June 2026



3J CONSULTING
WALKER | MACY
KITTELSON & ASSOCIATES

KILKICH AREA PLAN

Final Memo #4
Preliminary Alternatives

PROJECT OVERVIEW

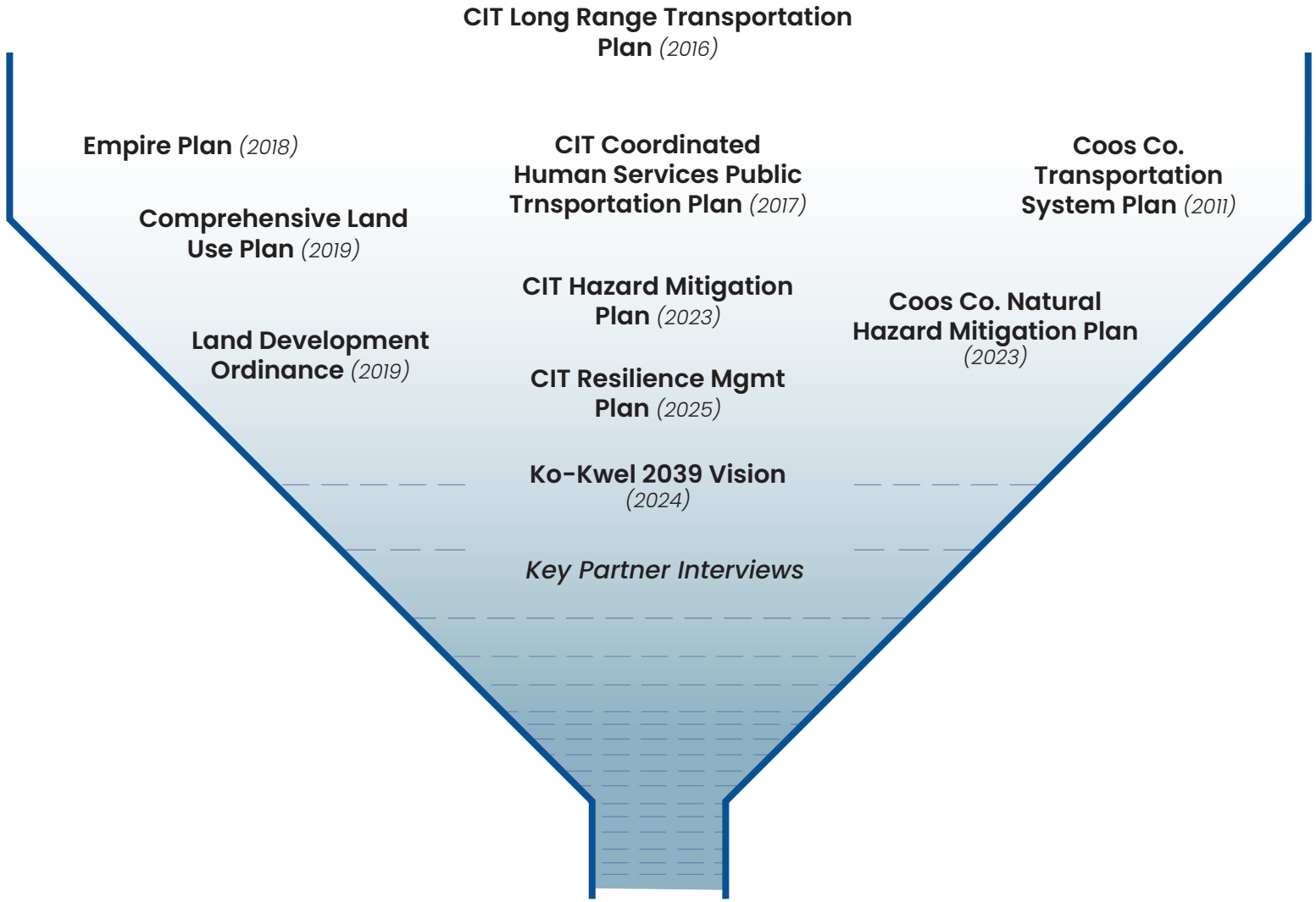
The Kilkich Area Plan will provide for a livable community on the Kilkich property that:

- Aligns with the Ko-Kwel Nation 2039 Visioning project
- Supports a variety of housing types
- Provides a variety of transportation options that support efficient land management
- Proposes infrastructure, facility, and physical environment improvements that protect watersheds, nearby estuaries, wildlife habitats, and culturally significant CIT interests
- Prioritizes improvement projects for future funding and implementation
- Updates the 2019 CIT Comprehensive Land Use Plan

Memorandum #4: Preliminary Alternatives

- Describes five high-level alternatives
- Alternatives focus on land use
- Memo #5 will include transportation facilities with an emphasis on safety, gap in-fill, and connectivity





KILKICH AREA
ALTERNATIVES

SOURCES

Housing

- Housing for Tribal members is the focus
- Elders and families should be prioritized
- Consider short-term housing for new employees and visitors

Transportation

- Priorities include roadway improvements (paving and ADA sidewalks), improved signage, connecting North and South parcels, increasing safety, evacuation and emergency access routes, and bike and pedestrian improvements

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
- Shinny Field
- Trails, fishing, native food planting

Areas for Social Gathering

Kilkich Village

Housing
- Elder housing (proximity to services)
- Visitor housing

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

Government
- Healthcare
- Administration

PARTNER INTERVIEWS: POTENTIAL AREAS FOR SPECIFIC USES





“The Coquille people’s history and culture are inseparable from the forests, meadows and beaches of southwestern Oregon.”



Ko-Kwel Values

1. Advance the health and well-being of Tribal citizens and our community.
2. Provide equitable opportunities, experiences, and services to all Tribal citizens.
3. Care for our elders and protect our ancestors.
4. Empower lifelong learning and enrichment for our citizenship and future generations.
5. Protect our people, land, water, air and all living things by practicing responsible stewardship of all Tribal resources.
6. Practice our Ko-Kwel culture and traditions in all that we do.”

YOUR RELATIONSHIP TO THE LAND



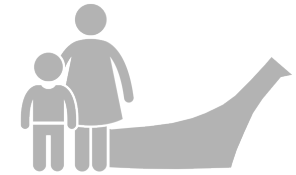
Active, sustainable stewardship of land and resources



Promote diverse plant types, ages, and densities



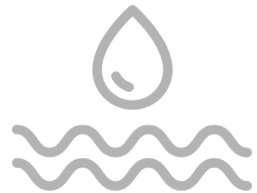
Care for the land, air, water, and wildlife



Foster wellness for people and an ongoing vibrant culture



Cultivate native planting and foraging opportunities



Protect riparian areas and water quality



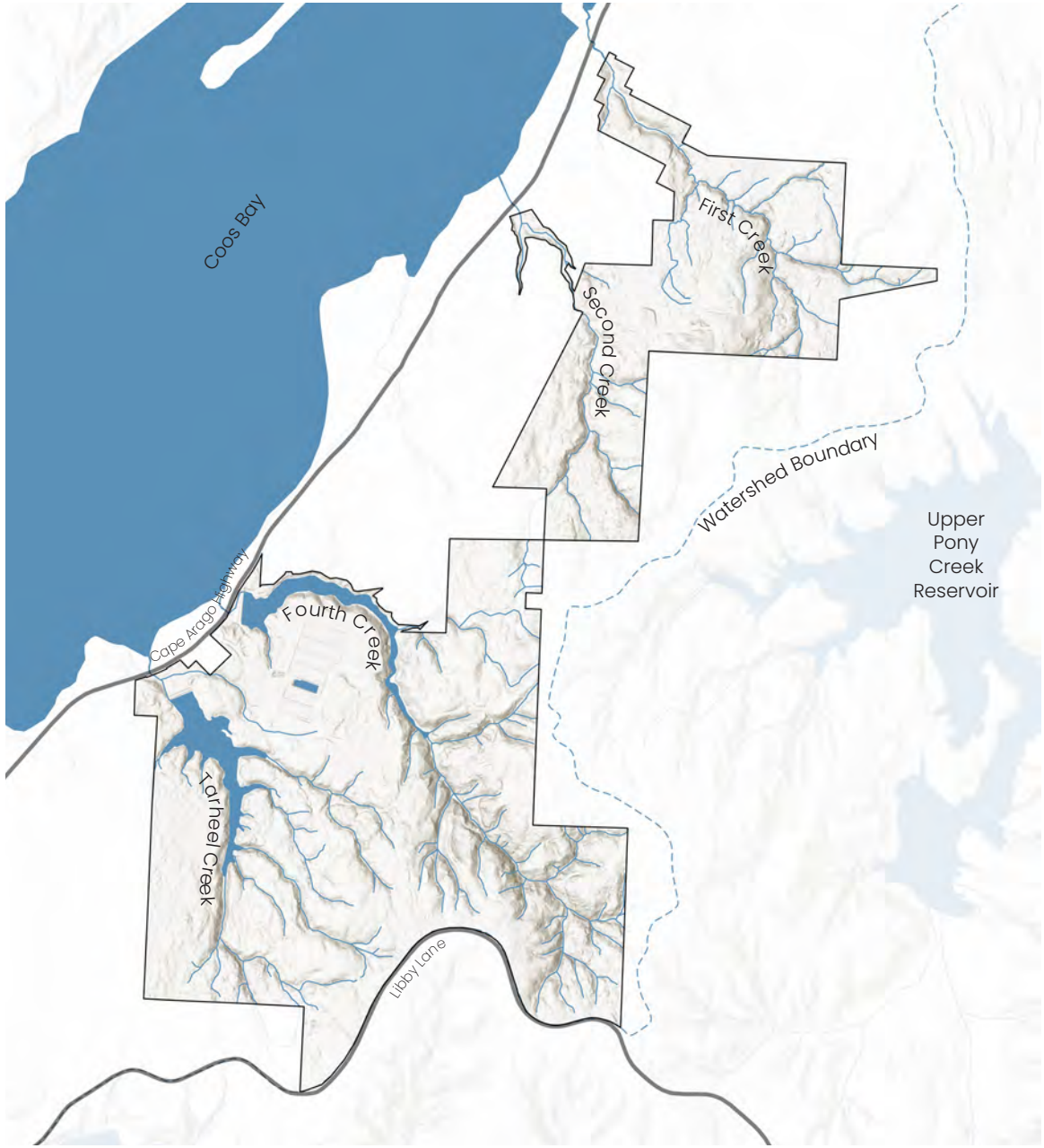
Provide landscape access and education for all ages

