism
- Mostly native and drought-tolerant to reduce the need for excessive maintenance, water, fertilizer and pesticides
- Residential lawns are prohibited
- Dune Restoration
  - Preservation Phase (pruning, cleanup, dethatch to reduce risk of fire and pests and improve vitality of dune system, slow-release fertilization)
  - Optimization Phase (supplement with native grasses and ground covers)
  - Management/Maintenance Phase
• Commitment to the original vision
• Sustainability adds value
  • +25% increase in avg prices
    • N of 30A, currently $3.4M
    • S of 30A, currently $5.4M
  • 162 sales in the last 12 months → 260% increase over prior year