

# SMITHGROUP

## **Moonlight Mixed Use Design Narrative**

July 26, 2021

The Moonlight Mixed Use Project embraces southern California's indoor-outdoor climate and culture by threading a ribbon of outdoor amenity spaces through residential, restaurant and workspaces unifying them under a light plane of folded wood.

The project represents approximately 85,000 gsf of development in the City of Encinitas which is 30 miles north of San Diego. Fronting directly onto North Coast Highway 101, this high-profile project is comprised of 32,000 gsf of Office, 29,300 gsf of Residential and 2,600 gsf of Restaurant space with an 1,500 gsf exterior patio, and two levels of underground parking.

The massing of the project is defined by the 30' height limit that telegraphs from the contours of the site. The resulting roofline traces the zoning envelope and is broken into smaller forms by a collection of staggered courtyards that serve as both common and private amenity spaces, bringing natural light and ventilation to the interior of the development.

Each courtyard space is connected by an open-air corridor and conceived as an outdoor room with a unique character. The plans and sections of the building have been shifted and stepped to create smaller building forms and a village scale architectural experience. The shifts in plan are enhanced by a significant investment in lush landscaping intended to benefit users of the building and beautify the exterior of the building and surrounding community.

The diversity of the project is highlighted along the Highway 101 elevation. A small-scale retail street is created along the southern extension of the building allowing a variety of boutique retailers to connect directly with the sidewalk. An exterior restaurant patio has been created to bring vibrancy to the center of the development. Immediately above the restaurant is another exterior amenity for the Office workspace that overlooks the street. Complementing the mix of uses are the residential units that front Melrose Avenue and the upper floor above the commercial retail units. The mix of uses are appropriately located to the context they serve and combine to create a vibrant street edge that will remain active and alive twenty-four hours a day, seven days a week.

The project employs sustainable design strategies to enhance the health and well-being of its occupants and residents. The sustainable initiatives include the investment in a significant rooftop photovoltaic array that supplements energy use and powers the electric vehicle charge stations. Gardens are populated throughout the project to channel and filter rainwater from a series of sloped roofs. The result will be one of the most unique and precedent setting projects for Encinitas: A project that cares for the people it serves and the environment it embraces.