

KILKICH AREA PLAN PROJECT UPDATE

Location:

Virtual/ In-person

Date:

April 8, 2026

Time:

1 pm – 2:30 pm



Meeting Purpose/ Agenda

Meeting Purpose

Common agreement and understanding regarding initial analysis and findings from Memo 1, 3, and interviews.

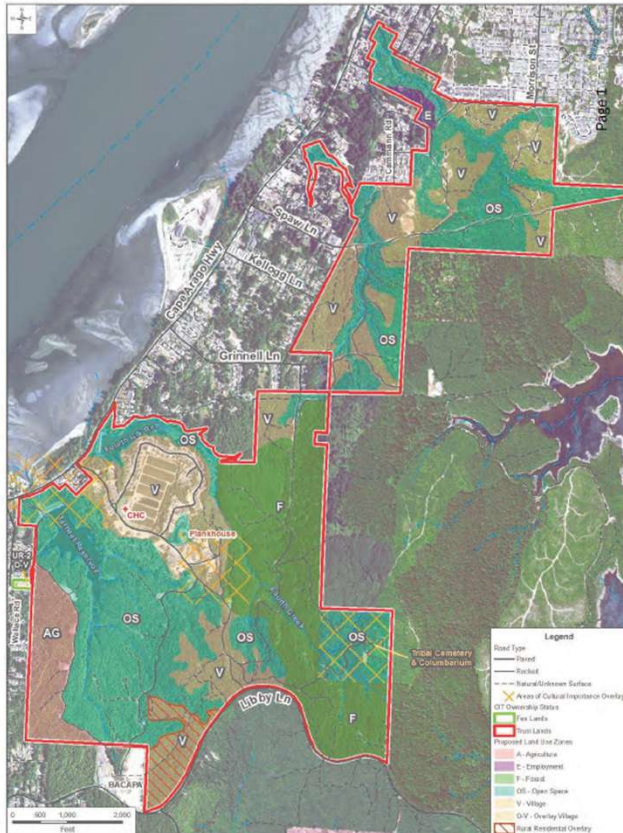
Common agreement and understanding for next steps.

Agenda

- Discuss preliminary findings and analysis (Tech memos 1-3 and information interviews) – 15 min
- Identify preferred scenarios to include in alternatives development – 50 min
- Review and discuss a draft Community Engagement plan – 15 min
- Summary and Next Steps – 10 min

Project Overview

Map 5-02: Kilkich Reserva on and Wallace Road Property
 Proposed Tribal Land Use Zones: Agriculture, Employment, Forest, Open Space, Village
 Proposed Tribal Overlay: Areas of Cultural Importance, Rural Residential, Village
 Current Jurisdictional Land Use Zones: UR-2 (Wallace Road property only)
 Current Jurisdictional Overlay: None
 Location: Mikuk Drive, Coos Bay, OR 97420 and 63849 Wallace Road, Coos Bay, OR 97420
 Parcel(s) Size: 1,076 acres
 Land Status: Empire Reserves on (Trust); Wallace Road Parcel (Fee)



K'vn-da' X'wn-de' - Yesterday & Tomorrow - 2040 Comprehensive Plan

We are currently in the ANALYSIS/research phase JANUARY - JUNE

Phase 1 is the research and background phase of the project, (Technical Memos 1-3). In March and April, the Steering Committee and Tribal Council will start to brainstorm up to seven alternative plans (TM4), reviewing the drafts in May and June, which will lead to community engagement to collect feedback from General Council before selecting three plans with which we will proceed (TM5). Finally, we will narrow down to one plan (TM6). TM7 is the phasing and funding strategy or implementation strategy.

KEY DATES

- Kick-Off: January 2026
- Phase 1; January - June
- Phase 2; June - August
- Phase 3; August- October
- Phase 4; October - November

PROJECT COST

ODOT Grant Funded
 Est. \$250K

COMPLETION DATE

Est. November 2026

LOCATION

Kilkich Property, North and South Parcels

Visit our website: <https://www.coquilletribe.org/killich-area-plan/>

SIGN UP FOR UPDATES

We strongly encourage you to sign up for Construction Updates through Nixle! TEXT keyword "BUILD" to 888777. Updates will be provided bi-weekly throughout the project.

