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Barbara Bailey

Wells Fargo Bank

Nick Blackburn

University Village

Gary Conrad

Howard Building Corporation

Greg Dumas

Consultant

Gary Erickson

The Erickson Group

Bill Fain

Johnson Fain

Bill Feathers

Feathers Consulting

Tom Gilmore

Gilmore Associates

John Given

CIM Group

Elizabeth Harrison

Harrison Properties

John Hendricks

Bank of the West

Michelle Isenberg

Isenberg & Associates

Frank Jansen

Chicago Title

Fritz Kastner

Stegeman and Kastner

Lynn Kious

Disney Core Services

Jack Kyser

L.A. Economic Development Corporation

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AECOM Consulting

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Thomas Properties

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Melani Smith

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Apparel News

David Ross

The Ross Financial Group

Shirley Spinelli

Cushman & Wakefield

Robert Stewart

Stewart / Romberger & Associates

Linda Sybrandt

Deloitte

Robert Taylor

Citadel Environmental Services

Lori Tierny

Haworth

Barbara Vyden

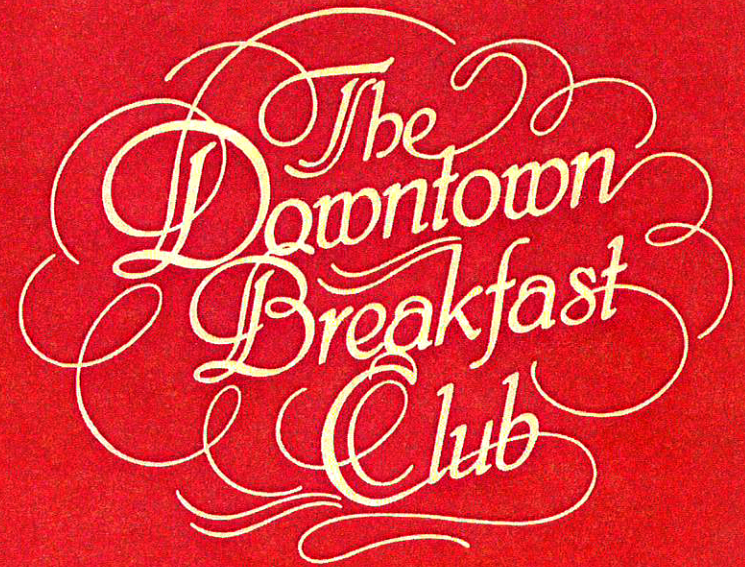
Colburn School of the Performing Arts

Faye Washington

YWCA of Greater Los Angeles

John Whitaker

Piper Rudnick



26th Annual Roses and Lemon Awards Breakfast

Thursday, April 6th, 2006
Millennium Biltmore Hotel
Los Angeles

WELCOME

Jim Rabe & Linda Sybrandt, Event Co-Chairs

OPENING REMARKS

David Ross, Club President

SPECIAL RECOGNITION

Bill Fain

"Not A Cornfield"

Presentation of the Rose Awards

"Emerging Neighborhoods in Downtown"