GUIDING PRINCIPLES FOR KILKICH DEVELOPMENT



SITE OVERVIEW: *AERIAL*

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

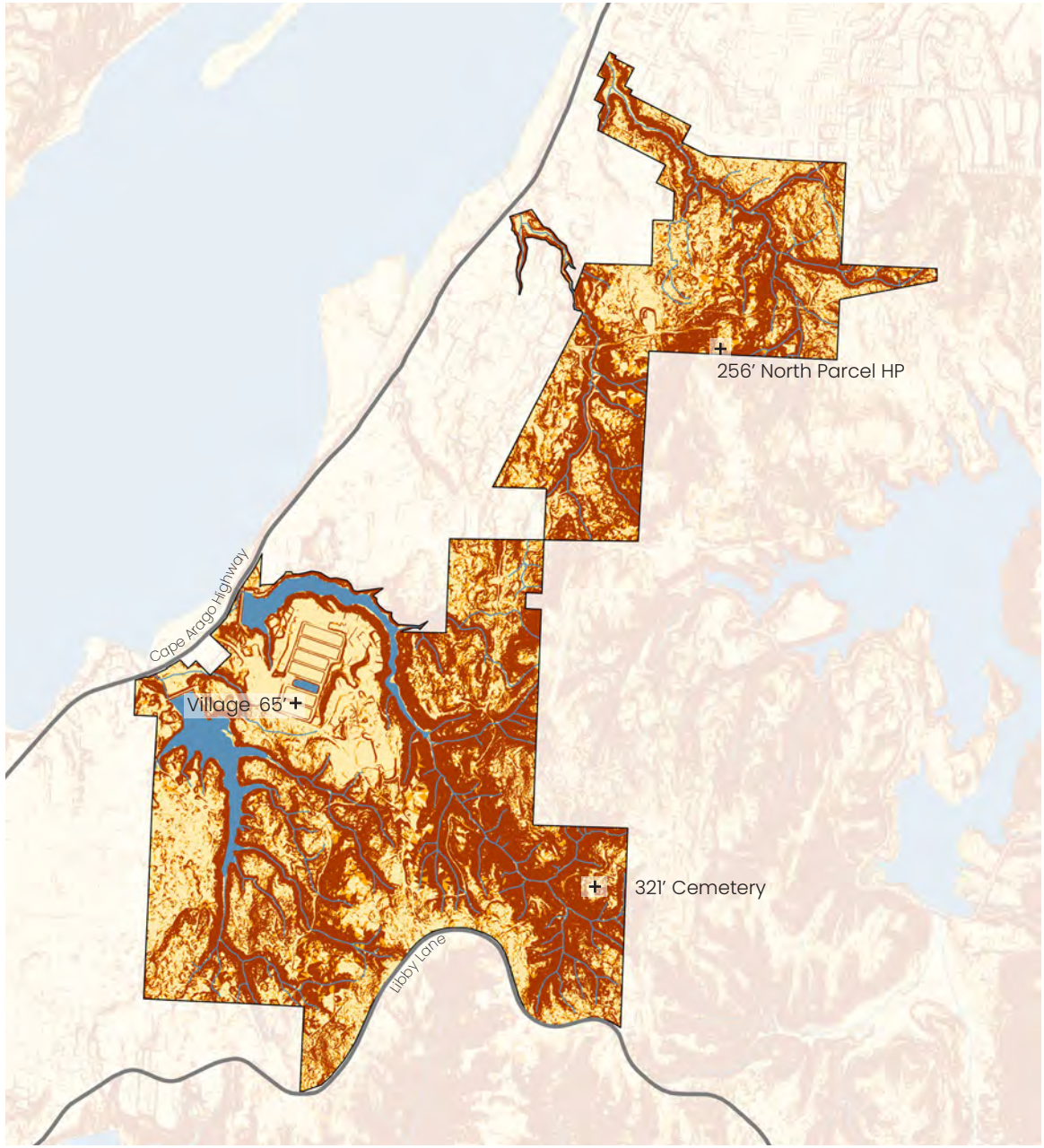


LANDSCAPE: *HYDROLOGY*

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.



0–8.3%: Flat to Slightly Sloping--Suitable for most development, including buildings, roads, and recreation. Within ADA accessibility regulations.

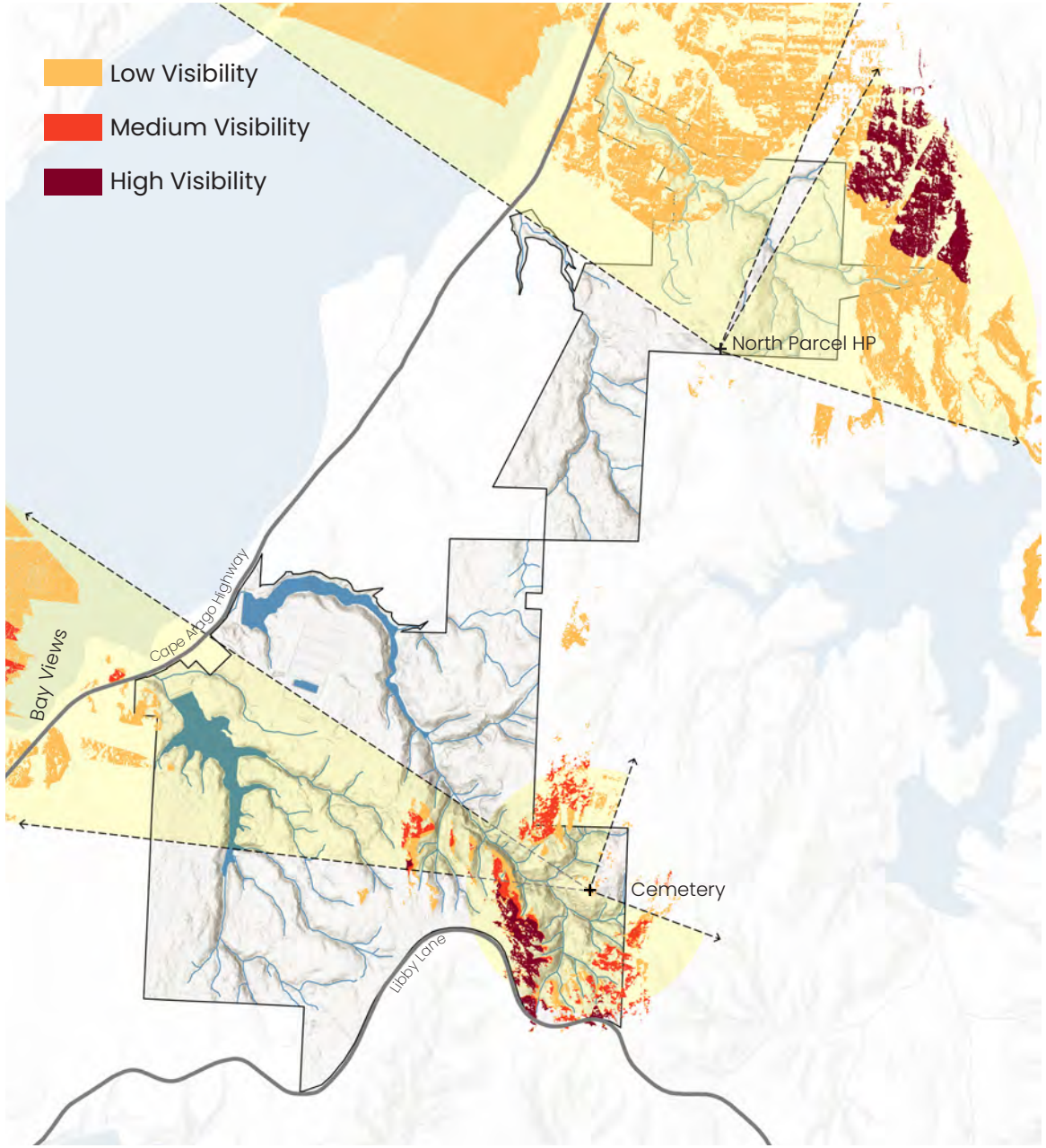
8.3–15%: Moderately Sloping--Buildings require cut-and-fill, daylit basements are common, and roads need to be placed diagonal to slopes to maintain reasonable grades. Requires grading with impacts to surrounding landscape. More challenging for pedestrians and bicycles.

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.

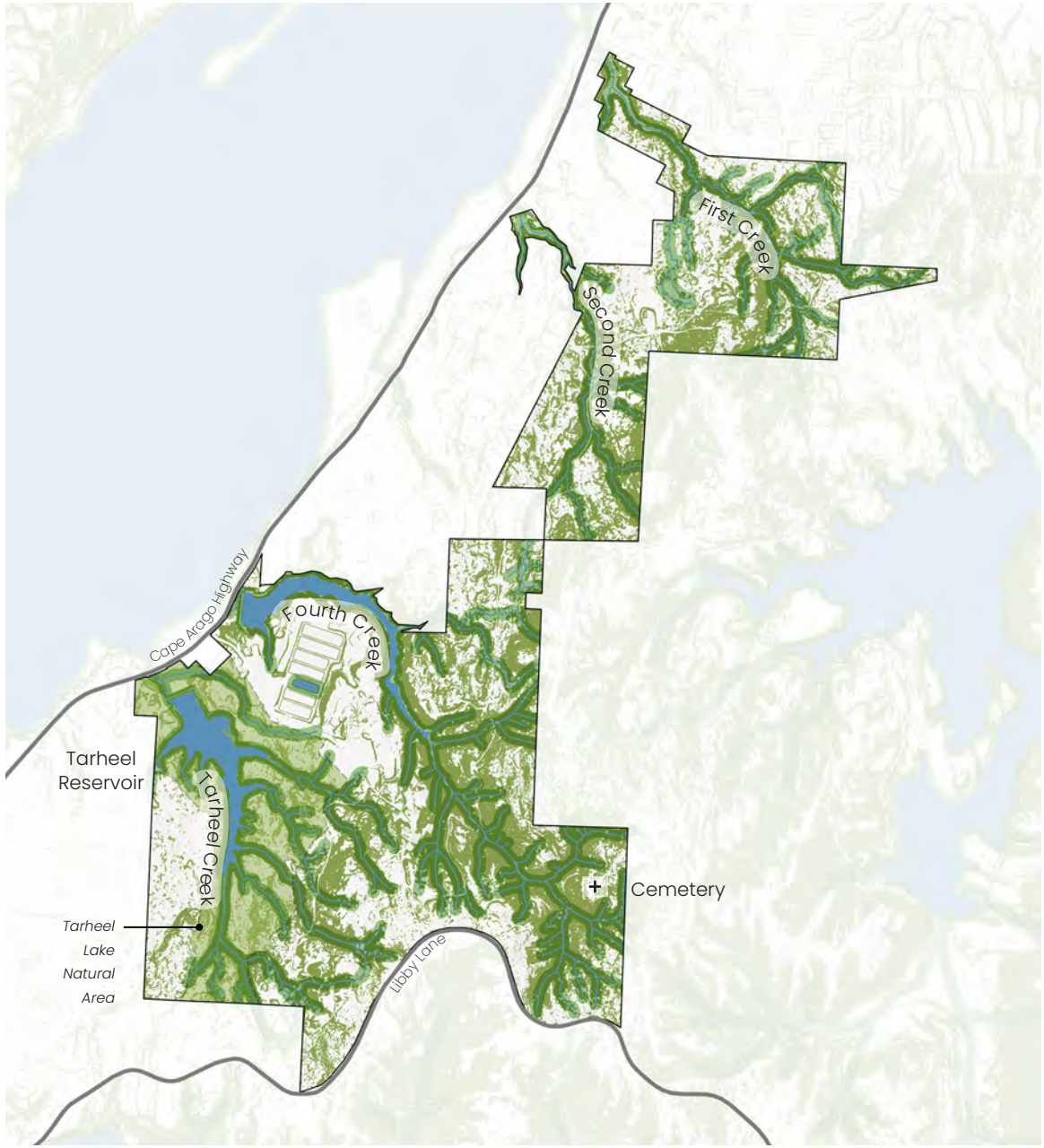
The aspect of this sloping terrain varies with much of the landscape facing either East or West. Aspect can be a consideration for passive solar and shade within developments as well as the types of vegetation that can thrive.

LANDSCAPE: *ELEVATION AND SLOPE*



LANDSCAPE: *VIEWS*

Aspect and topography also create unique views. Views from the cemetery and from the high point no the north property have the potential to capture large swaths of landscape and the Bay.