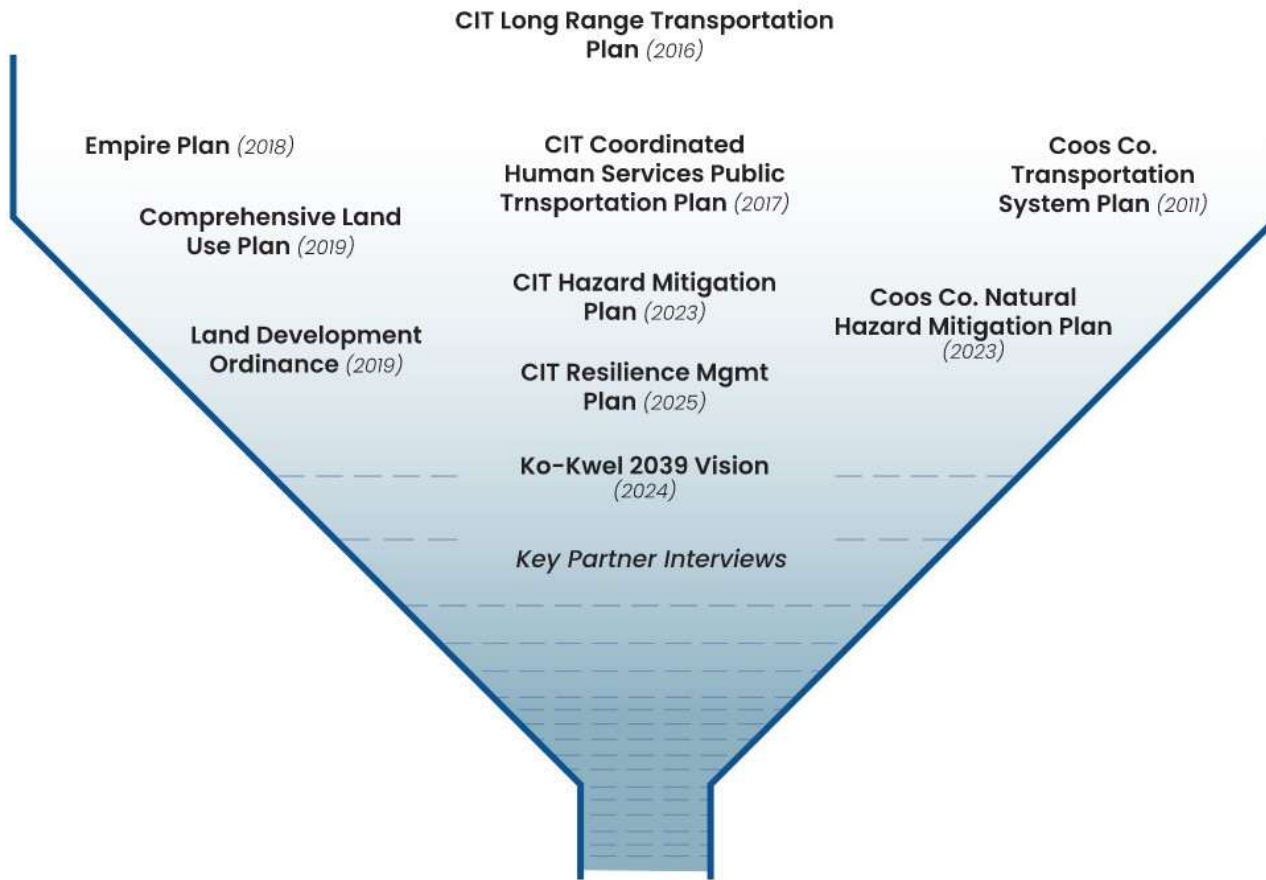
Project Overview



REVIEW OF PRELIMINARY FINDINGS

Presenter: Steve Faust, 3J Consulting





**KILKICH AREA
ALTERNATIVES**

SOURCES

Work to Date

- Memo #1: Baseline Information (2018 Empire Comprehensive Plan)
 - Land use
 - Natural and Cultural Resources
 - Transportation
 - Infrastructure (Sanitary Sewer, Water, Electrical Power, Gas)
- Memo #2: Transportation Methodology Assumptions
- Memo #3: Assessments
 - Transportation
 - Housing Market
 - Energy Resilience



Key Partner Interviews

North Parcel

Housing

- Adjacent to existing infrastructure
- Workforce, townhouses
- Non-Tribal members (?)

Commercial

- Small Tribal owned businesses
- Grocery store
- Laundromat

Industrial

- No industrial
- Distillery

South Parcel

Housing

- Along Libby Lane
- Larger lots

Conservation

- Tarheel Reservoir
- Forest
- Existing creek areas

Recreation

- Shiny field
- Trails, fishing, native food planting

Areas for Social Gathering

Kilkich Village

Housing

- Elder housing (proximity to services)
- Visitor housing

Culture and Education

- Community center (library, gym, computers, art space)
- Elder activity center
- Early child education center

