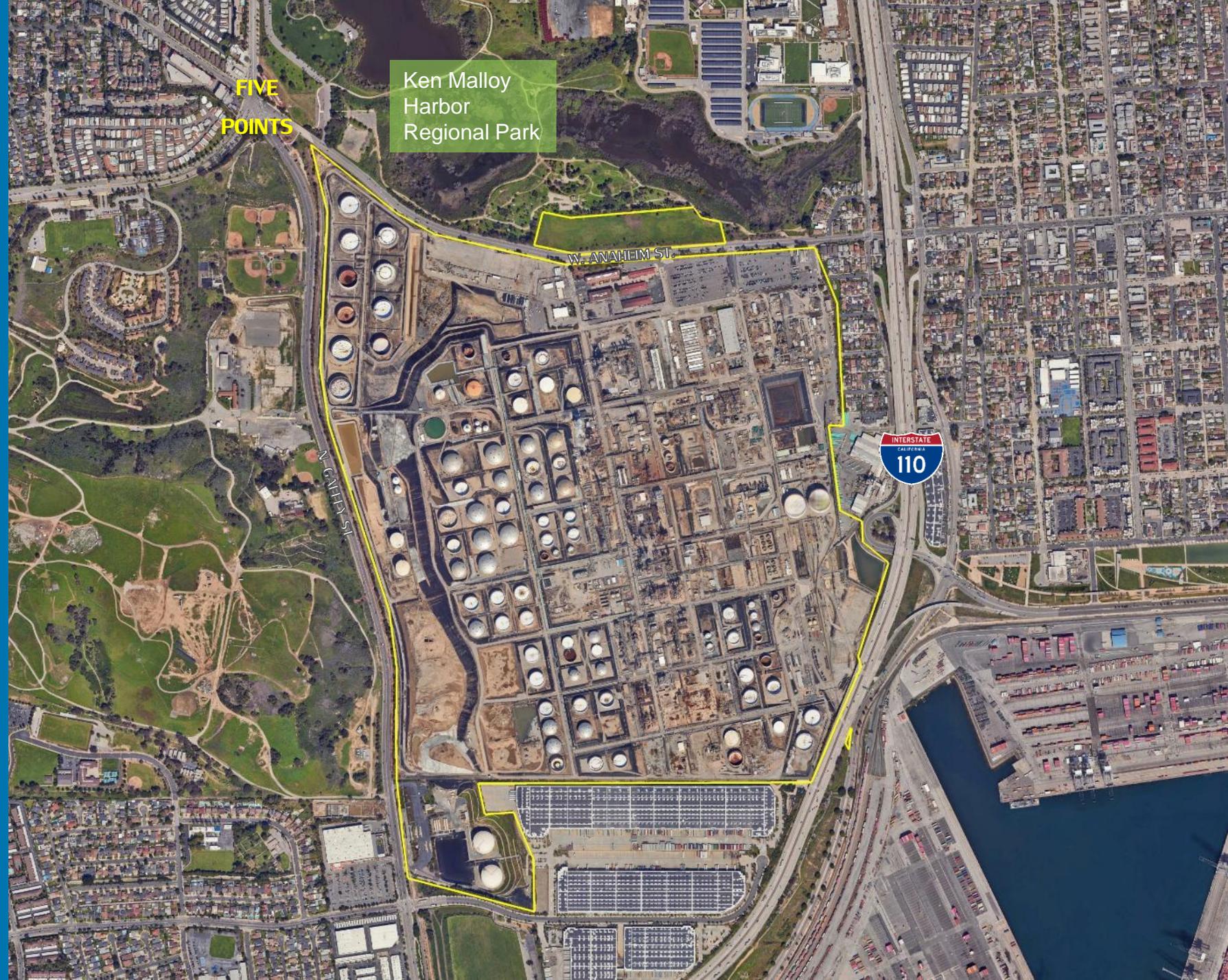


A PROPOSED NEW VISION FOR THE PHILLIPS 66 SITE



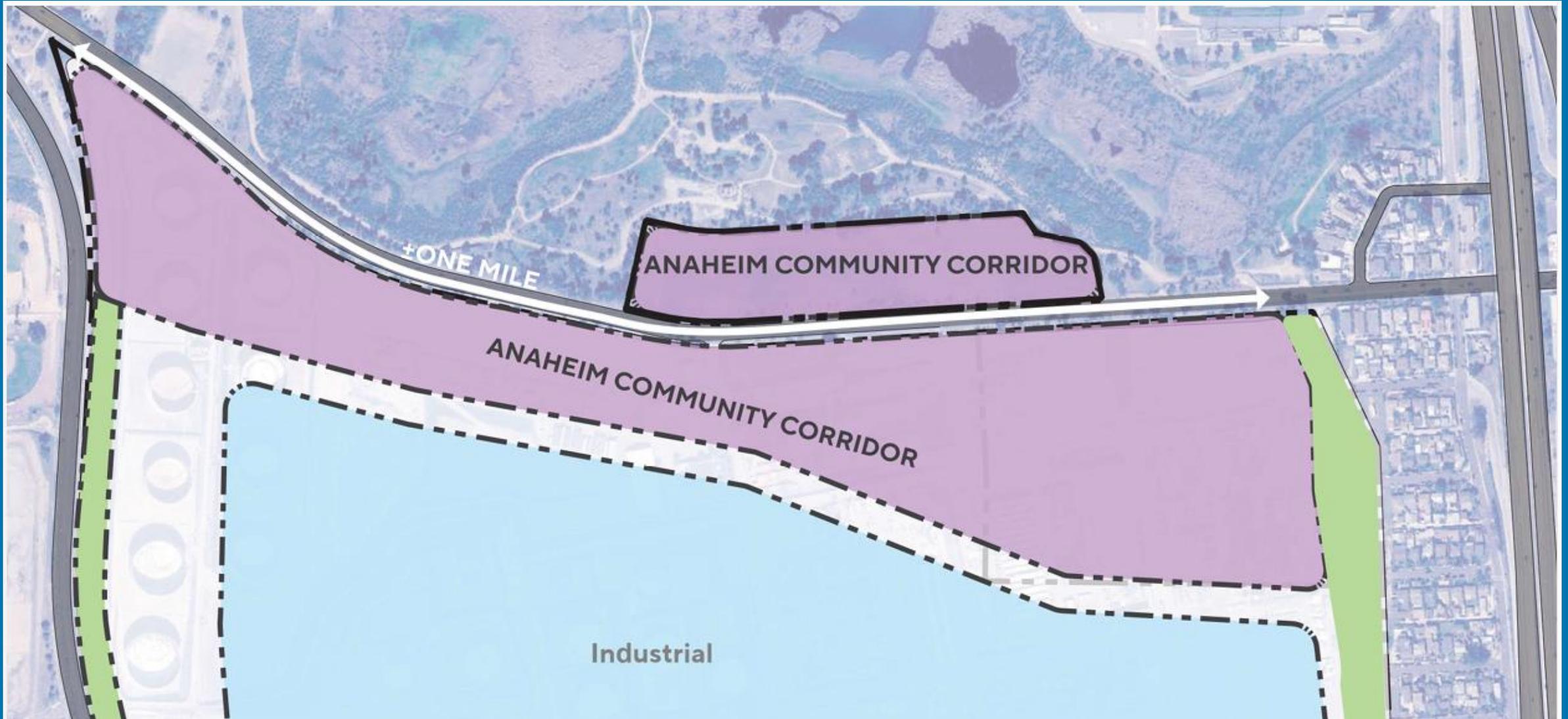
PROJECT SITE

- Includes Rancho LPG
- Industrial zoning for main property, open space zoning for northern lot
- History of industrial uses ON main property
- Ongoing remediation; Will continue and be expanded



The Town Center

75 Acres of Community Uses ~1 Mile of Street Frontage



OUR COMMUNITY OUTREACH
TO DATE

100+ OUTREACH EVENTS

- Presented to all 5 Neighborhood Councils and their PLUM Committees
- Met with staff and board members of local groups and nonprofits
- Flyered at numerous community events (First Thursday, 5k Run/Walks, etc)
- Talked with parents at school coffees & students at LA Harbor College
- Coffees with individuals, including local artists and neighbors
- Door-knocked every home in eastern neighborhood and left flyers; hosting a community lunch

TOP 10
Community
Priorities

What we heard and what we are delivering

1

**Shopping, Food,
Major Retailer**

2

**Sports
Fields...with
Restrooms!**

3

Town Center

4

**Flex Space:
Farmer's Market
& Pop-ups**

5

**Community
Meeting & Work
Space**

**TOP 10
Community
Priorities**

What we heard and what we are delivering

6

**Playgrounds
& Walking Paths**

7

**Local Artist
Showcase**

8

Grocery Store

9

Make it Safe!

