

DOWNTOWN BREAKFAST CLUB MEMBERSHIP

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Los Angeles County Museum of Art

Nick Blackburn

DMJM H+N

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The Erickson Group

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Johnson Fain

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Merrill Lynch

Bill Feathers

Feathers Consulting

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Gilmore Associates

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Harrison Properties

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Union Bank of California

Michelle Isenberg

Isenberg & Associates

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Chicago Title

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Stegeman and Kastner, Inc.

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Disney Worldwide Services

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Cushman Wakefield

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Meléndrez Design Partners

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Interface Services

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Keyser Marston Associates, Inc.

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Sam Ross

Crain & Associates

Shirley Spinelli

PMLA

Robert Stewart

Stewart / Romberger & Associates

Linda Sybrandt

Deloitte & Touche

Robert Taylor

Citadel Environmental

Lori Tierny

BKM Total Office of California

Andrew P. Watson

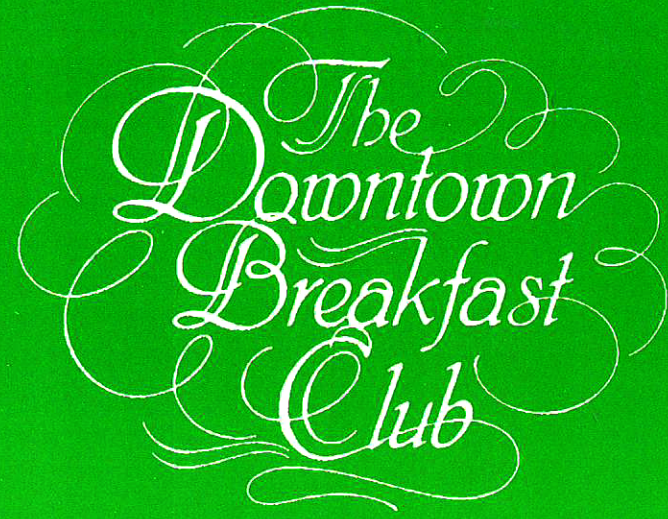
Watson Consulting Group.

John Whitaker

Pillsbury Winthrop

Robert Wund

Kajima Construction Services, Inc.



23rd Annual Roses and Lemon Awards Breakfast

Thursday, April 10th, 2003
Millennium Biltmore Hotel
Los Angeles

The Downtown Breakfast Club is an organization of professionals whose main purpose is to recognize, foster and encourage the orderly and planned growth of downtown Los Angeles. The club consists of individual representatives of all the major fields of development--real estate, banking international investment, architects & engineers, urban planners, investment brokers, insurance, development organizations and governmental agencies. Meeting on a bi-monthly basis, the group maintains a profile of current business activity through featured guest speakers as recruited by its members. This type of professional interface encourages and supports sound principles of developing a better quality of life for downtown Los Angeles.

WELCOME

Michelle Isenberg & Fritz Kastner

SPECIAL APPRECIATION

Donald Battjes, Club President, Presenter
Our Lady of the Angels Cathedral

PRESENTATION OF ROSE AWARDS

HOUSING

Michelle Isenberg & Phil Puccio, Presenters
Continental Building
Medici Apartments, Phase II
TELACU Pico Aliso

STRUCTURES & RENOVATIONS

Liz Harrison & Gary Conrad, Presenters
Chinatown Public Library Branch
Fox Sports Net Center
Gerry Building
Standard Hotel

GOOD IDEAS -We'd like to see more!

Lauren Melendrez & Gary Erickson, Presenters
Central City East BIDs
CCA: Public Safety, Health & Homeless Initiative
LA River through Downtown and River Parks

DINING OUT

Dick Fausett & Linda Sybrandt, Presenters
Pete's Café & Bar
The Palm Restaurant
Zucca Ristorante

PRESENTATION OF THE LEMON AWARD

Tom Gilmore, Presenter

Adjournment

Downtown's Rose Parade

Community Projects Sweep Breakfast Club Honors, While County Feels the Squeeze

Continued from page 1

projects and ideas. The organization, made up of leaders in all the major fields of development, nominated candidates in

AWARDS

four categories including Housing, Structures & Renovations, Good Ideas and Dining Out.

A special Appreciation Award went to the Cathedral of Our Lady of the Angels, which has helped generate renewed interest



City Librarian Susan Kent (left) and Scott Carde of Carde Ten Architects, which designed the Chinatown branch library.



Monsignor Kevin Kostelnick (right) accepts the Breakfast Club's Special Rose Award for the new Cathedral of Our Lady of the Angels.



Developer Tom Gilmore puts the squeeze on Downtown's worst projects.



Pete McLaughlin of Pete's Cafe & Bar.

the luxury Medici Apartments for the Rose Award.

The Chinatown Public Library Branch took top honors in the Structures & Renovations category for its modern interpretation of traditional Asian design principles. Other nominees were the Fox Sports Net Center, Standard Hotel and Gerry Building.