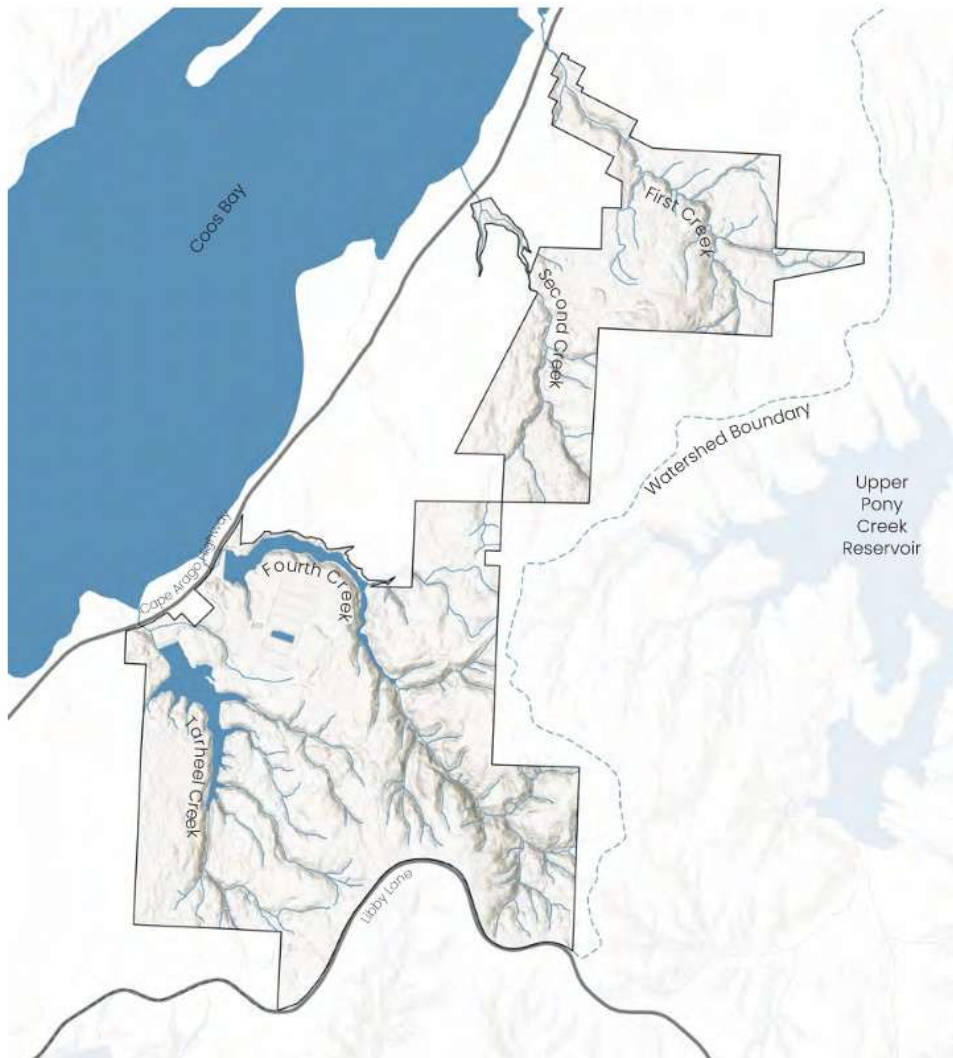
Government

- Healthcare
- Administration



SITE OVERVIEW: AERIAL

The two Kilich parcels sit between Coos Bay and Upper Pony Creek Reservoir. These two large forested parcels, totaling over 1,070 acres, including the existing Kilich Village, represent a remarkable opportunity for community development and land stewardship for generations to come.

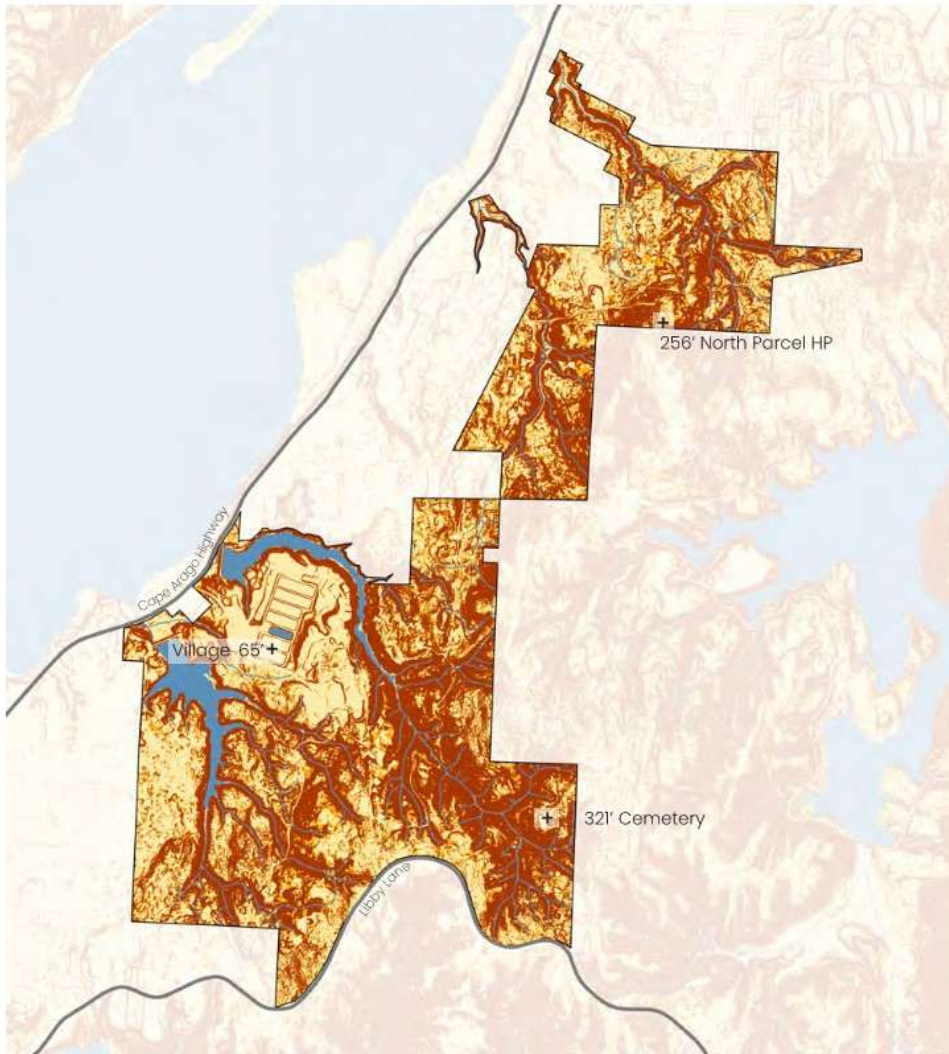


LANDSCAPE: HYDROLOGY

This place is characterized by the four creeks that move across the landscape toward the Bay.

FISH

Coastal Cutthroat Trout reside in the creeks while Chinook, Coho, Winter Steelhead, White and Green Sturgeon, Pacific Lamprey, Striped Bass, Threespined Stickleback, and American Shad occupy the Bay at various points in the year.



