

The Lucian

BY ALDEN MAHLER LEVINE



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Ask any resident or visitor what it is they love most about 30-A, and you'll hear a lot of the same responses. The sand... the color of the water... the beautiful beaches... In other words, it's the environment that keeps people coming back to 30-A. And the environment is fragile. Other areas of Florida have rushed to develop and commodify their beautiful natural assets and have ended up destroying them. The 30-A community doesn't want to make the same mistake.

That's why the residents of Alys Beach were so excited when the Florida Green Building Coalition (FGBC) awarded four residences in The Lucian condominium property its highest certification of "green" construction standards. The condominiums' developer, Alys Beach Lucian Development LLL, was also named the 2017 Multi-Family Builder of the Year. The awards are based on evaluation of energy performance, water conservation, interior air quality, and disaster mitigation, among other criteria.

The Lucian sits just opposite the Alys Beach's Amphitheatre at the town center and features eight residences, four of which were finalists for the FGBC's award. Six of its units sold before the building even broke ground, according to local media at the time.

Alys Beach is a planned community with a demonstrated commitment to the principles reflected by these awards. Highway 30A runs right through the middle of town. Not quite half a mile north, the community maintains a 20-acre nature preserve with a boardwalk. The town architects follow the Alys Beach Design Code, which includes a vision of sustainability, safety, and integration of development and nature. The Lucian's designers say the commitment is long-standing. "Since the founding of Alys Beach in 2004, we've made it a priority to build homes that not only can withstand the Gulf weather conditions, but are also responsibly made," Marianne Khoury-Vogt, of Khoury & Vogt Architects, wrote in a press release about the

awards. "This recognition from the Florida Green Building Coalition underscores that commitment."

Town designers worked to make sure The Lucian, like all Alys Beach properties, would provide safe, enduring shelter in Florida's often harsh climate. Alys Beach is the first community in the world to hold all its buildings to the Fortified for Safer Living standard of construction, requiring safety measures above and beyond ordinary construction codes. These standards encourage measures like stronger anchors and fasteners to keep roofs and walls intact and use of special fireproof materials wherever possible.

According to Pattie Glenn, the town's Green Consultant, city planners worked to identify "Florida-friendly" native landscape palettes and designs to make sure the buildings blended into the area aesthetically. These colors do double-duty for the community, because they actually do better at reflecting light, keeping the town's interiors cooler. Naturally cooler interiors means less energy consumption and by-products of cooling. The paints and varnishes themselves are known as "zero volatile organic compounds" paints, meaning they don't emit the "fresh paint" fumes and contribute to a better indoor air quality overall.

Environmentally friendlier paint isn't the only modification inside The Lucian's residences to contribute to its green reputation. Each unit features energy-efficient laundry appliances and dishwashers, as well as fixtures designed to conserve water. All lighting, lamps, and ceiling fans also meet rigorous standards of energy conservation.

Glenn is impressed by the town's dedication to principles of environmental protection. "I love their environmental mission," she says, noting that 100% of the town's storm and rainwater is captured on-site,



treated, and then returned to the aquifer. She also points to 100% drip irrigation in the town's horticultural design and its careful attention to erosion-control measures. The town's website also notes that its throwback cobblestone pavers and gravel road-beds mean about one-third of rain filters directly into the ground. This stands in stark contrast to other modern road-surfacing techniques, which cause runoff and erosion.

Perhaps most importantly, Pattie Glenn admires the way the town's designers want to convey their dedication to the environment to their customers. "They've eagerly sought 3rd-party independent inspections," she says. "It's their commitment to ensure each home earns the FGBC Green Standard and Fortified for Safer Living [standard] that impresses me. I don't have to be an expert in building science to know they've got that covered."

For more information about Alys Beach, The Lucian Condominiums, or The Lucian's environmental awards, please contact Lauren Ferguson at Polished Pig Media, (205) 383-8450 or lferguson@polishedpigmedia.com.