In the new Dining Out category, Pete's Cafe & Bar at Fourth and Main streets won the Rose for its sophisticated renovation of a ground-floor loft building in the Old Bank District.

"The restaurant business is very difficult," said Pete McLaughlin, owner of Pete's. "But it's nice when the city loves you back."

The Breakfast Club awarded all three nominees in its Good Ideas category, including the Downtown Industrial District and Toy District BIDs, the L.A. River through Downtown and the River Parks, and the Central City Association's Public Health and Safety Plan.

The end of the ceremony was the most anticipated, with de-



Winners in the Good Ideas category.

veloper Tom Gilmore's presentation of the Lemon Award. Among Gilmore's nominees for worst project or idea Downtown were the Belmont Learning Complex, which he referred to as a Lemon annuity: "It just keeps giving and giving." He said it is not the fault line which was discovered underneath the school last year, but the "fault line in the LAUSD."

Gilmore said that the Second Street tunnel, one of the most filmed locales Downtown, generates millions in revenue for the city, yet it is among the worst maintained properties in the area. Others to receive his ire were the concrete barricades in front of state office buildings, and property owners who buy some of Downtown's most beautiful and historic properties but fail to develop them.

But the Lemon Award went to L.A. County, for its lawsuit against the CRA's new project area in South Park. At issue is nearly 30 acres of land included as part of an 879-acre City Center Redevelopment Project. Over its 45-year lifetime, the project area could result in \$733 million for affordable housing and \$1.7 billion for other redevelopment to remove blight. The county supervisors argue that including the 30 acres near Staples Center, which developers hope to use for an entertainment district and convention center hotel, does not qualify as blighted property and should not be included in the project area. More to the point, the plan would result in the loss of millions of dollars in revenue for the county.

"You would think that the official policy of the county is that no good deed goes unpunished," Gilmore said.

AWARDS

L.A. County Gets the Lemon

BY JULIE NAKASHIMA
CREJ Staff Writer

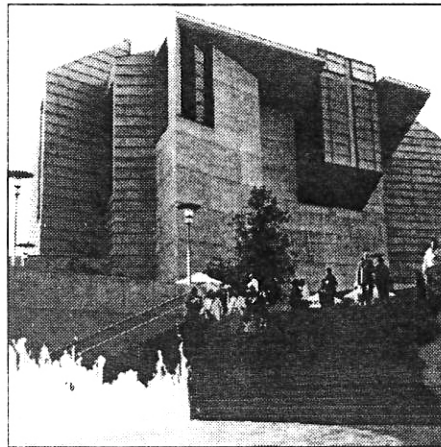
LOS ANGELES — The Downtown Breakfast Club presented roses to the projects that it says help make Los Angeles' city center more vibrant at its 23rd annual Roses and Lemon Awards, held April 14 at the Millennium Biltmore Hotel. The club, per tradition, also gave a lemon to the entity that it believes best represents a thorn in the side of those revitalization efforts.

The new Cathedral of Our Lady of the Angels was singled out for a special recognition award. Club President Donald Battjes praised the edifice's "stunning architecture by a world-class architect" and said the cathedral "cuts across many divides" in the Los Angeles community.

In the category of housing, the rose went to TELACU Pico Aliso. The 75-unit, low-income senior housing project beat out the Continental Building at 408 Spring St. and the Medici Apartments, Phase 2, at 725 Bixel St.

The rose for structures and renovations was awarded to the Chinatown Branch Library, located at Hill Street and Ord. The other nominees were Fox Sports Net Center near Staples Center, the Fashion District's Gerry Building and the Standard Hotel.

The nominees in the "good ideas we'd like to



The new Cathedral of Our Lady of the Angels was recognized for its outstanding architecture.

CREJ FILE PHOTO

see more of" category sparked a three-way tie. The nominees and rose winners were: the Central City East Business Improvement District; the Central City Association Public Safety, Health & Homeless Initiative; and L.A. River Through Downtown and River Parks.

The club added a new category, "dining out," to the program this year. The three nominated restaurants not only are good places to eat, "but

are also adding to the L.A. downtown community." Pete's Cafe & Bar, located at Fourth and Main in the San Fernando Building in the Old Bank District, picked up the rose. The Palm Restaurant and the Patina Group's Zucca Ristorante were the other two eligible eateries.

Before presenting the lemon award, developer Tom Gilmore took a few minutes to ridicule some of downtown's less-than-shining moments, from the Los Angeles Unified School District's handling of the Belmont Learning Center to the cracked and falling tiles in the Second Street Tunnel.

To the building owner who redid the top of his building, but left the bottom with a completely different style of design, Gilmore said he had "only one phrase for him: licensed architect."

The developer then presented the lemon award, the ceremony's highlight. This year, the lemon went to Los Angeles County's lawsuit against the Los Angeles Community Redevelopment Agency for impeding development in the Central City East and South Park areas. Gilmore called the suit an example of government "stopping some other arm of the government from doing good things."

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