10

**Honor Smilin'
Jack!**



Community Site Plan



Community Site Plan



Community Site Plan



Community Site Plan



Community Site Plan



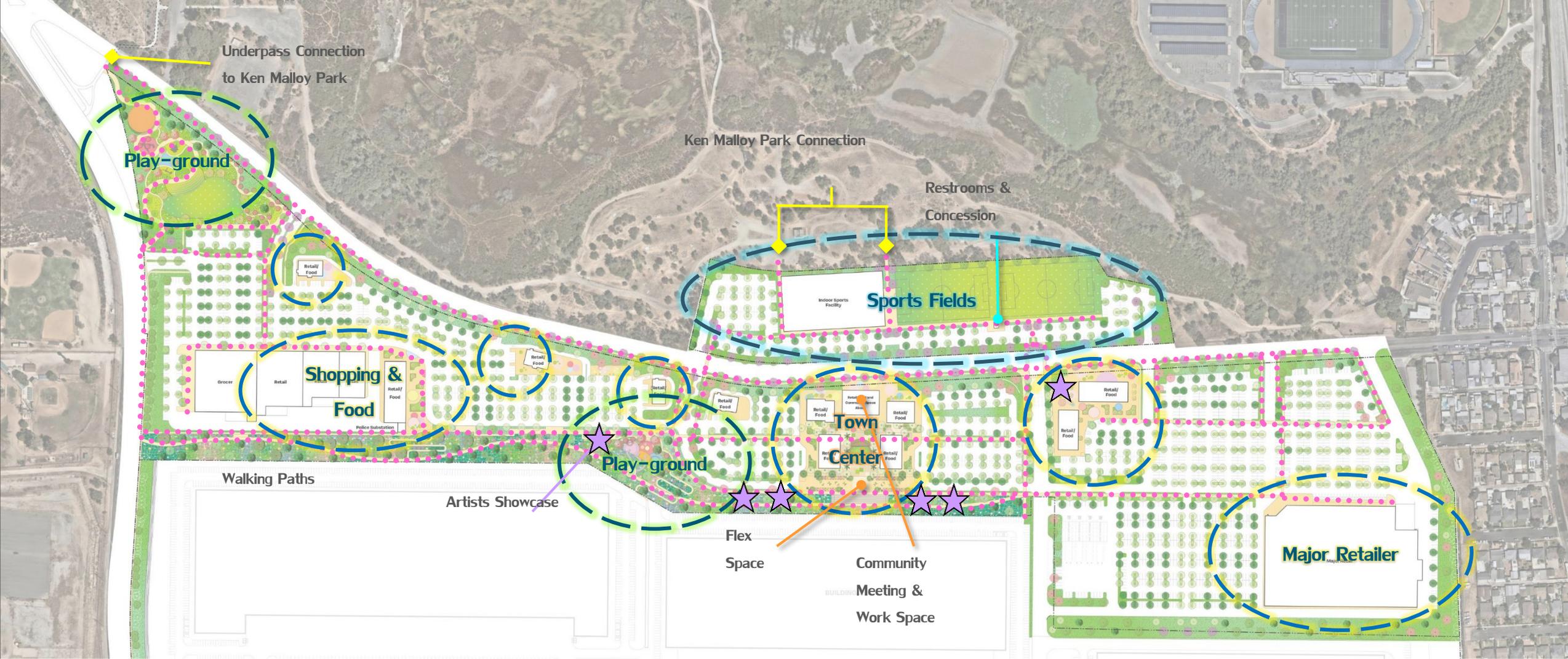
Community Site Plan



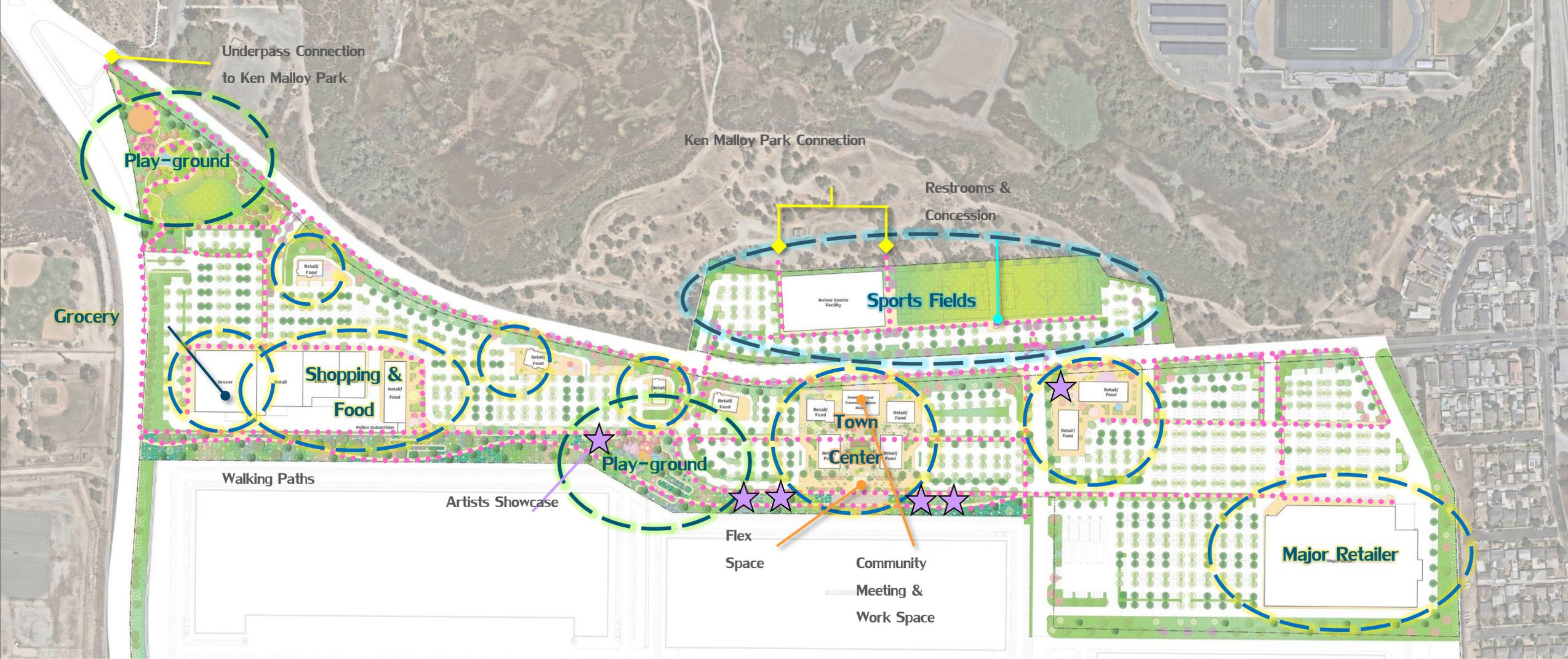
Community Site Plan



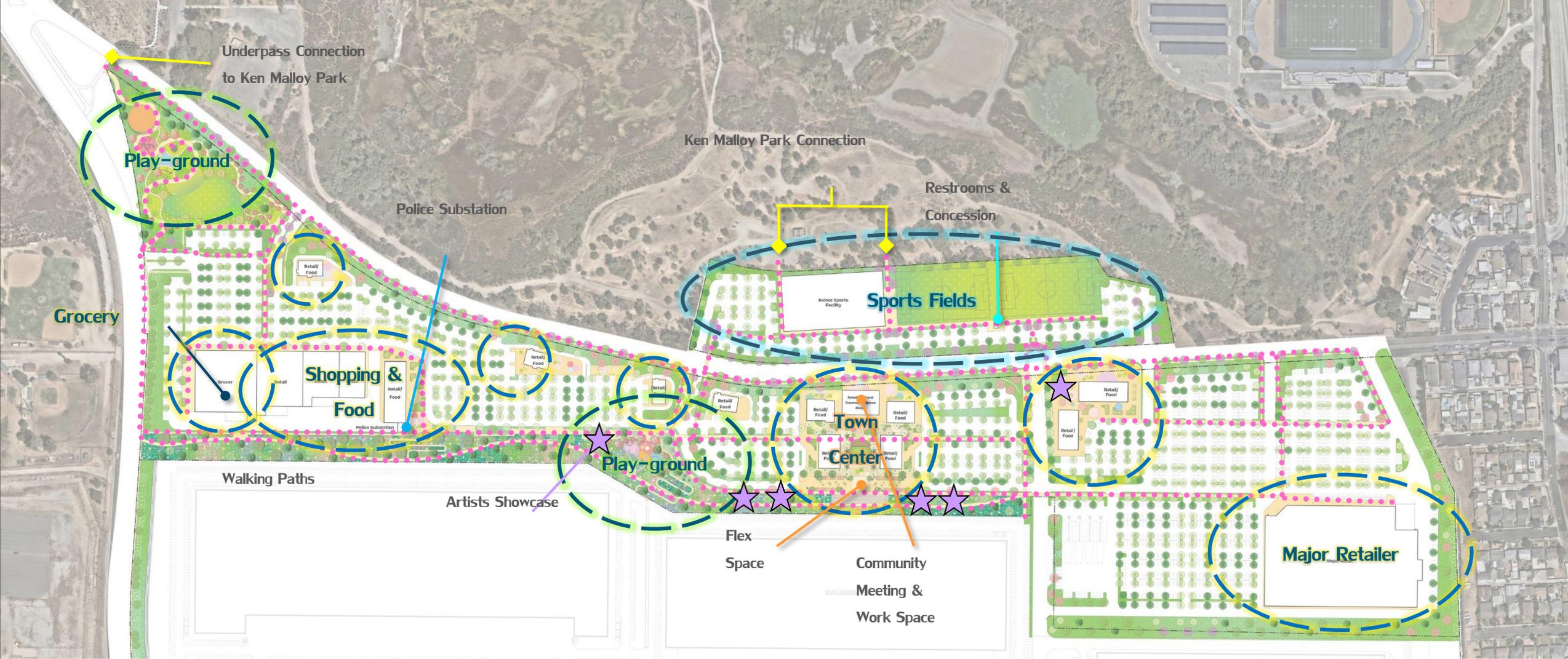
Community Site Plan



