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Photo by Luis Inzunza

Metro, developers McCormack Baron Salazar, Los Angeles Housing Partnership and Polis Builders begin construction on new affordable, mixed-income Transit-Oriented Development adjacent to the Westlake/MacArthur Park Metro Rail Station. Among the officials pictured here are, CRA/LA Project Manager Leslie Lambert (second from left), Metro Board Chairman Ara Najarian, fourth from left, followed by Los Angeles Mayor Antonio Villaraigosa, Los Angeles City Councilman Ed Reyes, and, second from right, Roger Moliere, Chief, Real Property Management and Development for Metro.

Developers Break Ground on new Transit-Oriented Development at Westlake/MacArthur Park Station

- **Mixed-use development is partially funded by Federal Stimulus Funds**

(April 13, 2010) Metro officials, civic leaders and developers launched the start of construction of a new mixed-income, mixed-use, transit-oriented development adjacent to the Westlake/MacArthur Park Metro Rail Station at a ground-breaking ceremony held Monday.

The project is part of Metro's Joint Development Program, which seeks to secure the most appropriate private and/or public sector development on Metro-owned property at and adjacent to transit stations and corridors.

Metro has partnered with developers McCormack Baron Salazar, the Los Angeles Housing Partnership and Polis Builders to develop the mixed-use project.

"We at Metro are looking forward to adding the Westlake/MacArthur Park project to our existing portfolio of transit-oriented development along the Metro Rail system," said Roger Moliere, Chief, Real Property Management and Development for Metro. "Our hope is that this new development, like our others, will provide our customers with new opportunities to live, work and play by Metro."



Photo by Jennifer Gill

MacArthur Park vista reveals bucolic views of lake and skyline. Below, rendering of MacArthur Park Apartments, one block west of the entrance to the Westlake/MacArthur Park Metro Rail Station, incorporates the unique cityscape of this historic neighborhood.

Aerial perspective rendering courtesy of McCormack Baron Salazar



The Westlake/MacArthur Park neighborhood, located just two miles west of Downtown Los Angeles, has seen housing costs rise and quality affordable housing diminish. The neighborhood is one of the most densely populated in the city with a significant lower income population. The majority of residents are recent immigrants from Central America, who rely heavily on public transportation.

Phase I, the initial phase of a two-phased development effort, will contain 90 units of affordable rental housing above approximately 15,000 square feet of ground floor retail space and residential, retail and commuter parking. The commuter parking will consist of 100 spaces, partially funded by Metro, that are intended for use by Metro Rail commuters. The total development costs for Phase I is approximately \$45 million. The second phase of the development will be constructed directly over the Metro Rail station entrance, and will be comprised of 82 affordable housing units, a retail component and associated parking.

In addition to offering residents the convenience of multiple modes of public transit, Phase I will be a “green” design meeting LEED Silver requirements that include using recycled materials, high energy efficient heat and cooling systems and dual glazed windows, water saving fixtures, non-toxic paints and materials, and R-19 insulation. Market rate amenities such as washer and dryer, dishwasher, central air and heat, free high speed internet are standard in each unit. In addition, each household will receive a free monthly Metro pass.

This development is funded by a unique blend of Low Income Tax Credit, New Market Tax Credits, tax-exempt bonds, Metro funds and ARRA funds, said Moliere.

--from Dave Sotero

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