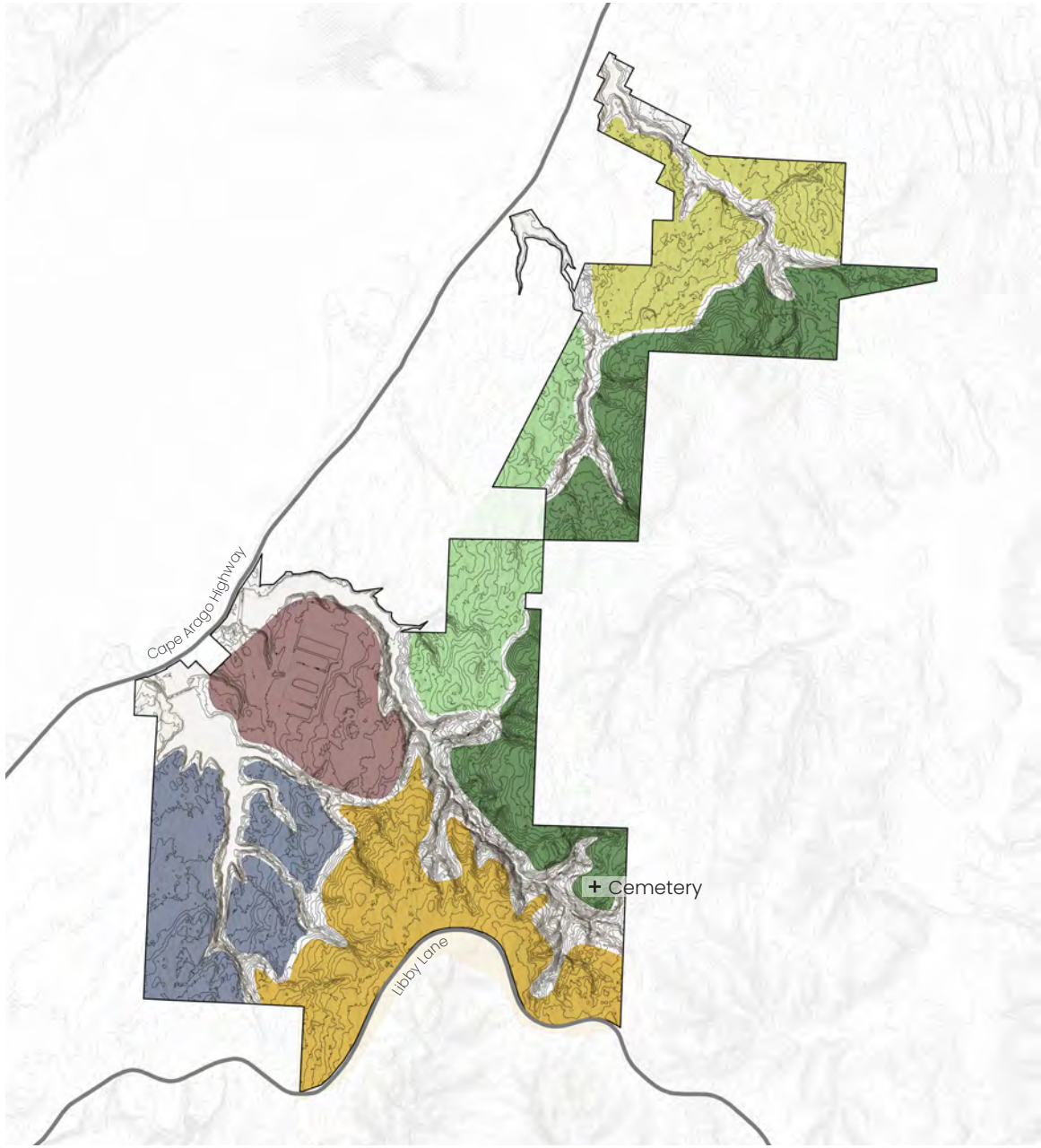




Aerial of a "Green Finger" near the Village

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: *GREEN FINGERS*



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.

LANDSCAPE: *SITE CHARACTER*



The Heights



Rolling Thicket



Rugged Uplands



Kilkich Village

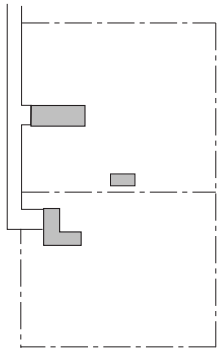
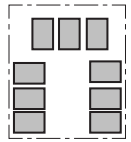
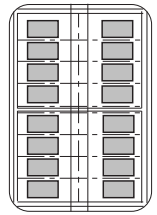
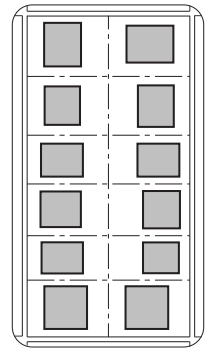
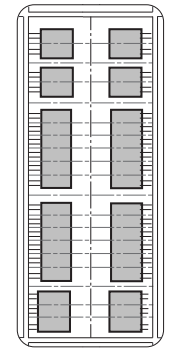
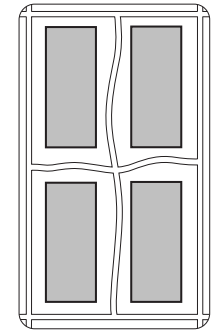


Tarheel Reservoir Forest

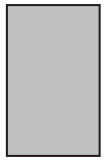
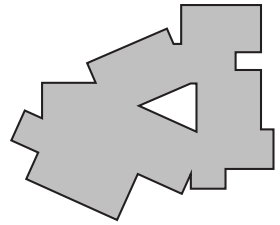
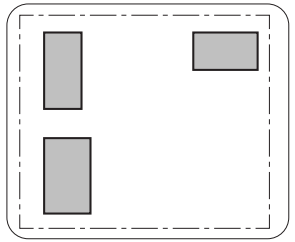
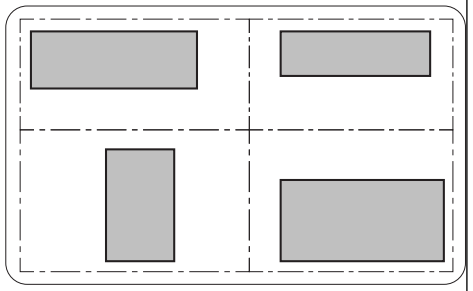
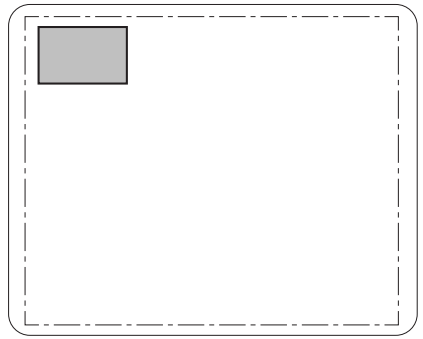
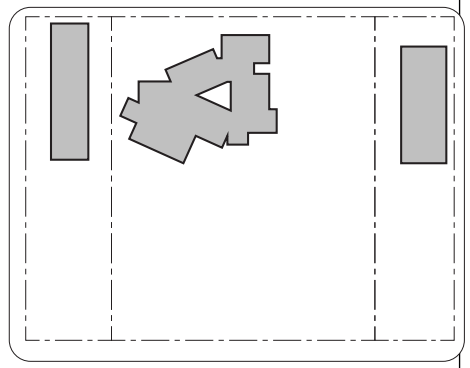
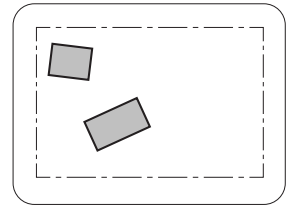


Headwaters

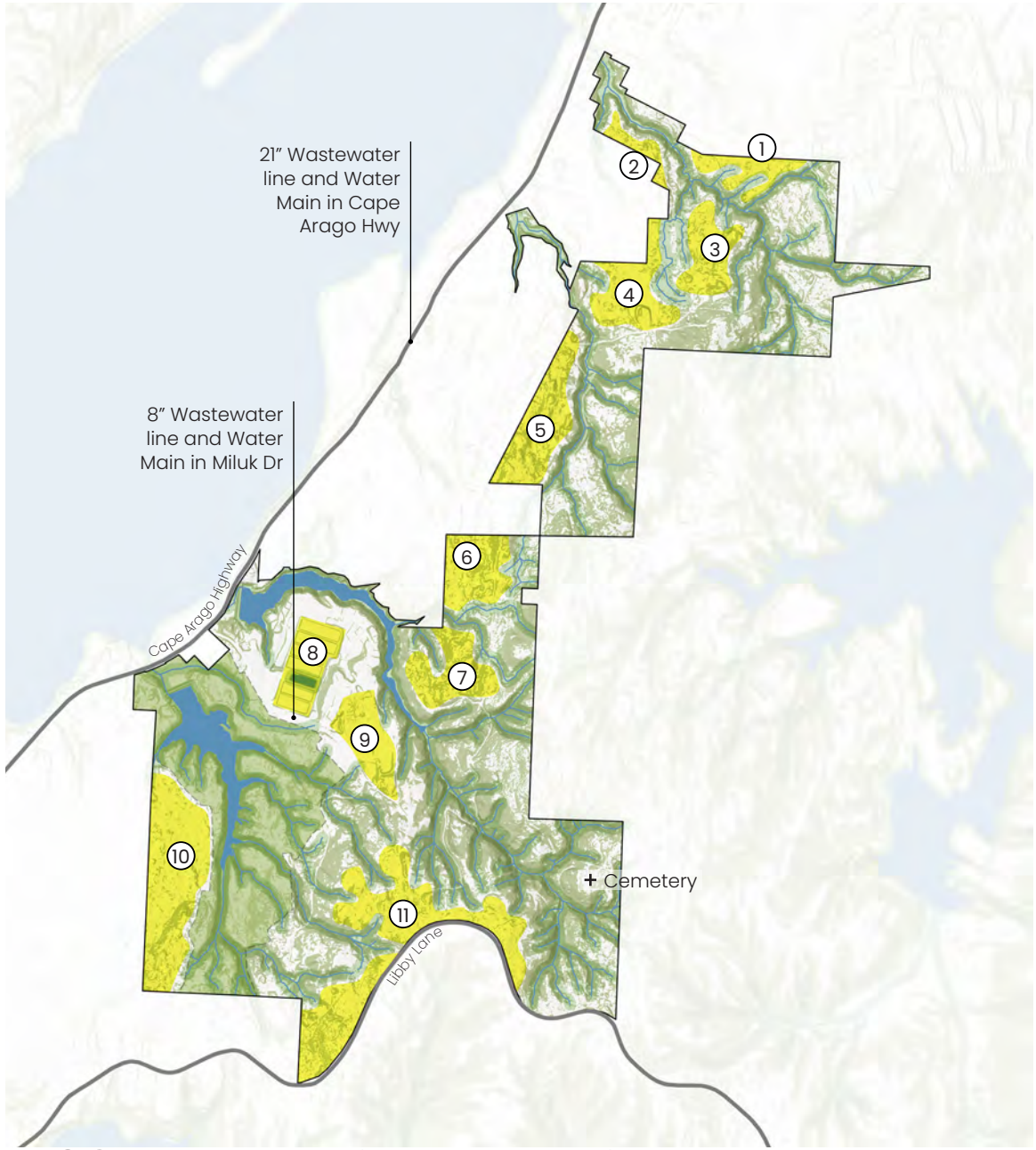
LANDSCAPE: *SITE CHARACTER*

Rural Lot	Tiny Home and Short-Term Housing	Small Lot Single Family	Large Lot Single Family	Middle Housing: Townhomes & Duplex	Multifamily (Workforce/Senior)
					
3-5 AC | *1 unit* Unit Size: 2,500+ SF	~.25 AC | *9 units* Unit Size: 250-300 SF	1.5 AC | *15 units* Unit Size: 1,500 - 2,000 SF	3.5 AC | *12 units* Unit Size: 2,500 - 3,000 SF	2.5 AC | 3*1 units* Unit Size: 1,200 - 2,400 SF	3.5 AC | *96 units* Unit Size: 600 - 1,200 SF
					

RESIDENTIAL PROGRAM

Commercial	Light Industrial (Wood shop, food production, packaging, etc)	Education (Elementary)	Tribal Campus Healthcare	Tribal Campus Cultural
BUILDING UNIT				
				
5,000-8,000 SF	15,000-20,000 SF	10,000 SF	20,000 SF	3,500 SF
BLOCK				
				
2 AC | *2-3 businesses*	5 AC | *4-8 businesses*	5 AC | *1 school*	7 AC | *3-4 buildings*	3 AC | *2-3 buildings*
STREET				
				

NON RESIDENTIAL PROGRAM



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.