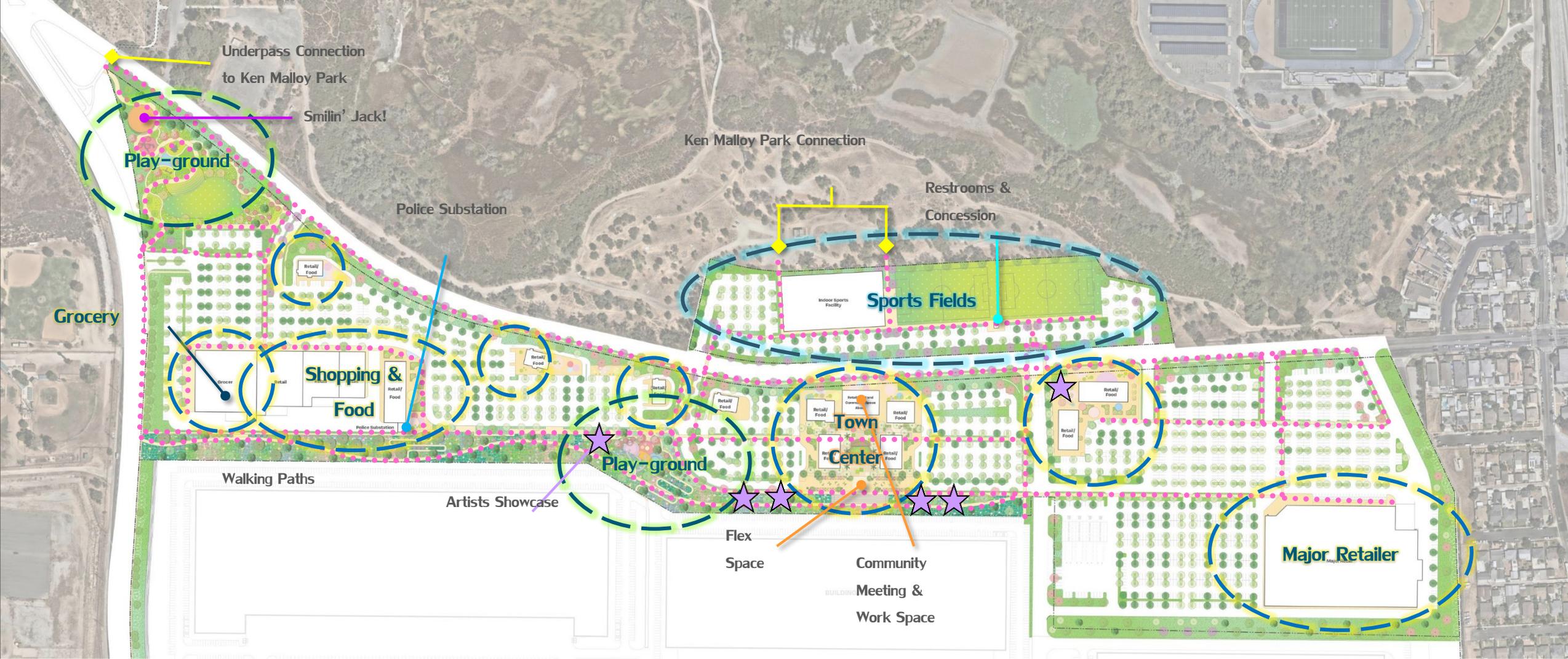
Community Site Plan



Community Site Plan



Community Site Plan



Community Site Plan



Gateway Entrance



GATEWAY ENTRANCE
Dining & Arts Corner





GATEWAY ENTRANCE

At Entry Driveway, Looking Southeast



GATEWAY ENTRANCE

At Entry Driveway, Looking South into Site



Sports & Recreation Facilities

Ken Malloy
Park Connection

