



Central Firebaugh Revitalization Plan

A Report to the City of Firebaugh

January 3, 2007



**Local
Government
Commission**

Local Government Commission
1414 K Street Suite 600
Sacramento, CA 95814

p: 916.448.1198
f: 916.448.8246
w: lgc.org



Opticos Design, Inc.
1285 Gilman Street
Berkeley, CA 94706

p: 510.558.6957
f: 510.898.0801
w: opticosdesign.com

Central Firebaugh Revitalization Plan

A Report to the City of Firebaugh

January 3, 2007

Firebaugh City Staff

Jose Antonio Ramirez, City Manager
Fred Rabe, City Engineer
Karl Schoettler, Planning Consultant

Firebaugh City Council

George Conklin, Jr., Mayor
Craig Knight, Pro-Tem
Marcia Sablan
Javier Marquez
Clyde Fannon

Firebaugh Planning Commission

Ray Knight, Chair
Jim Lowe, Vice Chair
Steve Hurt
Esther Ramirez
Shirley Sanchez

Design Team

Opticos Design, Inc.

Stefan Pellegrini, AICP, Sr. Associate
John Miki
Asa Prentice
1285 Gilman Street
Berkeley, California 94706
510.558.6957

Local Government Commission

Paul Zykofsky, Program Director
Josh Meyer, Project Manager
1414 K Street, Suite 600
Sacramento, California 95814
916.448.1198

University of California, Berkeley

Master of Urban Design Program
Vijo Cherian
John Miki
Corinne Stewart
David De La Pena
Patrick Hood-Daniel
Chunchun Tao

Glattig Jackson Kercher Anglin, Inc.

Dan Burden, Director,
Walkable Communities
33 E. Pine Street
Orlando, Florida 32801
866.347.2734

Applied Development Economics

Tony Daysog, Associate
2151 River Plaza Drive, Suite 150
Sacramento, California 95833
916.923.1562

Funding for this project provided by a Caltrans Environmental Justice: Context Sensitive Planning Grant and a Community Development Block Grant Planning/ Technical Assistance Grant.

Table of Contents

Chapter 1: Introduction

Project Overview and Objectives	1-1
Community Engagement	

Chapter 2: Analysis and Background

Project Area and the Community	2-1
Historical Background	2-2
Primary Challenges	2-3

Chapter 3: Design Proposals

Guiding Principles for Revitalization	3-1
Improved Linkages to Central Firebaugh	
Improved Visual and Physical River Access	
A Well-Defined, Compact Town Center	
Improved Mobility for Pedestrians and Bicycles	
Improved Linkages	3-2
Sidewalks	
Bicycle Lanes	
Gateway and Median Improvements	
Truck Parking	
Additional Tree Planting	
Long Term Improvements	
Improved River Access	3-9
East-West Streets	
11th Street	
Q Street	
Long Term Improvements	

New Mixed-Use Development Opportunities	3-15
Town Plaza and Mixed-Use Center	
O Street	
Vacant and Underutilized Lots	

Increased Access for Pedestrians and Bicycles	3-26
Bicycle Routes	
Additional School Crossing Improvements	
Pedestrian Trails	
Additional Trail Opportunities	

Potential Projects Summary	3-32
Potential Funding Sources	3-34

Appendix

UC Berkeley Urban Design Presentation Boards	A-1
Neighborhood Planning Workshop Flyer	A-9
Focus Meeting Attendees	A-11
Focus Meeting Notes	A-12
Public Events Attendees	A-23
Trees for Central Valley Communities	A-24