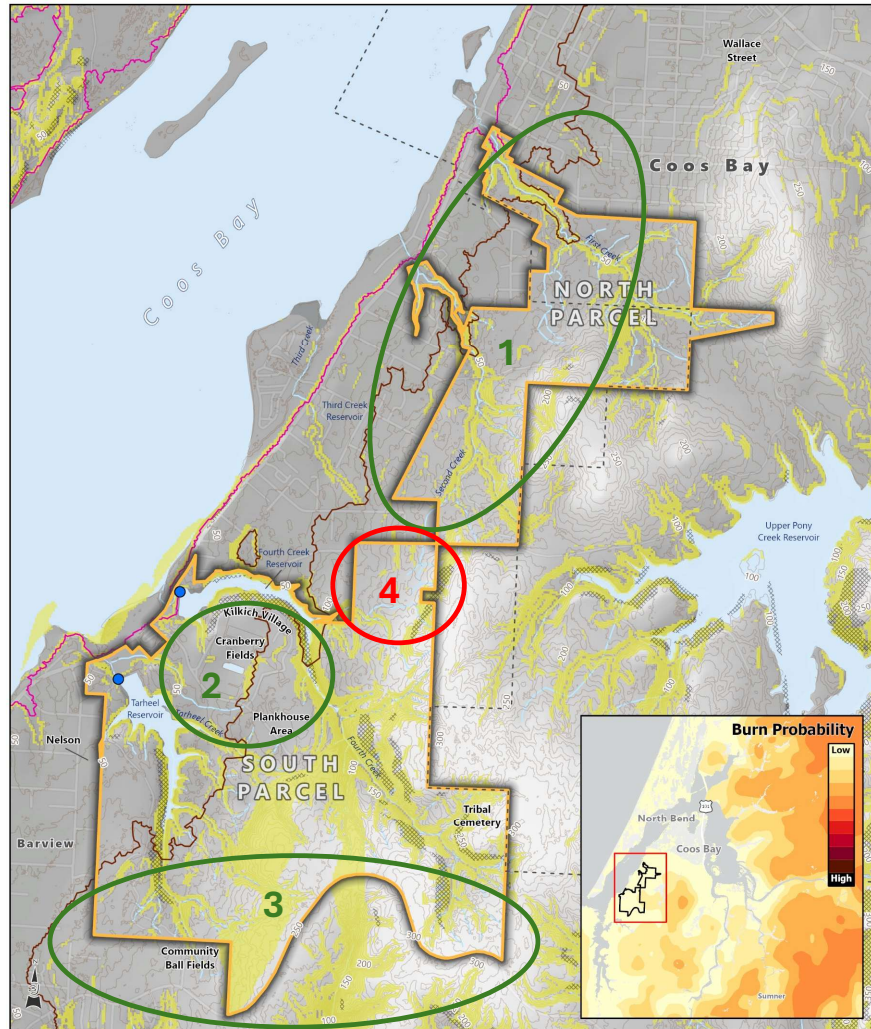
LANDSCAPE: ELEVATION AND SLOPE

- 0–8.3%:** Flat to Slightly Sloping--Suitable for most development, including buildings, roads, and recreation. Within ADA accessibility regulations.
- 8.3–15%:** Moderately Sloping--Buildings require cut-and-fill, daylight basements are common, and roads need to be placed diagonal to slopes to maintain reasonable grades. Requires grading with impacts to surrounding landscape. More challenging for pedestrians and bicycles.
- 15% +:** Steep--Limited developability, requires specialized, site-specific engineering to minimize erosion, with extensive retaining walls and grading. Not recommended for transit and emergency vehicle travel, difficult for pedestrians and bicycles, trails require stairs or switchbacks. Generally suited for open space or conservation to prevent instability.

As the streams move downhill toward the bay, they shape the topography and slopes, lending to a rugged and beautiful landscape.

The aspect of this sloping terrain varies with much of the landscape facing either East or West. Aspect can be a consideration for passive solar and shade within developments as well as the types of vegetation that can thrive.

Kilkich Hazards



Easier Areas to Develop

1. North and west areas of North Parcel. Proximity to existing infrastructure.
2. Area around Kilkich Village. More capacity may be required.
3. Along Libby Lane (South Parcel). Would require off site connections.

More Difficult Areas to Develop

4. South Parcel north of First Creek and east of Kilkich Village. Difficult for infrastructure connections to cross creeks.