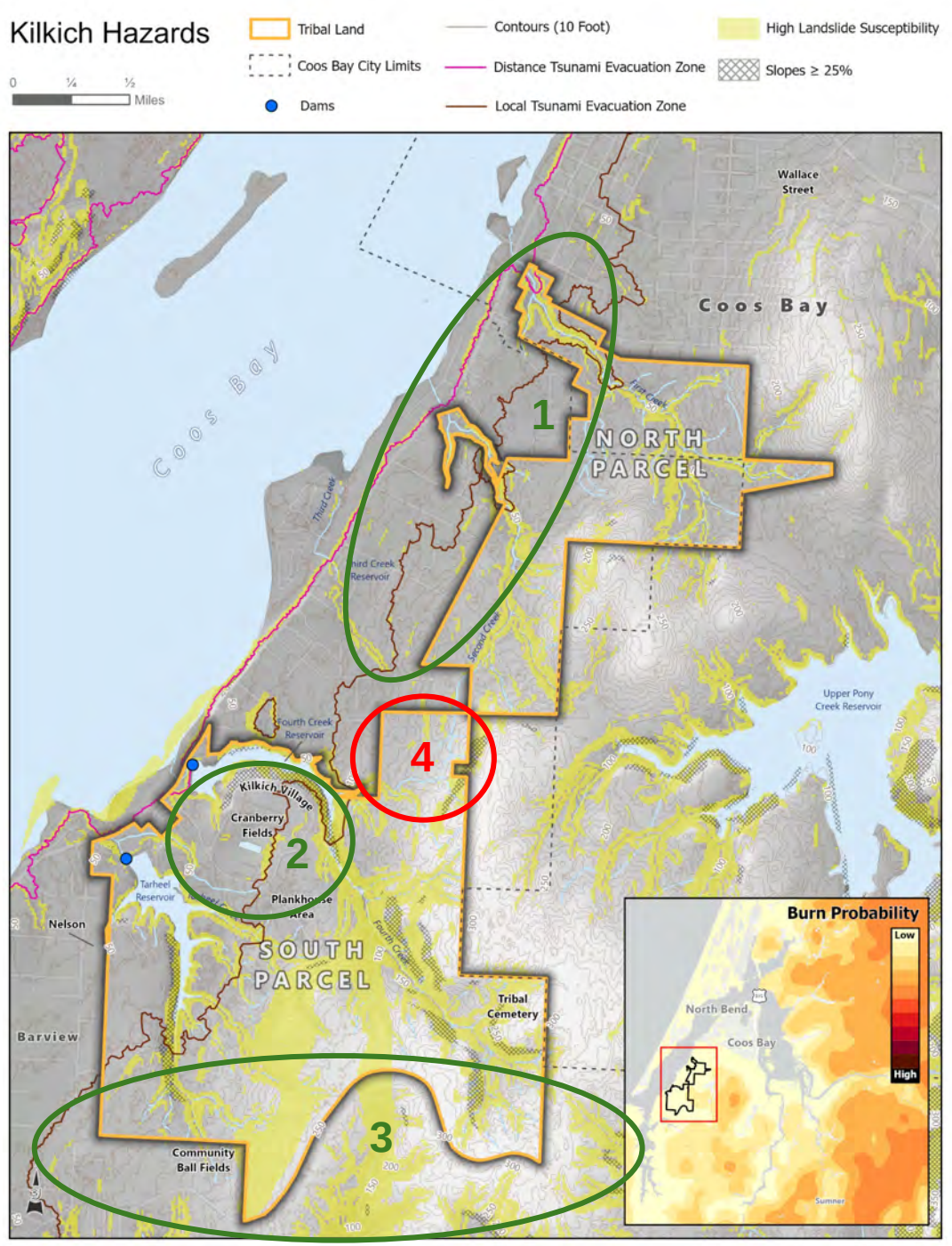
PROGRAM: *DEVELOPABLE LANDS*

Easiest Areas to Develop

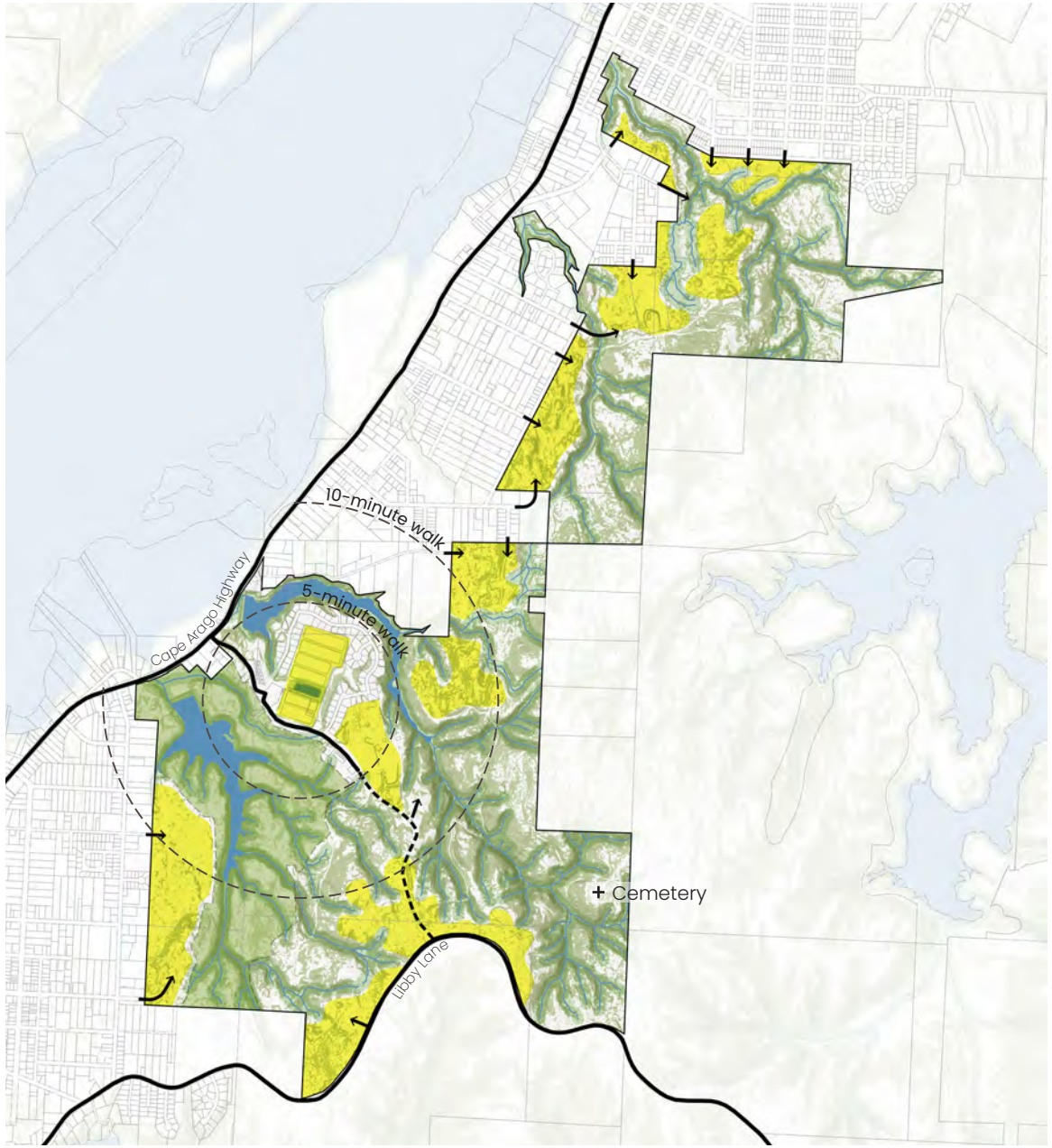
1. North and West areas of North Parcel. Proximity to existing infrastructure
2. Area around Kilkich Village. More capacity may be required
3. Along Libby Lane (South Parcel). Would require off-site connections.

Most Difficult Areas to Develop

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



INFRASTRUCTURE: KEY TAKEAWAYS



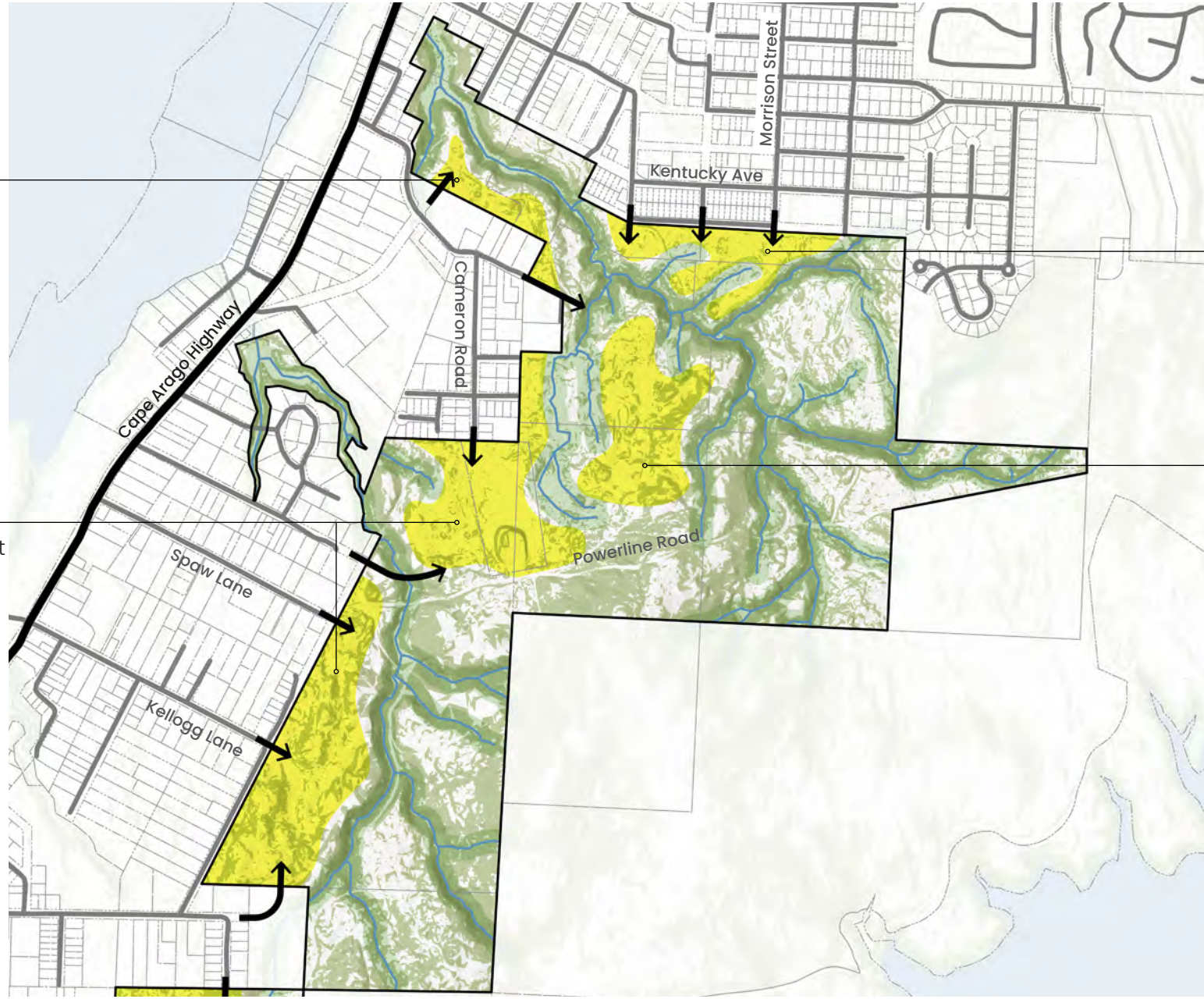
PROGRAM: *CONNECTIONS*

Connections into future development should build on existing infrastructure to tie the community together and encourage walking and biking within a pedestrian=scaled grid.

