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Construction on the One Santa Fe residential and commercial complex, located along Santa Fe Avenue north of the Metro Red Line transportation and maintenance building, is expected to begin in March 2008. Illustration courtesy of Michael Maltzan Architecture, Los Angeles.



Residential, Commercial Development Set for Division 20

- Construction of 450 apartments, retail space to begin in March 2008
- Metro to earn \$500,000 or more annually during 55-year lease

By BILL HEARD, Editor

(March 14, 2007) A 450-unit residential and commercial development will be built on a portion of the Metro Red Line Division 20 rail yard under an agreement signed earlier today by agency representatives and a local real estate firm.



Metro Real Estate Chief Roger Moliere, seated left, and Chuck Cowley, senior vice president of The McGregor Company, sign lease documents for the One Santa Fe project. Joining them for the ceremony were, standing from left, Atty. Paul Rohrer of the Munger, Tolles & Olson law firm; Principal Deputy County Counsel Joyce Chang; and Transportation Planning Manager Robin Blair of Metro's Central Area Team. Photo by Bill Heard.

Construction at the Santa Fe Avenue facility is expected to begin in March 2008. The project will occupy about 2.7 acres of the 50-acre rail yard and will require narrowing a stretch of Santa Fe Avenue, a portion of which is built over an old rail right-of-way owned by Metro.

The development, called One Santa Fe, will be sited directly to the north of the Division 20 transportation and maintenance building. It will occupy what now is the employee and agency vehicle parking lot and will reach almost to the 1st Street bridge.

The complex will feature about 450 apartment units above some 10,000 to 15,000 square feet of ground-floor retail space, which will include a public plaza. Students from the architectural school across the street will be given preference in renting the apartments.

Some 700 parking spaces will be provided, of which about 200 will be for use by Metro employees – an increase of some 60 spaces over those currently available.

Metro will lease the property to the developer, Polis/McGregor Santa Fe Yards, LLC, for a term of 55 years, with a 10-year lease extension option. The agency will earn \$500,000 or more annually from the lease.

Metro Real Estate Chief Roger Moliere represented the agency at the lease-signing ceremony. Chuck Cowley, senior vice president of The McGregor Company, signed for developer.

The One Santa Fe development is consistent with Metro's joint development policy, which calls for promoting and enhancing transit ridership, enhancing transportation corridors and land use in surrounding communities, and generating value for Metro, according to a November 2005 report to the Board.