Snack Bar & Restrooms



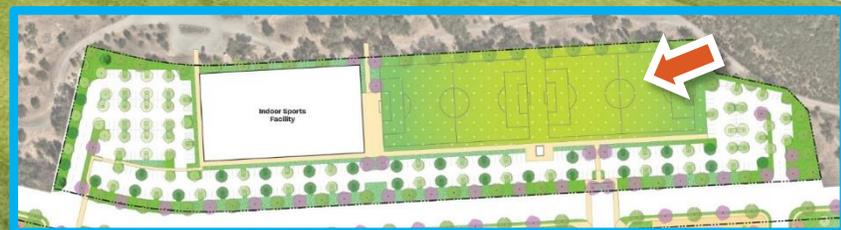
Indoor Sports Facility

Two Full Size Soccer
Fields



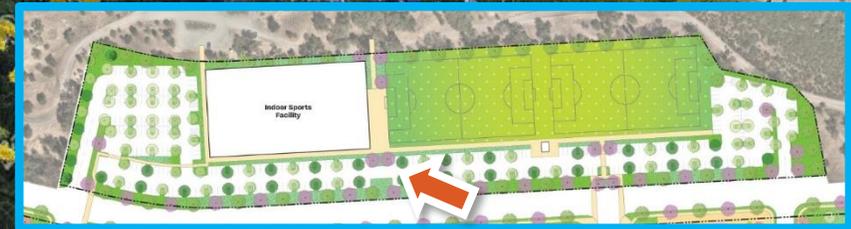


SPORTS & RECREATION
Soccer Fields





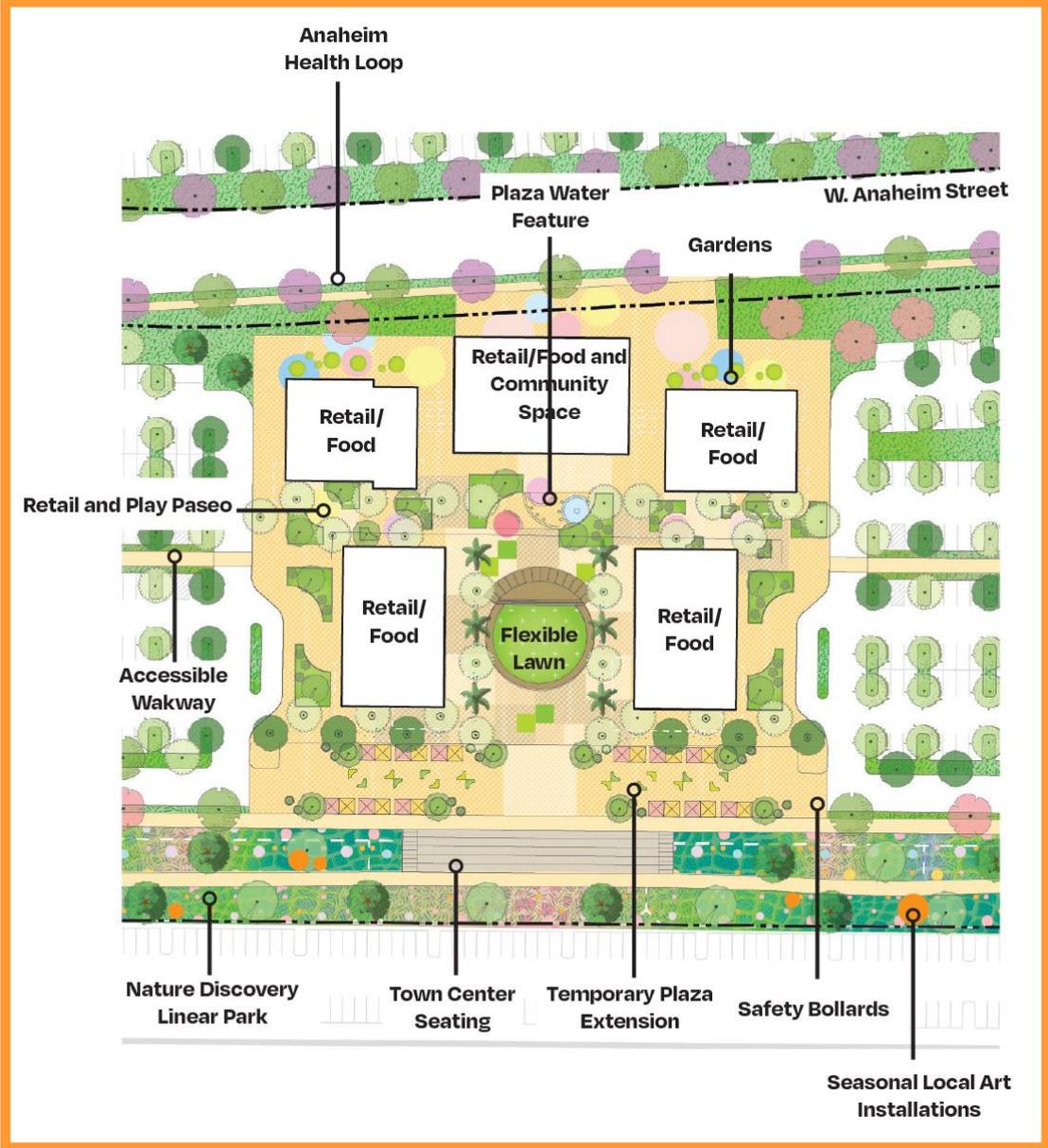
SPORTS & RECREATION
Indoor Sports Facility





TOWN CENTER & RECREATION
Looking West on Anaheim St.