Multi-use trails can connect destinations between the north and south parcels serving as both means of connectivity and a source of recreation.

- 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

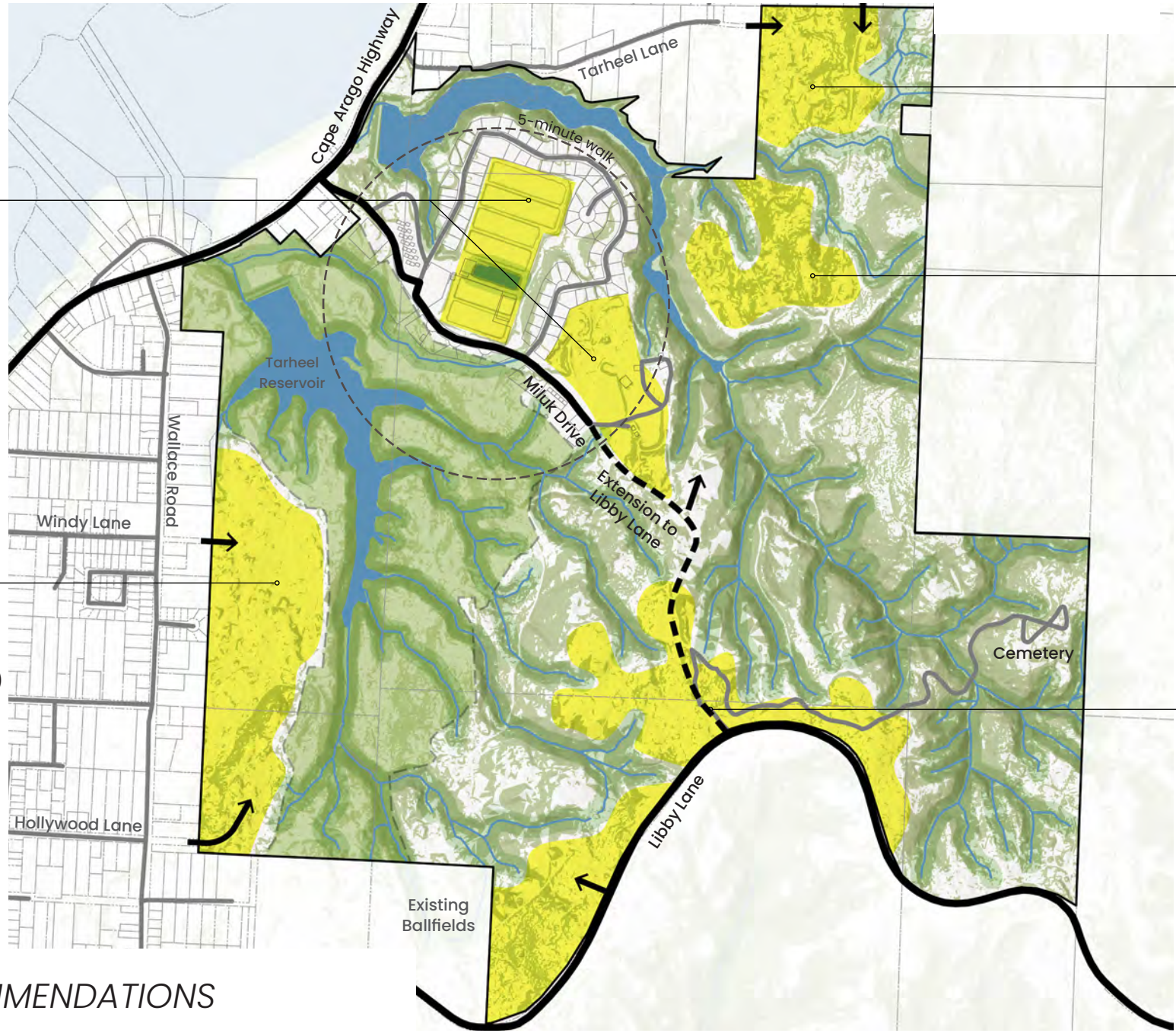
- Housing Large and Small Lot

PROGRAM: *RECOMMENDATIONS*

PROGRAM: *RECOMMENDATIONS*

- Elder Housing
- Visitor Housing
- Short-term Employee Housing
- Culture and Education
- Governmental and Healthcare (additional wellness space)

- Housing Large Lot
- Industrial
- Agriculture
- Recreation (ie youth canoe)
- Conservation
- Education
- Cultural Center/Museum



- Elder Housing
- Visitor Housing
- Employee Housing
- Culture and Education
- Governmental and Healthcare

- Housing Large and Small Lot
- Recreation?

- Housing Large and Small Lot
- Middle Housing
- Commercial
- Industrial
- Governmental
- Recreation?







- Green power
- Green buildings
- Rainwater harvesting
- Low-impact stormwater
- Drought-tolerant and native planting
- Local food production
- Firewise design and forest management



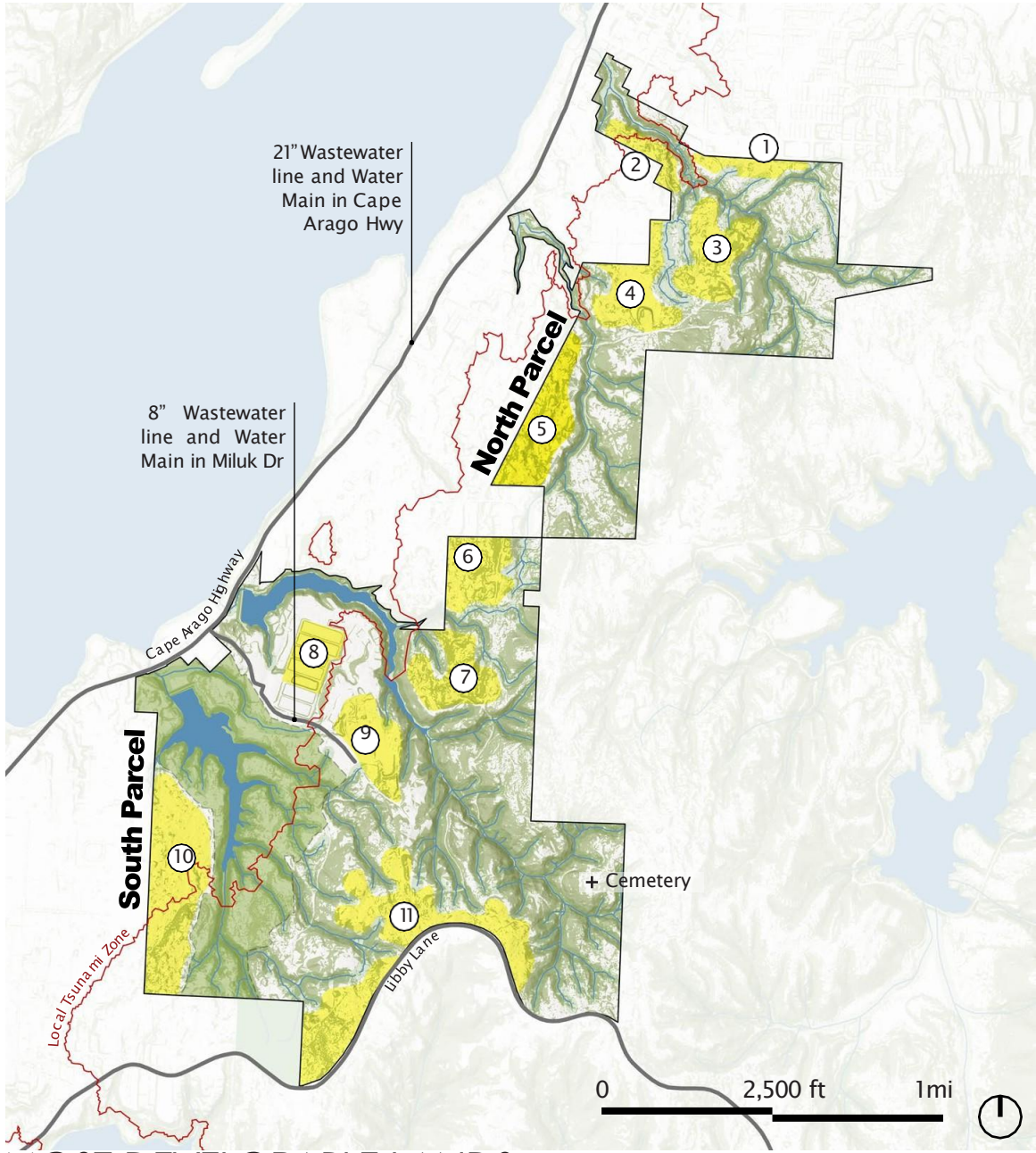






RESILIENT DESIGN

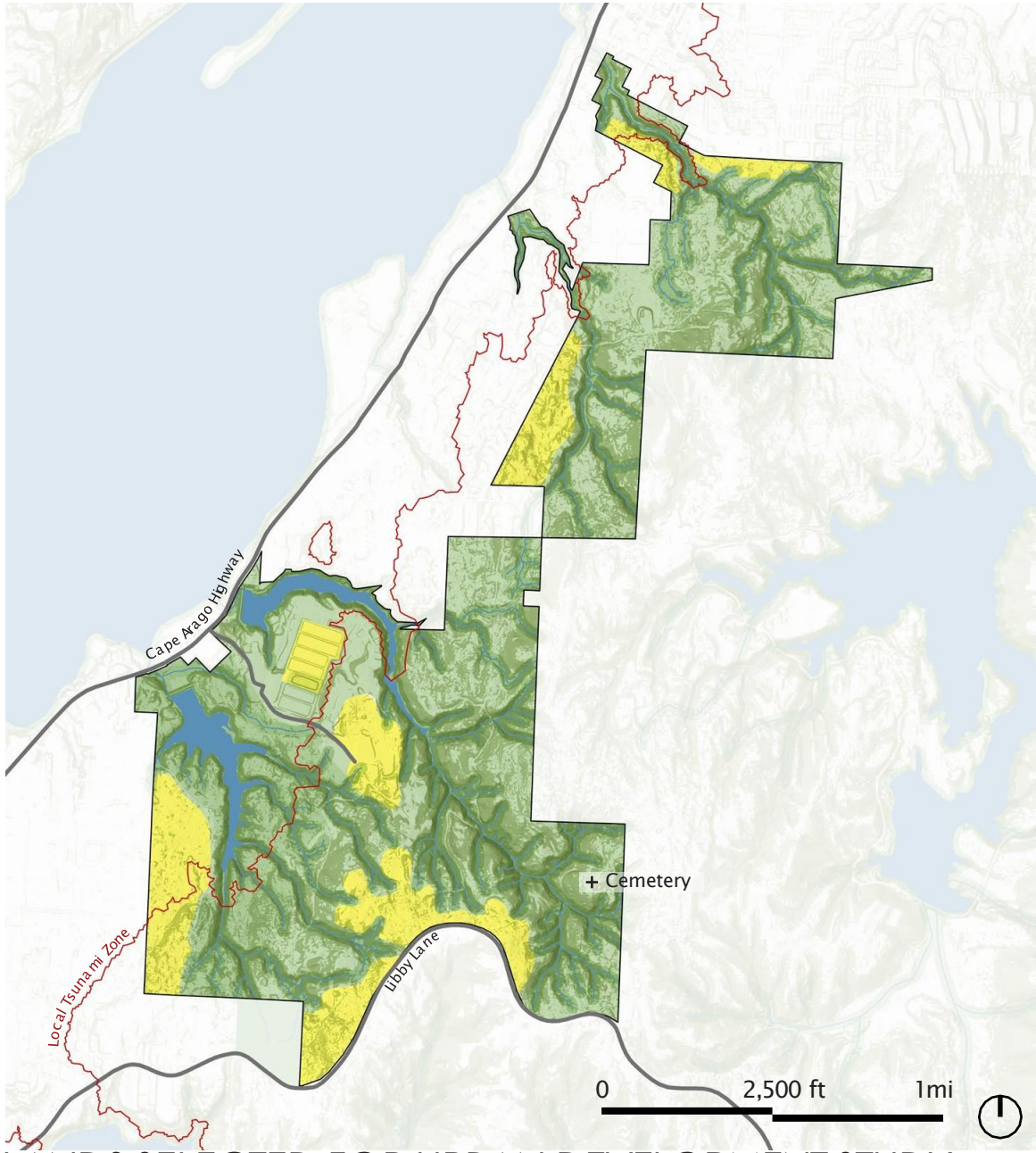
OPPORTUNITIES & CONSTRAINTS REVIEW



1. 7–9 AC
2. 7–9 AC (~2 inside tsunami zone and 6 outside)
3. 17–19 AC
4. 20–22 AC
5. 24–26 AC
6. 16–18 AC
7. 20–22 AC (difficult infrastructure access limits developability of this site)
8. 10–12 AC (only includes the bogs)
9. 15–17 AC
10. 46–48 AC (~27 inside tsunami zone and ~20 outside)
11. 56–58 AC