SOUTH PARK,

Diana Laing & John Whitaker, Presenters

South Park Living Spaces

Packard Lofts • Grand Lofts • Metropolitan Lofts

South Park Neighborhood Amenities

California Hospital Trauma Center • Roy's Restaurant • "Go Dog LA" Services

HISTORIC CORE

Michelle Isenberg & Donald Battjes, Presenters

Historic Core Living Spaces

Metro 417 • Douglas Building • Pacific Electric Lofts

Historic Core Neighborhood Amenities

Daily Grill • Pit Fire Pizza • Golden Gopher & Broadway Bar

DOWNTOWN EASTSIDE

Liz Harrison & David Prosser, Presenters

Downtown Eastside Living Spaces

Molino Street Lofts • The Savoy • Yankee Hotel

Downtown Eastside Neighborhood Amenities

Mitsuwa Marketplace • R23 Restaurant • Tokyo Branch Library

Presentation of the Lemon Award

Tom Gilmore, Lemonizer

Adjournment

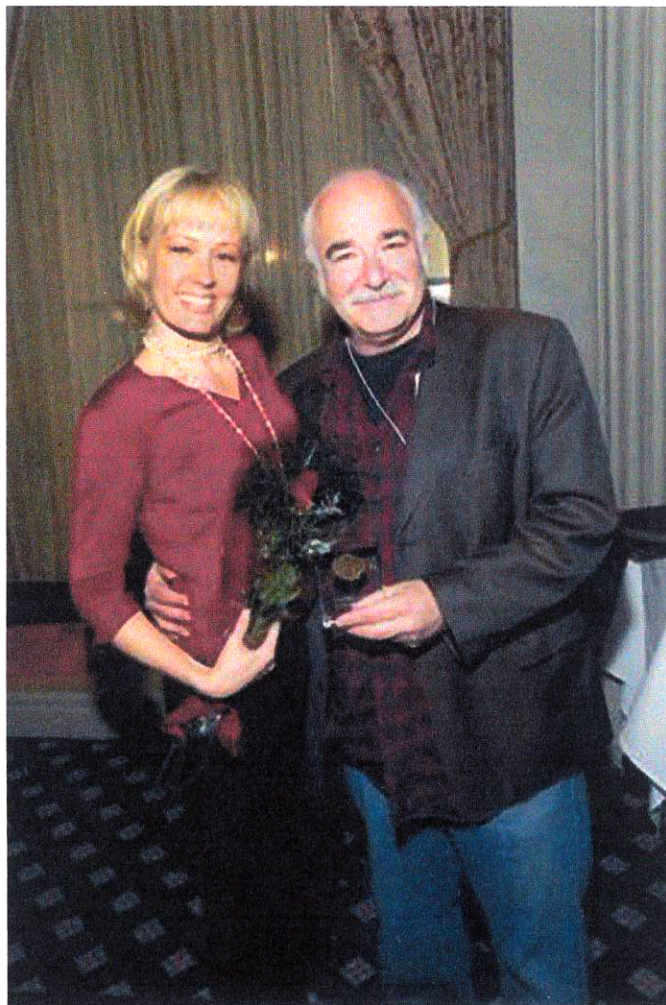
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Roses Rise, the Lemon Drops

Breakfast Club Cheers Developments, Trauma Care, Books, Bars; Parking Jeered

by Andrew Moyle

Apr 10, 2006



Leann Rupprecht and Rikki Kline after receiving a Rose from the Downtown Breakfast Club at last Thursday's Roses and Lemon awards. The duo, part of 213 Ventures, were honored for bringing the Golden Gopher and the Broadway Bar to the Historic Core. Photo by Gary Leonard.

Ah, the sweet smell of victory. Oh, the sour taste of defeat.

Last week the Downtown Breakfast Club (DBC) hosted its 26th Roses and Lemon awards breakfast at the Millennium Biltmore Hotel. The gathering drew hundreds of members of the Downtown business community.

Drawing one winner from the "Living Spaces" and "Amenities" categories in each of three up-and-coming areas of Downtown, the Club dealt congratulatory Roses to a hospital, a library, a combination of two bars and a trio of residential developments, including a single room occupancy hotel.

A vertical rectangular advertisement for Patina's Easter meal. At the top, there are several colorful Easter eggs in shades of blue, yellow, and pink. Below the eggs, the word "Easter" is written in a large, blue, cursive font. Underneath "Easter", the words "BY PATINA" are written in a smaller, blue, sans-serif font. The main text of the advertisement reads "Celebrate at home with a spring meal and treats for the kids!" in a black, sans-serif font. Below this text, the Patina Restaurant Group logo is displayed, featuring the word "PATINA" in a stylized font with yellow and orange accents, and "RESTAURANT GROUP" in a smaller, black, sans-serif font. At the bottom of the advertisement, there is a blue rectangular button with the text "VIEW MENU + ORDER" in white, sans-serif font.

Easter
BY PATINA

Celebrate at home
with a spring meal
and treats for the kids!