Infrastructure and Hazards

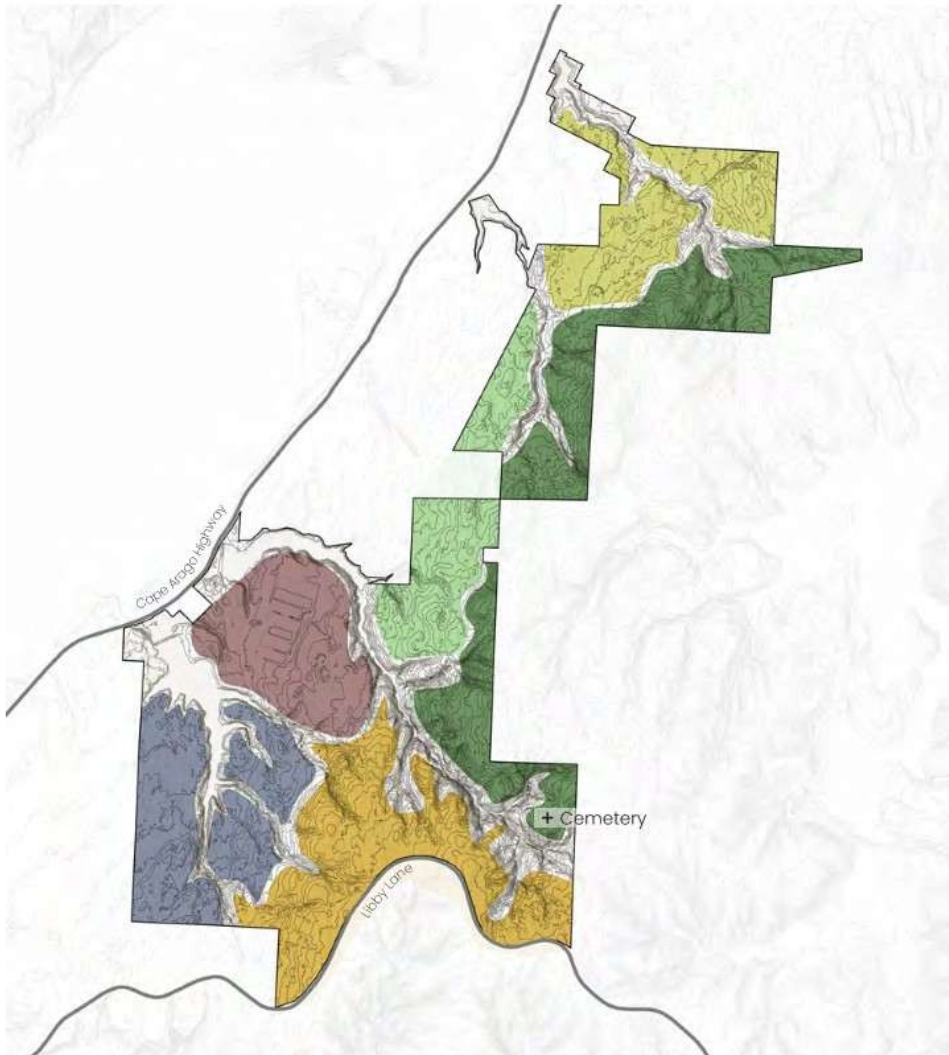


LANDSCAPE: GREEN FINGERS



Aerial of a "Green Finger" near the Village

To encompass the top of slope on both sides of the creek, we suggest a 100' landscape buffer. This can create a network of green fingers extending across the landscape. These areas would be exempt from development and can serve as important natural open space connections.



LANDSCAPE: SITE CHARACTER

The Heights

- Rolling topography
- Powerline corridor
- Proximity to Empire and surrounding development

Rolling Thicket

- Mostly flat
- Proximity to adjacent residential areas

Rugged Uplands

- Rugged terrain and thick vegetation
- Quiet and secluded
- Tribal Cemetery

Kilkich Village

- Main cultural and governmental center
- Former cranberry bogs
- Access to services
- Education opportunities

Tarheel Reservoir Forest

- Views of Reservoir
- Large watershed area
- Recreation and culture

Headwaters

- High visibility and access to Libby Lane
- Several drainage headwaters

Each area between creeks has a unique landscape character that can be considered when thinking about future development and can help form a place-based identity for Kilkich.



The Heights



Rolling Thicket



Rugged Uplands



Kilkich Village

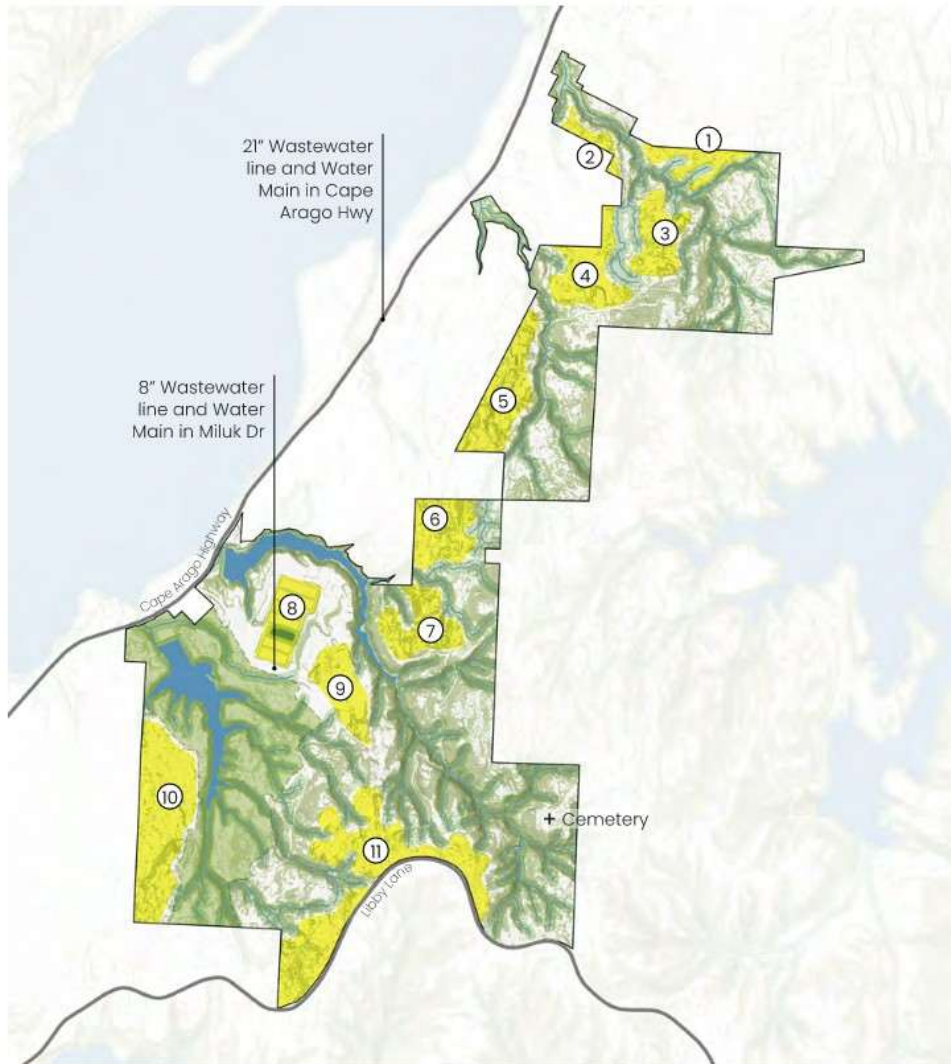


Tarheel Reservoir Forest



Headwaters

LANDSCAPE: SITE CHARACTER



- ① 10-12 AC
- ② 8-10 AC
- ③ 18-20 AC
- ④ 21-23 AC
- ⑤ 26-28 AC
- ⑥ 18-20 AC
- ⑦ 22-24 AC
- ⑧ 11-13 AC
- ⑨ 9-11 AC
- ⑩ 50-52 AC
- ⑪ 58-60 AC

Total Developable Land: ~275 AC
 Percent of Total Land: ~25%

~75% of total site available for recreation, conservation, open space, or cultural uses.