Total Site Acreage: 1,070 acres
Total Developable Land: ~250 AC
Percent of Total Land: ~23%

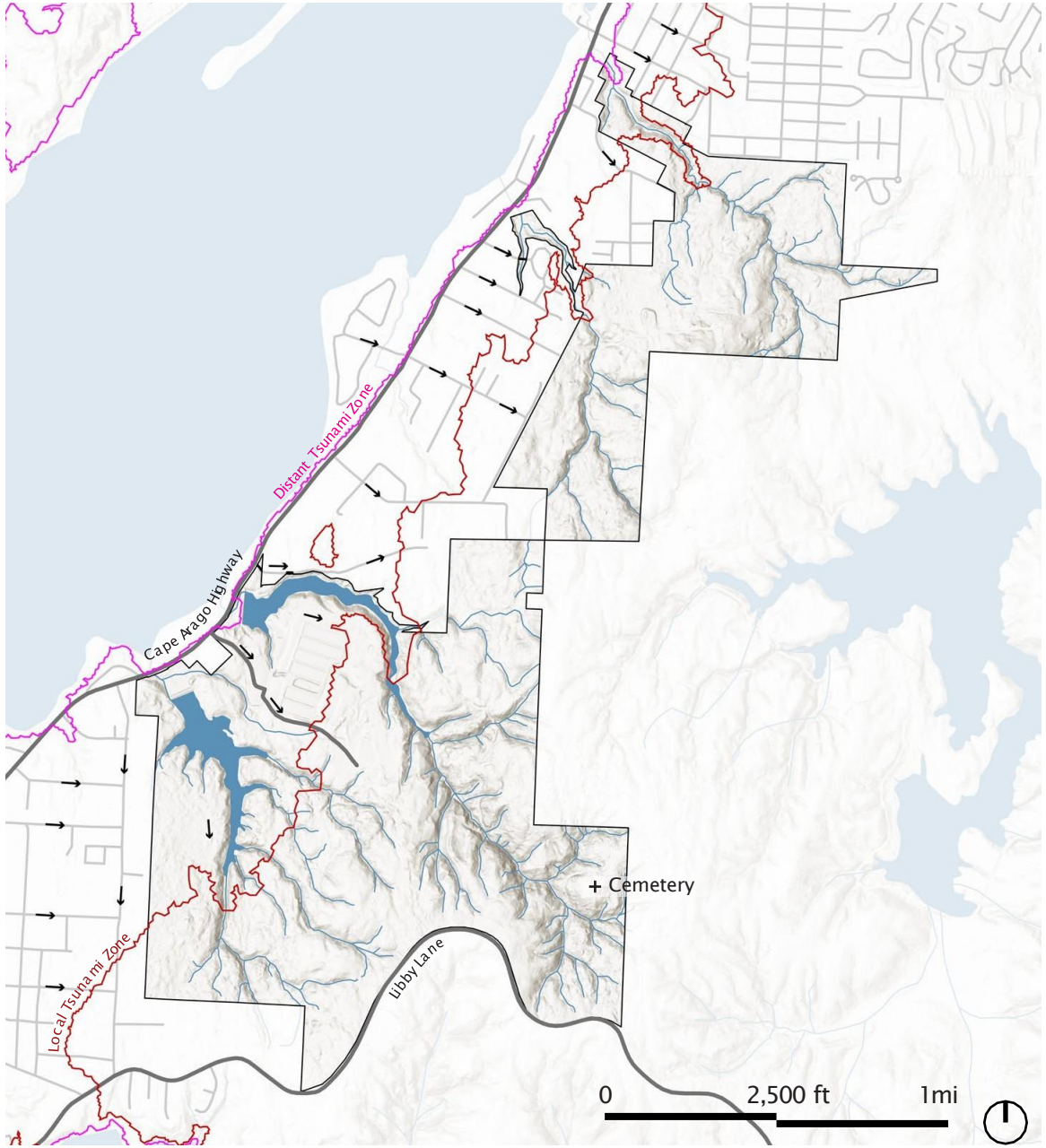
MOST DEVELOPABLE LANDS



LANDS SELECTED FOR URBAN DEVELOPMENT STUDY

Because they would be challenging to develop, areas 3, 4, 6, and 7 were removed from study consideration leaving the highlighted areas. **After 2039, additional areas may be considered for development.**

Land Identified for urban development study: **~173 AC**



TSUNAMI CONSIDERATIONS

No alternative will place ***new housing*** within the local tsunami zone *for this study*

Some but not all alternatives will have new ***non-residential programs*** built in the local tsunami zone



Opportunities for resilient design

Rooftop Evacuation Ramp, Hatfield Marine Science Center, Newport

PROGRAM

Every Alternative will:

accommodate at least ***90-110 new housing units with a diversity of lot sizes*** and an additional ***10-20 units of new Elder housing***

This would mean doubling the amount of housing in Kilkich over the next 10 years

identify sufficient space for ***60,000-80,000 sq ft of new Tribal programs and services***

identify sufficient space for ***neighborhood amenities*** in all residential areas

will provide sufficient space for ***natural areas, wildlife corridors and trail or road connections*** in any area that also includes housing and/or Tribal services

identify sufficient space for ***small commercial businesses*** such as laundromat, distillery, convenience store, and storage

identify sufficient space for a ***solar farm, Tribal storage***, and properties and ***facilities operations*** and work space

identify sufficient ***community supported agriculture space***





All alternatives will take into consideration the feasibility of energy sovereignty, green infrastructure, water rights, water quality and management.

PROGRAM: *CRITERIA*

Every alternative will accommodate at least ***90-110 new housing units with a diversity of lot sizes*** and an additional ***10-20 units of new Elder housing***


Rural Lot


Cottage / Tiny home


Apartment


Townhome


Single Family Detached


Elder Duplex

Residential Densities

- Rural Lot (>1 AC)
- Large Lot (1/4 ac – 1ac)
- Small Lot (<1/4 ac)
- Mixed Housing: Cottage Homes, Townhome, Plex, Apartments, etc.

PROGRAM: *HOUSING*

Every alternative identifies sufficient space for small commercial businesses such as laundromat, distillery, convenience store, and storage

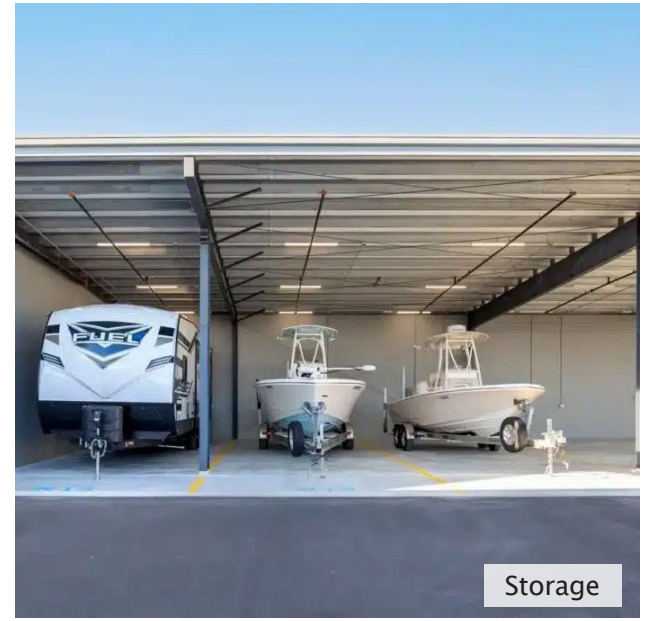
Every alternative identifies sufficient space for a ***solar farm***, ***Tribal storage***, and properties and ***facilities operations*** and work space



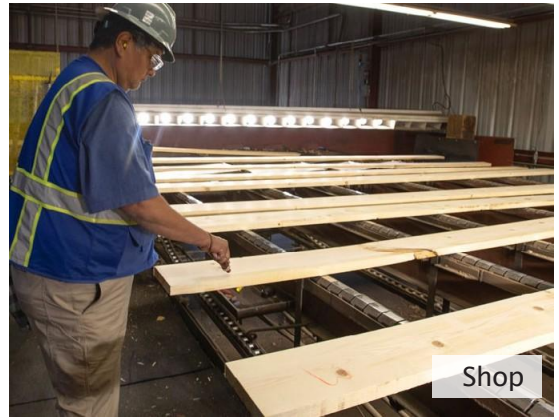
Laundromat



Distillery


Storage


Convenience Store


Shop


Maintenance Yard

PROGRAM: *TRIBAL ENTERPRISE LIGHT INDUSTRIAL*

PROGRAM: *TRIBAL GOV. LIGHT INDUSTRIAL*

Every alternative identifies sufficient space for ***60,000-80,000 sq ft of new Tribal programs and services space***



Wellness Center



SWOCC Campus, Coos Bay

PROGRAM: *TRIBAL GOV. PROGRAMS AND SERVICES*

Every alternative will identify sufficient ***community supported agriculture space***











- Ethnobotany
- Orchards
- Community Gardens
- Farm to Table

PROGRAM: *TRIBAL AGRICULTURE*

All residential areas in every alternative will identify sufficient space for ***neighborhood amenities***


Shelters and Gathering


Flexible lawns and open space

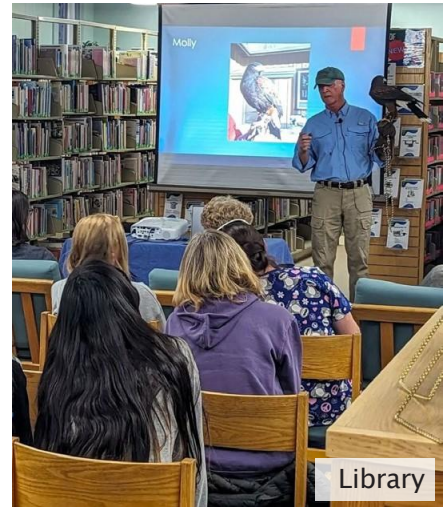


Cultural and community events



Youth and community centers


Tribal Recreation
(source Cow Creek Band of Umpqua Tribe of Indians)



Library

Potential Amenity Types:

- Pocket Parks
- Sports Areas
- Passive Recreation
- Gathering and Play Areas
- Community Center
- Youth Center
- Community Gardens
- Library
- Etc.
- May be co-located with other Tribal buildings

PROGRAM: *COMMUNITY AMENITIES & ACTIVE RECREATION*

HOUSING
- Lowest Density / Rural Lot *(>1 AC)*
- Low Density / Large Lot *(1/4 AC - 1 AC)*
- Medium Density / Small Lot *(<1/4 AC)*
- High Density / Townhome, Plex, Apartments

TRIBAL ENTERPRISE LIGHT INDUSTRIAL
(Distillery, laundromat, convenience store, storage etc.)