PATINA RESTAURANT GROUP

[VIEW MENU + ORDER](#)

Citrusy disapproval came in the form of the event's Lemon, which went to Downtown's top purveyor of everyone's favorite necessity, parking.

The Yankee Hotel, which was redeveloped by SRO Housing Corp. after a fire in 2002 but still caters to low-income residents, took away a living space Rose in what the DBC labeled the "Downtown Eastside." The Yankee Hotel beat out two better-known projects, the Molino Street Lofts and the Savoy.

"I'm so surprised. We were up against the Savoy, which is a \$65 million project. We had a hard enough time raising \$7 million for our project," said Anita Nelson, executive director and chief executive of SRO Housing Corp.

Packard Lofts, the \$50 million transformation of a onetime Packard Automobiles dealership, won in the living spaces category for the South Park area, beating out Grand Lofts and Metropolitan Lofts. In the Historic Core, Forest City Residential West's Metro 417 captured the Rose, besting the Douglas Building and Pacific Electric Lofts.

But living spaces wouldn't be anything without amenities, said DBC President David Ross, especially if there is a housing market downturn.

"With the phenomenal and unprecedented growth in Downtown... what will happen if or when this amazing momentum slows? It's bound to happen at some point," Ross said, quieting the Crystal Ballroom. "The most important thing is going to be whether there's a neighborhood somehow created, so this place has a heartbeat."

The DBC may have been looking for a heartbeat after dark, because the Rose for amenities in the Historic Core went to the Golden Gopher and Broadway Bar, which are owned by Cedd Moses. The two-bar combination proved too much for runners up Pitfire Pizza and the Daily Grill.

Books beat out food for the Eastside Rose as the Little Tokyo Branch Library, which opened last year in the shadow of St. Vibiana's, was recognized. Also nominated in the category were restaurant R-23 and Mitsuwa Marketplace, which was touted as a full-service grocery store many Downtowners overlook.

In South Park, emergency medical services topped dog day care and Polynesian-inspired fare, with the Rose going to California Hospital Trauma Center over the arrivals of Roy's Hawaiian Fusion Cuisine and Go Dog LA Services.



In addition to the living spaces and amenities Roses, the Breakfast Club gave a special recognition award to Lauren Bon and her "Not A Cornfield" art project in Chinatown. Slipped in before the space is to be turned over to the State Department of Parks and Recreation, the project took a brownfield, grew 32 acres of maize and drew thousands of visitors. It was the site of numerous free events and lured people from Downtown Los Angeles and beyond into a living artwork.

"The entire Downtown Breakfast Club... tromped down into the mud and the dew of the early morning to see this place," Ross said. "Within minutes, we were giggling and smiling like kids."

Another special prize was bestowed on one of Downtown's most salient figures. Developer Tom Gilmore was given the Not So Young Pioneer Award for his creation of the Old Bank District, the series of apartment conversions that ignited the adaptive reuse rush.

But last week's event wasn't only a back-slapping affair.

With his quintessentially humorous speaking style - and introduced in a mock news clip by KCAL news anchor David Jackson and in person by public television host Huell Howser - Gilmore criticized noisy busses, perpetually empty ground-floor retail space and the austere back entrances to some of Downtown's otherwise lauded buildings.

But Joe's Parking got the Lemon. A bag of them, actually, for what Gilmore said was a combination of factors, including the prices Joe's charges and the frequent lack of supervision it provides to its properties. Gilmore flashed pictures of homeless encampments set up in one of the Joe's lots, and noted that it is an enduring situation.

"You'd think that here we are in the middle of the revitalization of Downtown... and we would want people to come Downtown. Joe's Parking is unique in that they're the biggest. They're the ones we rely on to provide most of our parking here in Downtown. So, we say to Joe's Parking," Gilmore said as he hefted the bag, "Find a space for these."

In a telephone response, David Damus, executive vice president of Joe's Parking, said he was disappointed.

"I don't think it's a fair depiction," Damus said. "Just like Tom leases apartments, we're in business to make a few dollars, and I think our parking rates are very reasonable."

Contact Andrew Moyle at andrew@downtownnews.com.

page 1, 4/10/2006

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