Developable lands that can accommodate a variety of built program are identified between the green fingers, in proximity to existing infrastructure, and on mild slopes. Infrastructure will be a significant consideration and will need to be further studied.

PROGRAM: DEVELOPABLE LANDS

Acreage Overview



SWOC Campus

82.17 acres (majority of campus)



Kilkich

Approximately 66 acres (housing)
95 acres up to Plankhouse grounds

Housing Density Examples



Empire Wasson St. townhomes

Lots are avg. 18,750 sq ft. (.44 acres) 21 dwelling units per acre

Empire Marshall Ave. complex

Lots are avg. 4,420sf each with about 63 units, 10 units per acre



Housing Density Examples cont.



Empire Norman Ave. townhomes

Lots are avg. 14,150sf (.33 acres).
18 dwelling units per acre



CIT Tribal Duplexes Killkich, Miluk Drive

Lots are avg. 31,000 sf (.71 acres)
with 14 dwelling units per acre

CIT Tribal Quad-plexes Killkich, Miluk Drive

Lots are avg. 31,000 sf (.71 acres)
with 12.5 dwelling units per acre



Questions for Future Discussion

In May we will discuss questions like:

- How comfortable do you feel with scenarios that show dwellings in the local tsunami zone?
- As the consultant develops scenarios, what percentage of the Coquille Nation would you like to see living at Kilkich (North and South parcels)?
- Kilkich is a village-model, mixed-use community. Would you like to see mixed use community scenarios or scenarios with housing placed separately?
- Do you feel comfortable with scenarios that feature the green fingers/ riparian corridor concept for alternatives development?
- Would you like to see scenarios focused on developing next to existing utility connections, or in areas with an opportunity for brand new development?
- Is there any development use or scenario that you do not want to see in the alternatives developed for the Kilkich Area including the North Parcel and South Parcel?

**PROPOSED
COMMUNITY
ENGAGEMENT
PLAN**



Community Engagement Goals



Community Engagement Goals

- Input from as many citizens as possible with emphasis on OSA citizens
- Input from Youth and Elders
- Multiple opportunities to General Council members to participate
- No formal surveys

Community Engagement Strategy

General Council Engagement

Passive Engagement: Marketing – including social media (7 touches strategy), website, and flyers in communal spaces

Active Engagement:

- Youth and Elders: Youth and Elders Council meetings or Elder’s Luncheons
- Hosting two open houses in-person and two virtual
- Question of the week on social media
- Raffle prizes for participants
- Restoration

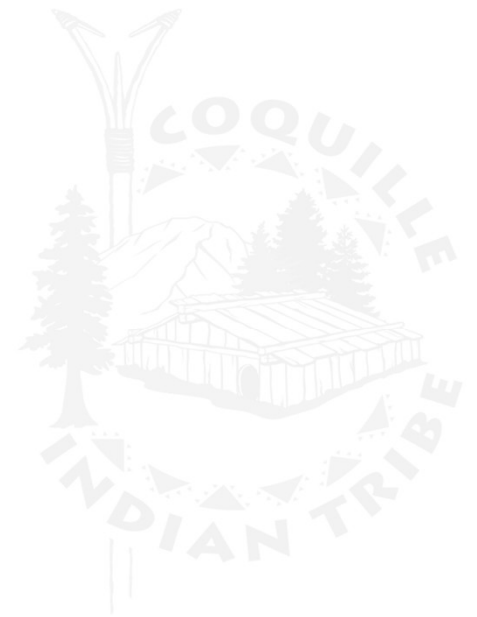
Engagement Timeframe:

- Passive Engagement April & May
- Active Engagement for Comments and Feedback on Alternatives in June
- Final Comment in September/October

Summary and Next Steps

- **Develop alternate scenarios**
- **Begin community engagement plan**
- **Come back May 18-20th to review draft materials for June**

Questions? Feedback?



Thank You!



Stakeholders

General Council Engagement

In Person Events

- Restoration – Thursday tabling, Sunday breakfast open house
- Elder’s luncheons
- Youth and Elder’s Council
- Two in-person feedback sessions

Virtual Events

- Council workshops
- Attending committee meetings
- Two virtual feedback sessions

Passive Engagement/ Awareness

- Project website
- K’wen newsletter
- Open feedback form on website
- Handouts at clinics/ community spaces

Social Media Posts

- Limited social media posts for engagement
- Qualitative feedback



🌲 Tarheel Lake Natural Area is more than scenic—it's a cultural and recreational gem! From stocked trout for fishing to hiking trails, TLNA shows how conservation and community can thrive together. What's your favorite part of

Tarheel Lake? Tell us more!
 #NatureAndCulture #OutdoorLife
 #CoquilleTribe #KilkichAreaPlan #WeAreCoquille





