TRIBAL GOV. LIGHT INDUSTRIAL
(Includes solar, tribal storage, and properties and facilities operations and work space)

TRIBAL GOV. PROGRAMS AND SERVICES
(Education, Healthcare, Community Center, cultural facilities, etc.)

TRIBAL AGRICULTURE

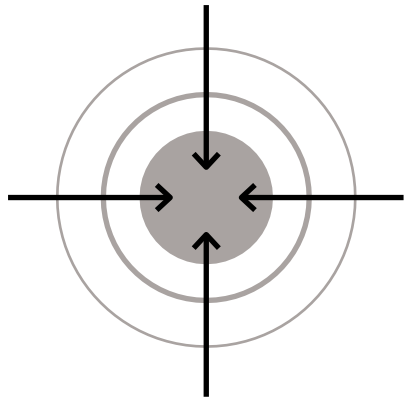
OPEN SPACE

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

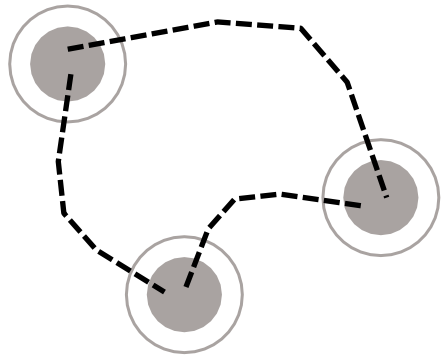
RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

POTENTIAL STREET CONNECTIONS



Centralized:
Tribal administration and services are largely consolidated into one main campus. Residential density is clustered nearest these services

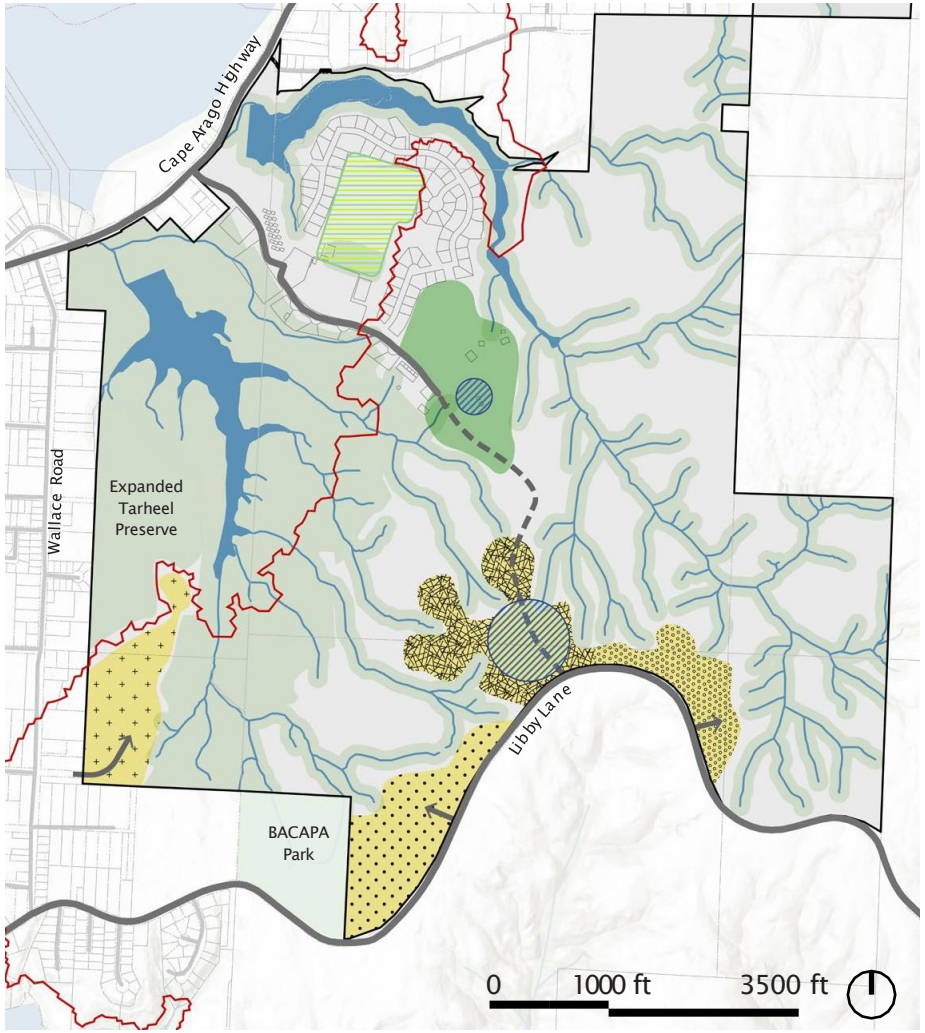
VS



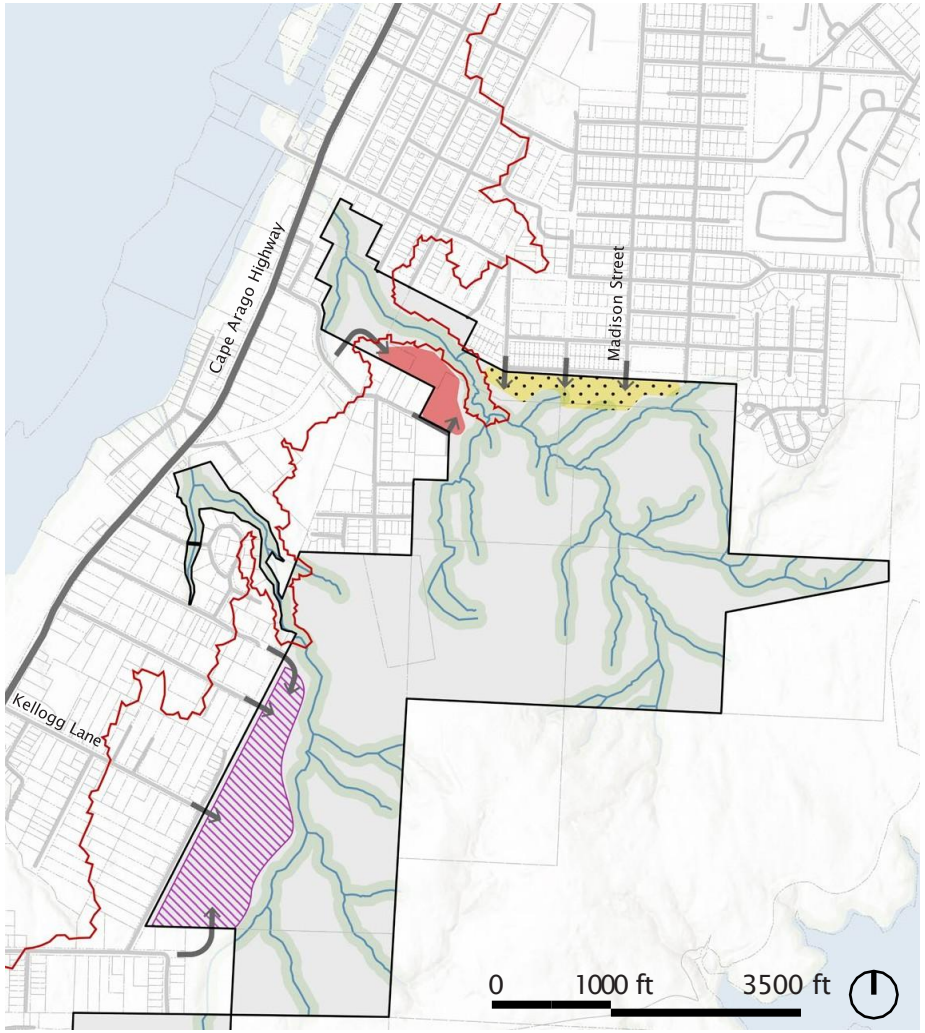
Dispersed: Tribal administration and services are distributed in smaller campuses across both parcels. Residential density is more spread out with pockets of density in more places.

PROGRAM: *OVERVIEW*

ALTERNATIVES



SOUTH PARCEL



NORTH PARCEL

HOUSING
- Lowest Density / Rural Lot *(>1 AC)*
- Low Density / Large Lot *(1/4 AC - 1 AC)*
- Medium Density / Small Lot *(<1/4 AC)*
- High Density / Townhome, Plex, Apartments

TRIBAL ENTERPRISE LIGHT INDUSTRIAL
(Distillery, laundromat, convenience store, storage etc.)

TRIBAL GOV. LIGHT INDUSTRIAL
(Includes solar, tribal storage, and properties and facilities operations and work space)

TRIBAL GOV. PROGRAMS AND SERVICES
(Education, Healthcare, Community Center, cultural facilities, etc.)