TOWN CENTER
Gathering Space, Retail & Food





TOWN CENTER
Community Space & Event Lawn





TOWN CENTER
Plaza Extension

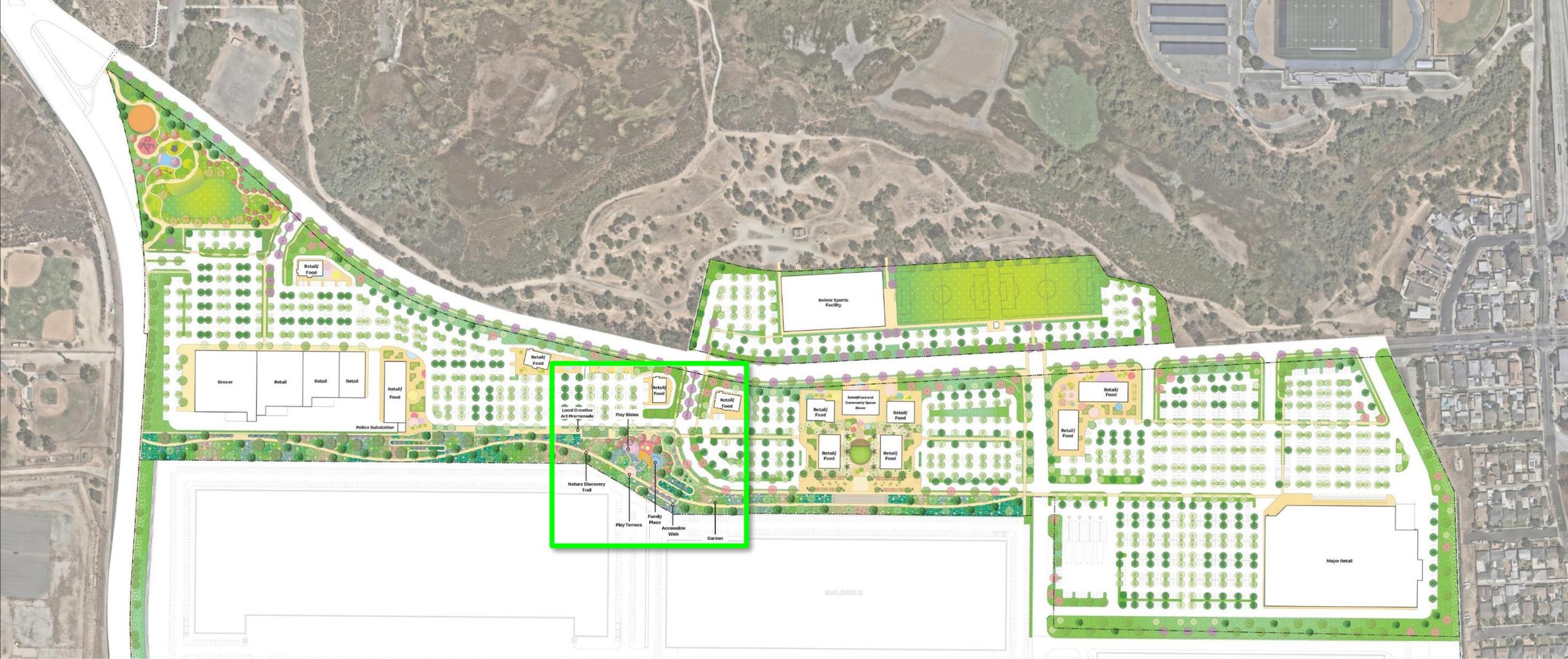




TOWN CENTER
Farmers' Market & Pop-Up Space







Family Play Slope Park





FAMILY PLAY SLOPE PARK
Natural Play



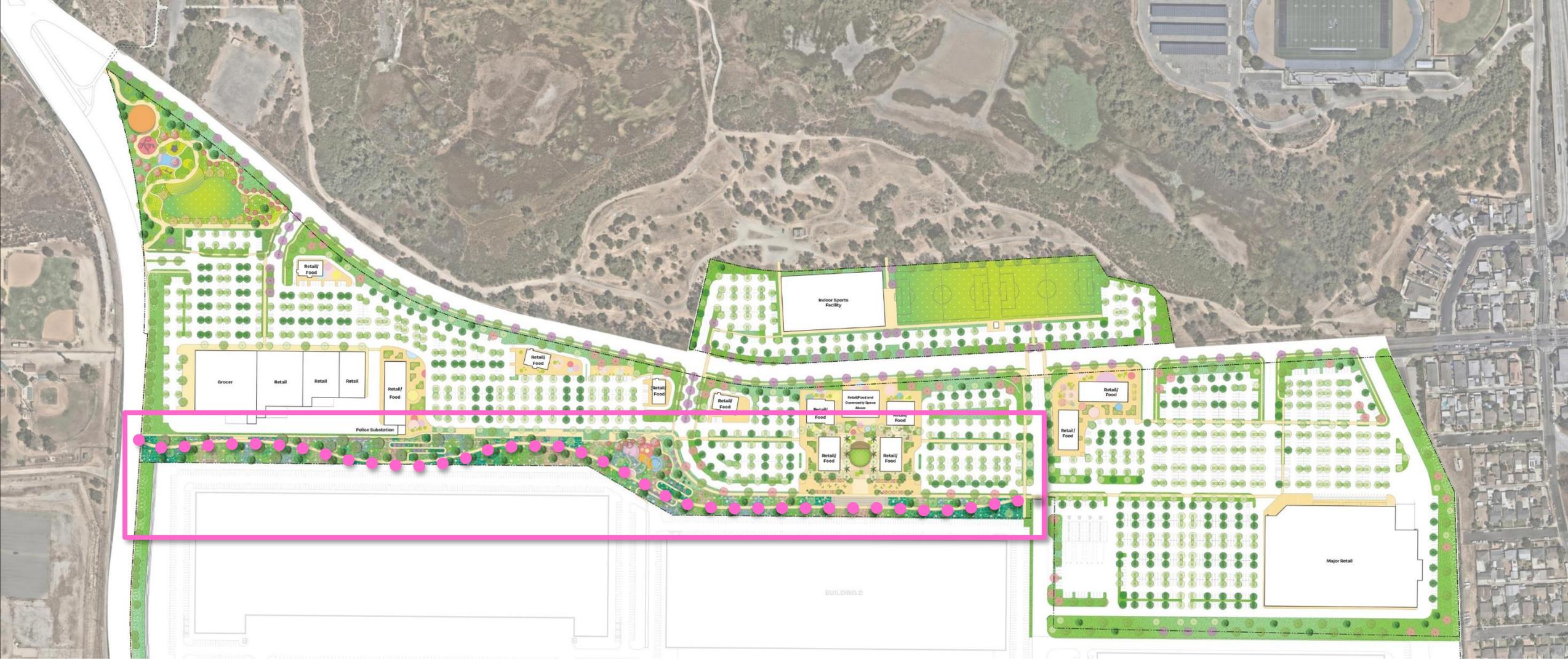


FAMILY PLAY SLOPE PARK
Natural Play





Family Walking Paths



Family Walking Paths

Nature Discovery
Linear Park

Town Center Lawn



Accessible Walkway

Town Center Seating



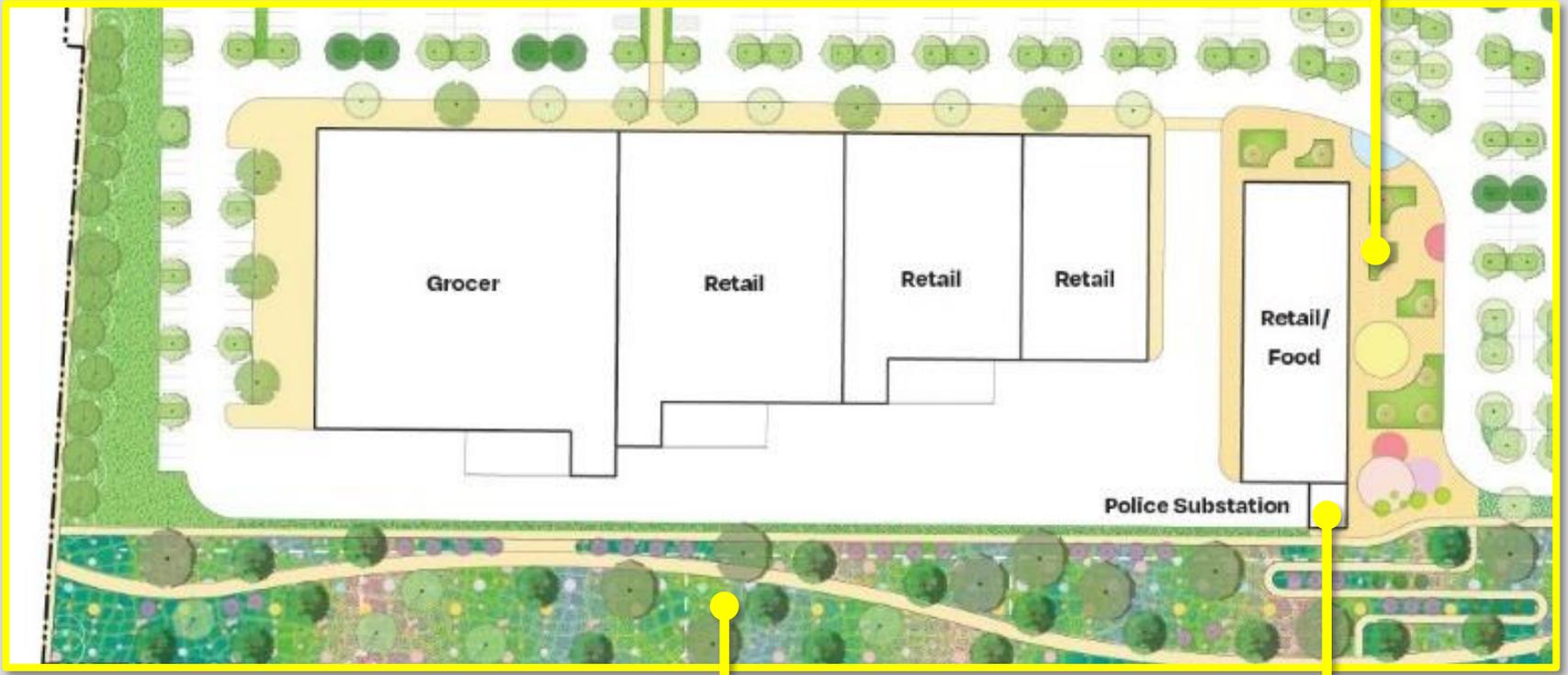
FAMILY WALKING PATHS
Linear Park & Trails