Engagement



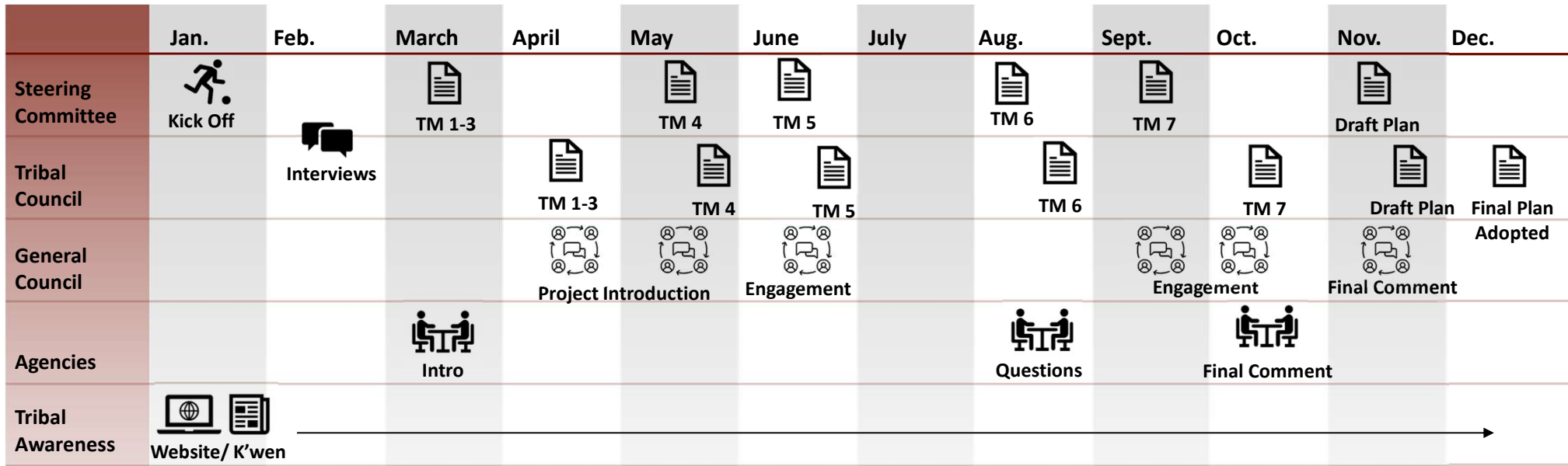
	In-person	Virtual	Passive	Social Media	Notes
May 10-16	None	Steering Committee Meeting (Closed)	K'wen, handouts in communal spaces, website updates	Start social media program	
May 17-23	Tribal Council Workshop (Memo 4)	Tribal Council Workshop (Memo 4)	K'wen – share upcoming engagement dates with General Council	One weekly social post	Lock in dates for late May/ June engagements
May 24 - 30			Continued	Continued	
May 31- June 6	One in-person event	One virtual event	Continued	Continued	
June 7-13	One in-person event	One virtual event	Continued	Continued	
June 14-20			Continued	Continued	
June 21-27	Restoration Tabling		Continued	Continued	
June 28-30	Restoration Breakfast Open House		Continued	Continued	

KILKICH AREA PLAN PROJECT Timeline

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Steering Committee	 Kick Off		 TM 1-3		 TM 4	 TM 5		 TM 6	 TM 7		 Draft Plan	
Tribal Council		 Interviews		 TM 1-3	 TM 4	 TM 5		 TM 6		 TM 7	 Draft Plan	 Final Plan Adopted
General Council				 Project Introduction	 Engagement	 Engagement			 Engagement	 Engagement	 Final Comment	
Agencies			 Intro					 Questions		 Final Comment		
Tribal Awareness	 Website/ K'wen											

Technical Memo Detail:

- Technical Memos 1-3: Baseline Information
- Technical Memo 4: 7 Alternatives
- Technical Memo 5: 3 Alternatives
- Technical Memo 6: Draft Plan (Preliminary Alternative)
- Technical Memo 7: Funding and Phasing Strategy
- Final Plan



Technical Memo Detail:

- Technical Memos 1-3: Baseline Information
- Technical Memo 4: 7 Alternatives
- Technical Memo 5: 3 Alternatives
- Technical Memo 6: Draft Plan (Preliminary Alternative)
- Technical Memo 7: Funding and Phasing Strategy
- Final Plan

Slido



- **Tsunami Zone**
 - Scale of 1-5 how comfortable are you with building habitable space scenarios in the tsunami zone? (two questions)
- **Utilities – we have more existing utility connections on the North Parcel**
 - Scale of 1-5, how comfortable are you with scenarios only developing in the North Parcel?
 - Scale of 1-5, how comfortable would you be with scenarios developed between both parcels?
 - Scale of 1-5, donut development...
 - Substantial utility expenses When you think about development towards 2039, do we want to focus on developing where there is a need for utility connections, or should we focus out scenarios on areas that are adjacent to existing utility connections?
- **Development - On a scale of 1-5, how would you like to explore scenarios with 100% of the population, 50% of the population or 25% of the population? 10 units a year to get to 100 units in 10 years, or 100 units a year for 1000 in 10 years? In 2039 how many units do you expect we will have developed in the last 13 years? Doubled or quadrupled? Are any of these out of bounds?**
- **Campus - Kilkich is a mix of residential, park, amenities, and government services. We could replicate this model (mixed/ campus model).**
 - On a scale of 1-5, how comfortable are you with a mixed model? Housing? Government services outside of Kilkich?
- On a scale of 1-5, how much do you like the green fingers concept?
- On a scale of 1-5, how comfortable are you with the Western area being reserved for economic development or business purposes?
- Anything that you do not want to see in this area?

Stakeholders

Tribal Council

Reviews all memos after the Steering Committee, provides feedback and finalizes memos. Approves milestones such as community engagement plan.

Engagement strategy: Extend Council workshops, 1:1 interviews, CEO project updates, memos, optional invites to other engagement meetings, and passive communication updates.

Council workshops:

- Help narrow down 7 alternatives to one preliminary alternative
- Longer 1 - 2-hour workshops: April, June, September
- Regular workshops: October, December to finalize plan

Steering Committee

Reviews all memos before Council and provides feedback, up to five meetings, some offline, email reviews.

