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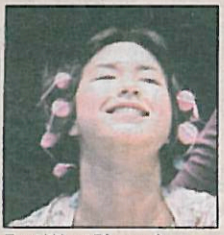
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JUSTICE RESTORED

Iconic County Building to Reopen in 2014 Following \$244 Million Facelift



photo by Gary Leonard

The County Board of Supervisors this week is expected to green light the hiring of Clark Construction and architecture firm AC Martin for the restoration of the Hall of Justice. Work could begin within four months.

BY RYAN VAILLANCOURT
STAFF WRITER

The Hall of Justice, a once gleaming Civic Center icon that has sat vacant for 16 years, is finally on the path to re-opening.

The County Board of Supervisors last Wednesday approved a \$244.2 million rehabilitation of the 1925 structure, which will once again house the Sheriff's Department, District Attorney and other county agencies when it re-

opens in 2014. This week, the five-member panel is expected to formally approve the hiring of Clark Construction and architecture firm AC Martin Partners to oversee the project.

The 14-story, white granite edifice at 210 W. Temple St. was damaged in the 1994 Northridge earthquake and quickly shuttered. Although there have been several attempts to rehabilitate the building, none were completed. That has left a cradle of Los Angeles history — the old jail has

housed prisoners Charles Manson and Sirhan Sirhan, while Marilyn Monroe's corpse wound up in the coroner's office — boarded up and lifeless.

"There's a special prayer for having lived to see this day," said Dan Rosenfeld, who as a former state real estate official spearheaded an effort in the 1990s to revive the Civic Center and bring government offices into the area. (Rosenfeld now serves as a senior deputy to Sup. Mark Ridley-Thomas.)

see Hall of Justice, page 12

Another Rumble In the 14th

The Always Wild Council District Gets Ready for the Next Election Bruiser

BY JON REGARDIE
EXECUTIVE EDITOR

The election is over. Now, get ready for the election.

That's the situation in Los Angeles, where, even as the dust settles from last week's vote

pation of a March ballot. Already, the City Council is trying to figure out which of about 217 possible referendums to stick before the public, while seven council seats are up for grabs.

Actually, "up for grabs" is a misnomer. While we all really, honestly, truly know that elections are not fixed, and that in Los Angeles anyone can represent their fellow citizens, Council incumbents Paul see 14th District, page 11

THE REGARDIE REPORT

(summary: Democrats: "That sucked."; Meg Whitman: "I spent \$160 million on what?"), new dust is being kicked up in anti-



photo courtesy of Benjamin James



photo by Gary Leonard

Now that the November election is done, Los Angeles can focus on the March ballot. Fourteenth District City Councilman José Huizar (right) is facing a challenge from restaurant owner and TV house flipper Rudy Martinez.

Target Deal Finally Inked

After More Than a Year of Discussions, Brookfield Signs Retail Giant

BY RYAN VAILLANCOURT
STAFF WRITER

Minneapolis-based Target and Downtown landowner Brookfield Properties put more than a year of rumors to rest last week, when they announced a deal to bring a 104,000-square-foot store to Downtown.

The store is slated to open in fall 2012 on the middle level of the three-story 7+Fig mall at Seventh and Figueroa streets, officials announced on Thursday, Nov. 4. A small portion of the store will be located on the first floor.

The first step in a major renovation of the open-air shopping center, the Target will fill portions of the department store spaces formerly occupied by Macy's and Bullock's.

Carmen Moch, Target group vice president, said the deal coincides with the company's new effort to enter urban markets, where space constraints have largely made them a non-player. The typical Target footprint is around 128,000 square feet.

"What's exciting about this location is we're recognizing that one size doesn't always fit all," Moch said.

Moch and Bert Dezzutti, senior vice president of Brookfield Properties, declined to provide details about the lease, beyond describing it as "long-term." Dezzutti said the space carved out for Target would allow the store to expand in the future if necessary.

The preparation and build-out phase is expected to take about two years. Once open, the store will employ approximately 250 people, and it will cater to the "urbanite" shopper, Moch said.

"We know people aren't going to be walking out of there with patio furniture," she said. Instead, the Downtown Target will feature a heavier emphasis on food and household items, she said.

The deal seems to signal a new chapter for 7+Fig. With the signing of Target, Brookfield is closer to its vision of creating a bustling shopping destination at the mall that will be a retail answer to the restaurant and entertainment-heavy L.A. Live three blocks to the south.



photo by Gary Leonard

Target's Carmen Moch and Brookfield Properties' Bert Dezzutti sign a lease that will bring the Minneapolis-based retailer to 7+Fig.

Details of Brookfield's renovation plans have not yet been released, but in September the firm told *Los Angeles Downtown News* that work would begin in the first quarter of 2011.

The store was hailed by city and business officials.

"In the last two decades we haven't had a retail commitment of this size and magnitude Downtown, so this is a great day," said Mayor Antonio Villaraigosa at the lease signing. "Seventh and Fig, for some time, has been underutilized."

Target's impact is expected to extend beyond the Financial District mall. Retail watchers consider Target a lease leader that will inevitably bring other big-name stores to Downtown. Retail broker Derrick Moore of CB Richard Ellis told an audience of Downtown business and civic leaders that his recruit-

ment efforts are primed for a major boost now that the Target deal has been made public.

Ninth District Councilwoman Jan Perry likened the deal to the long-lost final piece of the Downtown revitalization puzzle.

"I think we can finally declare that Downtown is the bustling city center that it claims to be," Perry said. "We have been missing this key component."

Tipping Point

The move is no secret to those who follow the Downtown retail scene. *Downtown News* reported in November 2009 that negotiations were under way to bring Target to the shopping center. Macy's had closed early in the year.

In September, *Downtown News* reported that numerous tenants in the mall had received notices from Brookfield that their leases would not be extended at the end of the year, and they would have to vacate their space in anticipation of a major renovation project. Several property owners said they had heard that the project involved revamping the mall to suit Target.

The Brookfield statement from September said that during construction, it will be impossible for some tenants to maintain their current business locations. Some key tenants — including California Pizza Kitchen, Starbucks, Morton's Steakhouse, Adoro Mexican Grille and Gold's Gym — will remain open during the construction. Brookfield also indicated that it anticipates the weekly farmer's market will continue to run, subject to construction activity.

For now, though, the spotlight is on Target.

"For years we've been hearing from our L.A. guests to 'please bring a Target to Downtown,'" said Moch, adding that the company's new strategy to take smaller spaces in urban centers was the tipping point that finally led to inking a deal in the Central City.

In addition to the lack of large blocks of contiguous space, Target has largely stayed out of urban cores because it needs easy transportation and loading access, she said.

"We're getting more creative with space," she said.

As Moch and Dezzutti signed the lease before a media throng at Brookfield's Financial District headquarters Thursday morning, Moch joked that it felt like a marriage.

"Are you ready for this?" she asked Dezzutti.

"Bring it on," he said.

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