FAMILY WALKING PATHS
Linear Park & Trails



Grocery & Plaza



Retail Anchor Plaza

Linear Park

Police Substation

GROCERY & FOOD

Shopping & Food Options



GROCERY & FOOD
Shopping & Food Options



Smilin' Jack Gateway Park



GATEWAY PARK
Playgrounds & Open Space



GATEWAY PARK
Playgrounds & Open Space





GATEWAY PARK
Smilin' Jack Play Structure





GATEWAY PARK

View from Atop Smilin' Jack!

EXISTING P66 REFINERY & RANCHO LPG SITE



PROPOSED NEW VISION



PROPOSED NEW VISION



Port-Adjacent Warehouses:
Creating Thousands of Jobs

PROPOSED NEW VISION



Port-Adjacent Warehouses:
Creating Thousands of Jobs

A Community Gathering Place

COMMERCE CENTER

- Eight industrial buildings provide economic driver for this project
- Specific Plan will allow warehousing and manufacturing uses
- Largest buildings are distant from Anaheim
- Buildings range in size from ~230k sf to ~1.5M sf



TRUCK ACCESS

- **Truck Access from John S. Gibson Only**
- Will utilize existing tunnel under 110 Freeway, and construct a new tunnel adjacent
- Physical barriers Will prevent trucks from using Anaheim or Gaffey



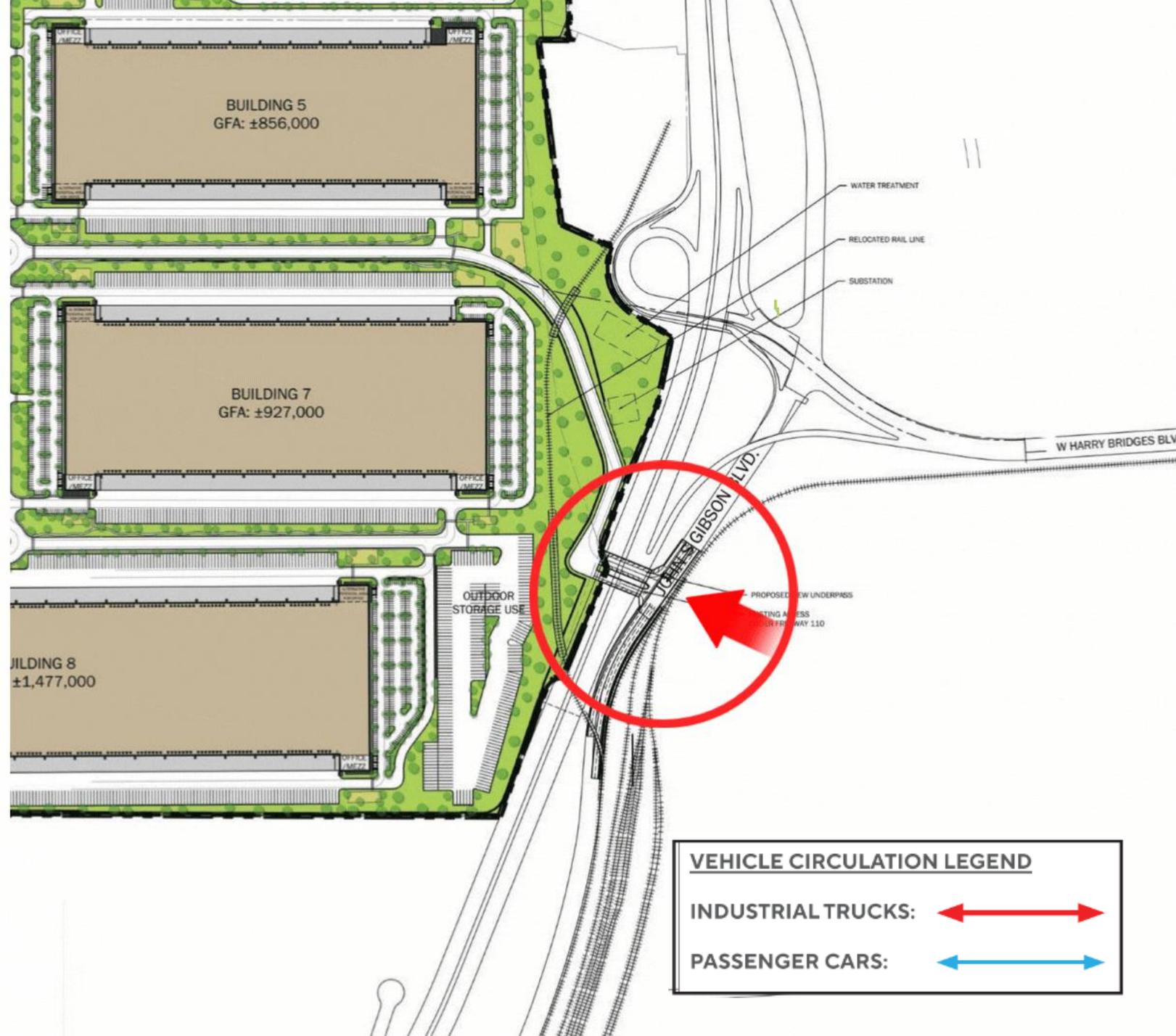
VEHICLE CIRCULATION LEGEND

INDUSTRIAL TRUCKS: 

