Adaptation Along the Edge: National Best Practices in Coastal Resilience

THE
MERCHANTS
OF ALYS BEACH

A. GEORGE'S
B. NEAT
ANN HARTLEY'S
MAST
C. THE MAY
THE CITIZEN
D. ALYS SHOPPE
E. THE MERA BUILDING
F. TOWN CENTER 5
G. CHARLIE'S DONUTS
H. THE WHITBY
I. THE CAMDEN
J. THE LUCIAN
K. BIKE SHOP
L. PIPER'S KITCHEN
M. RAW & JUICY
N. CALIZA RESTAURANT

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

Sustainability in Architecture

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