



## **Five Points Union Project Turns Industrial Legacy Into a Community-Focused New Future**

**Los Angeles – October 6, 2025** – A new project developed in collaboration with surrounding communities has been announced for the Phillips 66 Wilmington Refinery and Rancho LPG sites.

Spanning approximately 440 acres, the Five Points Union Project will transform these legacy industrial properties into a vibrant, community-centered destination that blends economic opportunity with neighborhood amenities. Catellus-Deca, LLC, a joint venture between Catellus Development Corporation and Deca Companies, two leading real estate development firms, has been engaged by Phillips 66 to lead the redevelopment approval process. Applications for the project were filed with the City of Los Angeles in early July.

For more information on the project, visit our website at [fivepointsunion.com](http://fivepointsunion.com).

**Community input has been essential to the project’s design, and we are committed to continue listening throughout the planning and redevelopment process.**

“The project stands out not just for its scale, but for how deeply community voices have shaped its identity,” said Heather Crossner, Senior Vice President at Catellus-Deca, LLC. “From the outset, the Five Points Union team asked local residents, stakeholders, and organizations for their wish-list of uses for the properties. Hundreds of these conversations informed the Five Points Union Project now being proposed.”

Listening sessions and working group meetings have been held at Los Angeles Harbor College, where attendees have included representatives from neighborhood family and faith-based centers, local non-profits, nearby residential communities, and other community groups. “Harbor College has been honored to host community convenings for this transformative development project,” said Dr. Luis Dorado, president of Los Angeles Harbor College. “These gatherings have brought together local voices and ideas to help shape a vision that will energize the neighborhoods our campus proudly serves.” The

project team has also engaged with all five nearby Neighborhood Councils, as well as their Planning and Land Use Committees.

**Responsive to the feedback received, the redeveloped sites will have a variety of uses focused on serving the community.**

At the heart of the plan is a Town Center featuring more than 400,000 square feet of community uses, including shops, restaurants, and cafés. These areas will be surrounded by outdoor gathering spaces, two playgrounds, and new walking paths, designed for people to gather, play, and connect. Within the 10 acres north of Anaheim Street, adjacent to Ken Malloy Park, the project would introduce new sports and recreation facilities, including two soccer fields and a 60,000 square foot indoor sports building. These recreational spaces will provide long-overdue resources for local youth.

"As CEO of Toberman Neighborhood Center, I've witnessed firsthand how deeply our community has needed safe, accessible spaces where youth and families can gather, grow, and thrive," said Dr. Lupe Rivera, CEO of Toberman Neighborhood Center. "The Five Points Union Project represents a transformative opportunity to fill long-standing gaps in recreational and social resources, while creating an environment that inspires hope, connection, and possibility."

The project will also redesign the pedestrian experience along both Anaheim Street and Gaffey Street. The Anaheim Street sidewalk will be reconstructed and set back from the street, with new canopy trees planted on either side to shade pedestrians. Gaffey Street will include an all-new sidewalk, further enhancing local connectivity to the surrounding areas and Ken Malloy Park. Both corridors will be improved into walkable, welcoming, and pedestrian-friendly streetscapes along the project's frontages.

**Building a future together that meets the changing economic needs of the area.**

Spurring economic opportunity and vitality is also central to the project's purpose. Integrated behind the Town Center is the Commerce Center, designed to deliver local employment opportunities and contribute to the area's economic base. The project includes eight state-of-the-art industrial buildings. Located close to the Port of Los Angeles—one of the busiest and most critical hubs of goods movement globally – the Project will support the local and regional economy. The project will carefully manage truck traffic by providing a single point of truck access to the Commerce Center, via a new underpass underneath the 110 Freeway that provides direct access to John S. Gibson Boulevard and then the 110 Freeway, thereby avoiding residential streets and neighborhoods.

“The Five Points Union Project can serve as a major catalyst for local economic empowerment and job creation for our residents,” said Monica Garcia, CEO of the Wilmington Chamber of Commerce. “This redevelopment is a chance to redefine Wilmington’s profile and make it a destination for visitors and businesses.”

### **Redeveloping the sites with careful management and oversight.**

In addition to replacing the Phillips 66 Wilmington Refinery, the project will also remove the liquid butane tanks at the Rancho LPG property that have been of historical community concern. While Phillips 66 does not own the property, in direct response to community requests, Phillips 66 worked with the Rancho LPG owners to incorporate the property into the project’s redevelopment plans. Upon approval of the Five Points Union project, the Rancho LPG site will be redeveloped along with the rest of the project.

Phillips 66 is committed to addressing environmental impacts from historic operations. This includes ongoing groundwater remediation efforts under order by the Regional Water Quality Board and additional cleanup opportunities facilitated by the redevelopment of the properties. Groundwater remediation efforts under the order will continue beyond project approval and construction until certified complete by the Regional Water Quality Control Board. All clean-up efforts will be implemented under the careful management and oversight of the Regional Water Quality Control Board.

The Five Points Union Project represents a new future for the area — one built in partnership with the surrounding communities. “This project will bring real change to our area - new jobs, new energy, and a renewed sense of community,” said Fabiola Garcia, secretary of the Wilmington Neighborhood Council. “As a lifelong resident, I have waited for something like this that residents can be proud of and that will bring positive change to our community.”

“This project is a dream come true for our community, and I look forward to seeing the new businesses, partnerships and youth activities that can benefit everyone,” said Lorie Geluz, president of the Wilmington Cemetery Board. “Our community has long been neglected, and this project will uplift many of the residents who do not have the means to travel to other communities that have these types of resources.”

### **About Catellus-Deca, LLC**

Catellus–Deca, LLC is a partnership between Catellus Development Corporation and Deca Companies, uniting two of California’s most accomplished real estate developers. The firm leverages over 100 years of combined experience and institutional capital strength to

deliver projects of lasting economic, environmental, and social value. Collectively, Catellus–Deca has transformed more than 13,000 acres and 30 million square feet of industrial, residential, office, hotel, and mixed-use development, representing a portfolio valued at more than \$10 billion. Today, the partnership is advancing over 15 active projects totaling 21.7 million square feet, spanning logistics, fleet charging and parking, mixed-use master planning, and large-scale infrastructure redevelopment.

Renowned for addressing California’s most complex redevelopment challenges, Catellus–Deca specializes in entitlement, brownfield revitalization, and public-private partnerships. The firm has built a trusted reputation for partnering with public agencies, municipalities, Fortune 500 companies, and community stakeholders to secure approvals and deliver transformative projects that balance economic objectives with long-term community benefit.