Engagement strategy: Five Steering Committee meetings, offline reviews of technical memos, CEO 1:1 interviews, joint Council workshops as needed.

Five S.C. meetings:

- January 26, March 30, May, August joint meeting, and October
- Informs Technical Memo 4-7
 - 7 preliminary alternatives to one final plan

Stakeholders

Agencies & Organizations

Engagement starts as awareness, transitions to information sharing from organizations, and ends with sharing draft final plan for comment.

Engagement strategy: Three meetings to gather information and provide feedback about infrastructure that will support the project, build relationships.

Three types of engagement:

- Awareness
- Infrastructure Development sharing
- Review and comments on draft final plan

Three meetings:

- March 4 - Meeting 1 | Agency Open House, introduction to project and our team
- July - Meeting 2 | Request infrastructure information from agencies, key questions
- September - Meeting 3 | Share draft of plan and ask for feedback, comments

General Council Engagement

Engagement starts as awareness, transitions to full engagement when alternatives are ready, and passive feedback at the end of project.

Three-part plan:

- Awareness
- Engagement
- Passive feedback

- **Passive Engagement:** Website form, social media, K'wen
- **Active Engagement:** Committees, Restoration, 2-in person, 2-virtual opportunities, and Elder's/ youth events

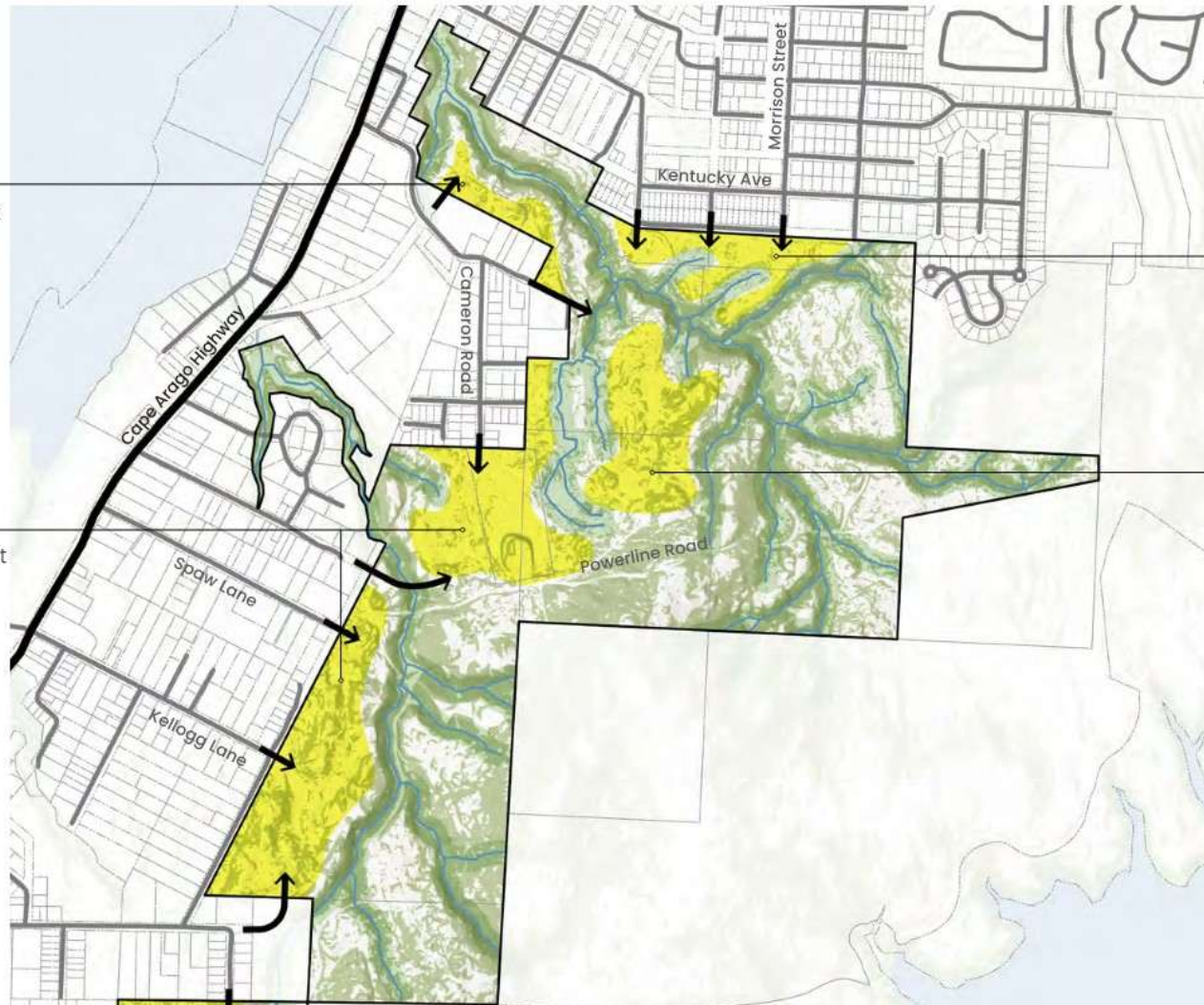
Engagement strategy: Awareness campaign starts in April, engagement from June through July/ August, and final feedback in October/ November.

- Housing Large and Small Lot
- Middle Housing
- Employee Housing
- Light Industrial

- Housing Large and Small Lot
- Middle Housing
- Employee Housing
- Small tribal-owned business
- Grocery store
- Laundromat, etc.
- Light industrial
- Government

- Housing Large and Small Lot
- Middle Housing/Townhomes
- Employee Housing
- Small business
- Grocery store
- Laundromat, etc.
- No industry

- Housing Large and Small Lot



PROGRAM: RECOMMENDATIONS