PASSENGER CARS: 

TRUCK ACCESS

- **Truck Access from John S. Gibson Only**
- Will utilize existing tunnel under 110 Freeway, and construct a new tunnel adjacent
- **Physical barriers Will prevent trucks from using Anaheim or Gaffey**



VEHICLE CIRCULATION LEGEND

INDUSTRIAL TRUCKS: 

PASSENGER CARS: 

CAR ACCESS

VEHICLE CIRCULATION LEGEND

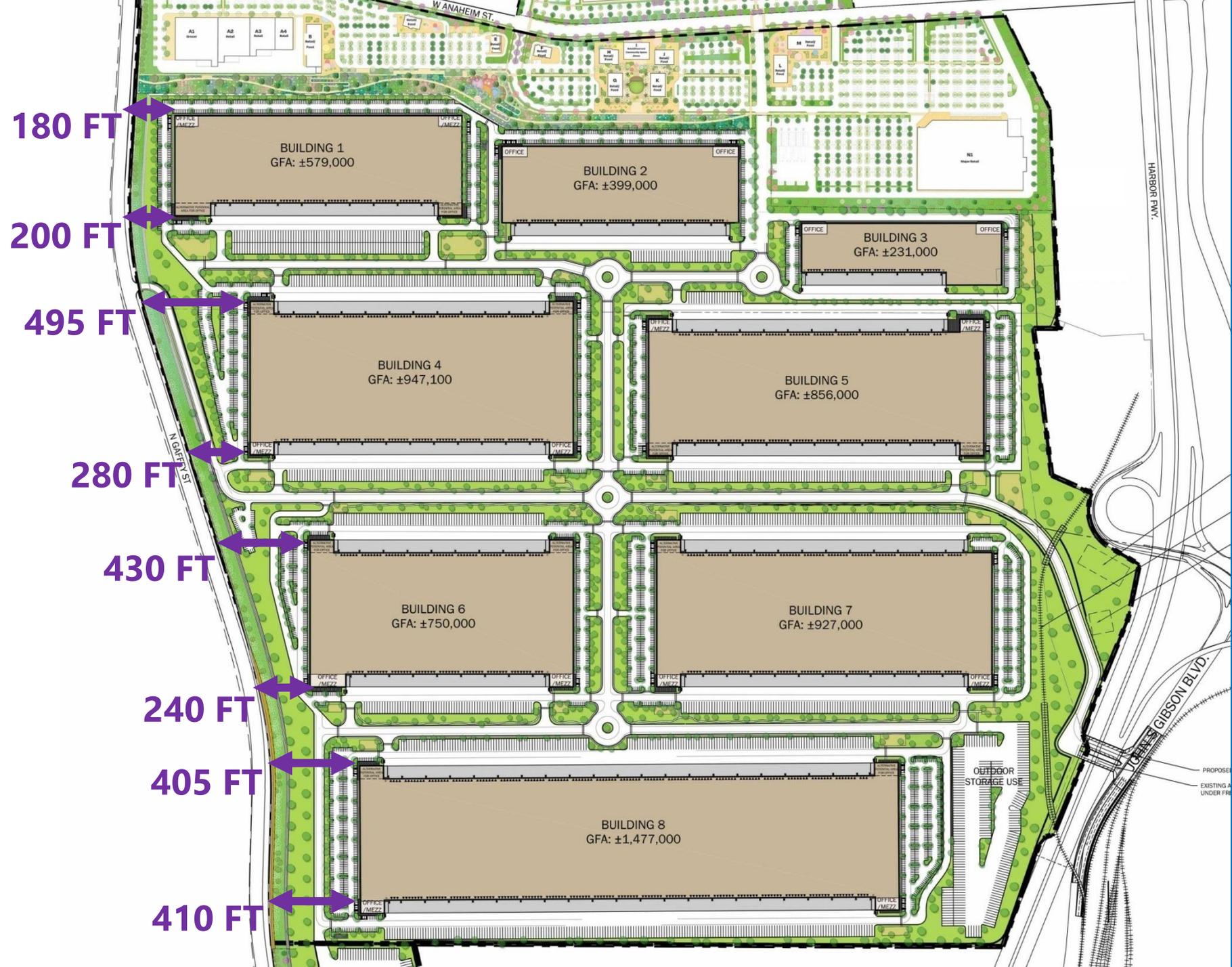
INDUSTRIAL TRUCKS: 

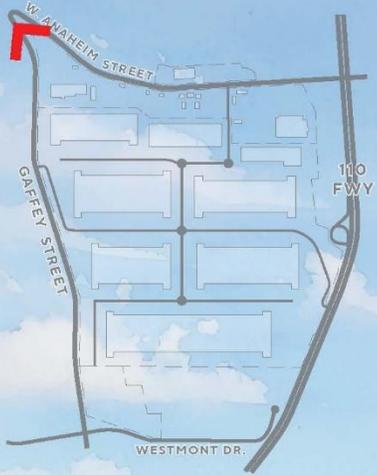
PASSENGER CARS: 



COMMERCE CENTER

- Significant setbacks from Gaffey Street





Gaffey View – looking south from
Five Points



Gaffey View – looking south from Grocery



Gaffey View – looking south from Commerce Center



Continue the Discussion!

Contact:

- heather.crossner@catellus-deca.com
310-692-4759
- rafael.garcia@catellus-deca.com
310-692-4359