TRIBAL AGRICULTURE

OPEN SPACE

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

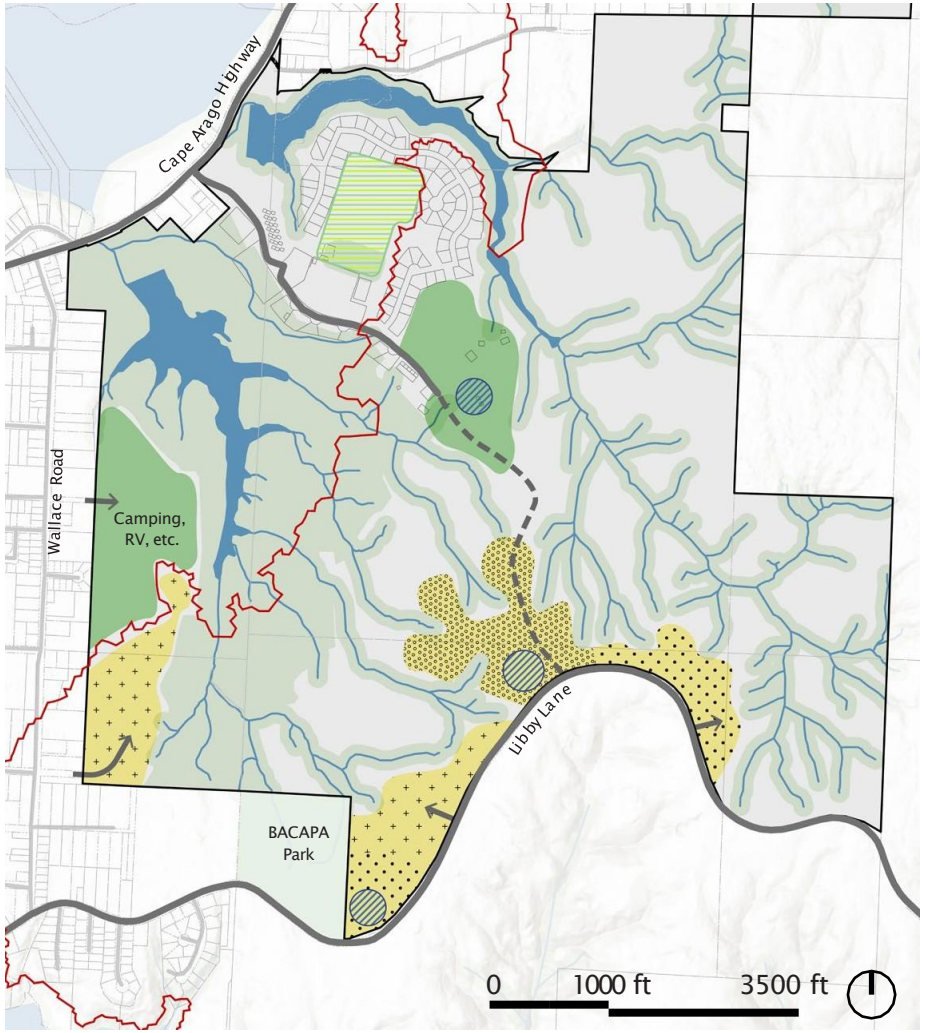
POTENTIAL STREET CONNECTIONS

ALTERNATIVE 1

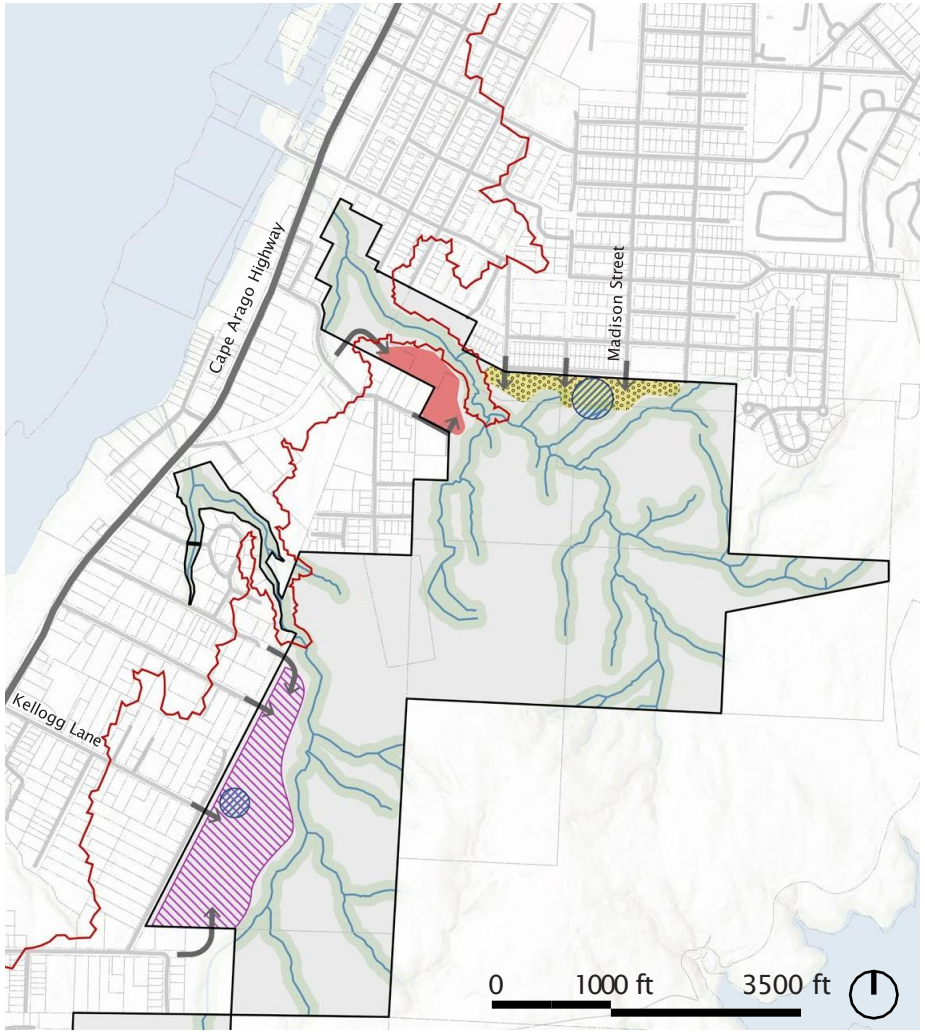
Theme: ***Centralized & Above the Tsunami Line***

Max. Potential Housing Capacity
- Rural Lot: 4 units
- Large Lot: 7–24 units (North)
  20–70 units (South)
- Small Lot: 40–110 units
- Mixed Housing (could include Elder Housing): 150–350 units

Total: Up to 558 units (maximum)



SOUTH PARCEL



NORTH PARCEL

HOUSING
- Lowest Density / Rural Lot *(>1 AC)*
- Low Density / Large Lot *(1/4 AC - 1 AC)*
- Medium Density / Small Lot *(<1/4 AC)*
- High Density / Townhome, Plex, Apartments

TRIBAL ENTERPRISE LIGHT INDUSTRIAL
(Distillery, laundromat, convenience store, storage etc.)

TRIBAL GOV. LIGHT INDUSTRIAL
(Includes solar, tribal storage, and properties and facilities operations and work space)

TRIBAL GOV. PROGRAMS AND SERVICES
(Education, Healthcare, Community Center, cultural facilities, etc.)

TRIBAL AGRICULTURE

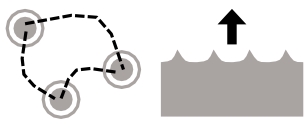
OPEN SPACE

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

POTENTIAL STREET CONNECTIONS



ALTERNATIVE 2

Theme: ***Dispersed & Above the Tsunami Line***

Max. Potential Housing Capacity

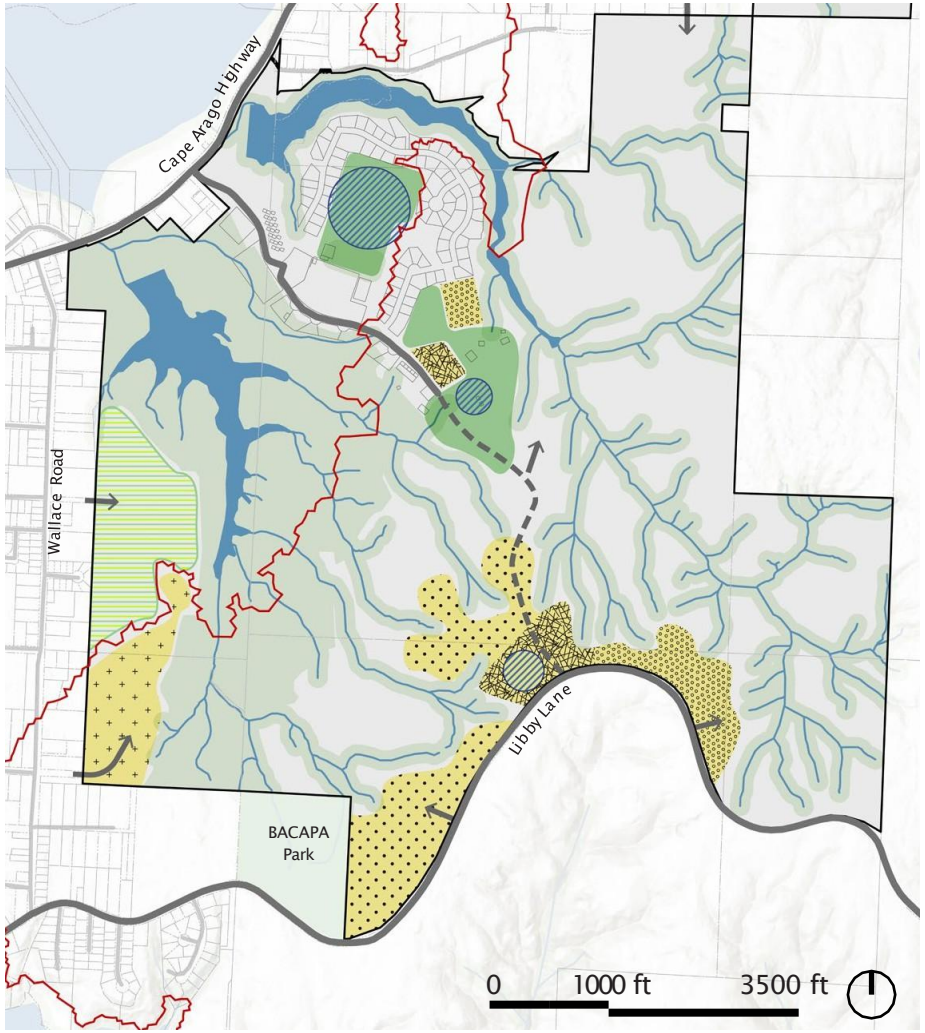
Rural Lot: 7 units

Large Lot: 20–65 units

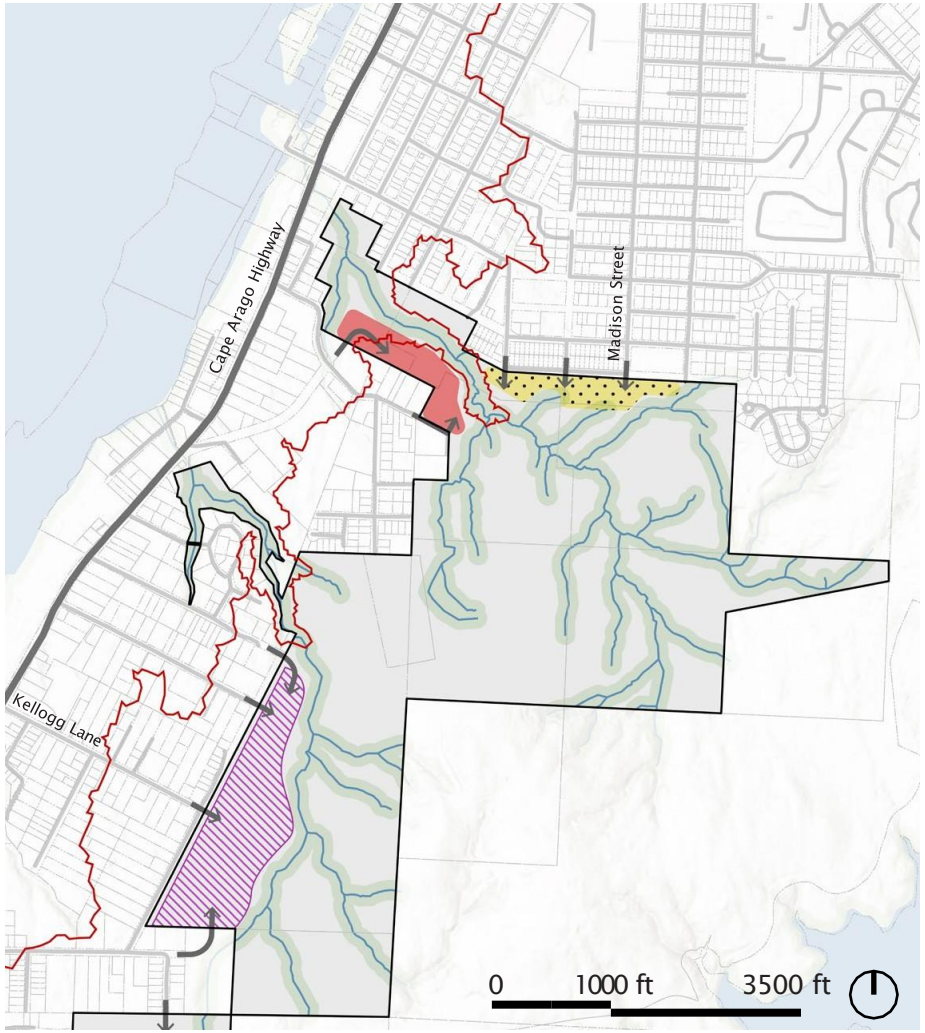
Small Lot (could include elder housing): 28–70 units (North)
80–200 units (South)

Mixed Housing: 0 units

Total: Up to 342 units (maximum)



SOUTH PARCEL



NORTH PARCEL

HOUSING
- Lowest Density / Rural Lot *(>1 AC)*
- Low Density / Large Lot *(1/4 AC - 1 AC)*
- Medium Density / Small Lot *(<1/4 AC)*
- High Density / Townhome, Plex, Apartments

TRIBAL ENTERPRISE LIGHT INDUSTRIAL
(Distillery, laundromat, convenience store, storage etc.)

TRIBAL GOV. LIGHT INDUSTRIAL
(Includes solar, tribal storage, and properties and facilities operations and work space)

TRIBAL GOV. PROGRAMS AND SERVICES
(Education, Healthcare, Community Center, cultural facilities, etc.)

TRIBAL AGRICULTURE

OPEN SPACE

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

POTENTIAL STREET CONNECTIONS

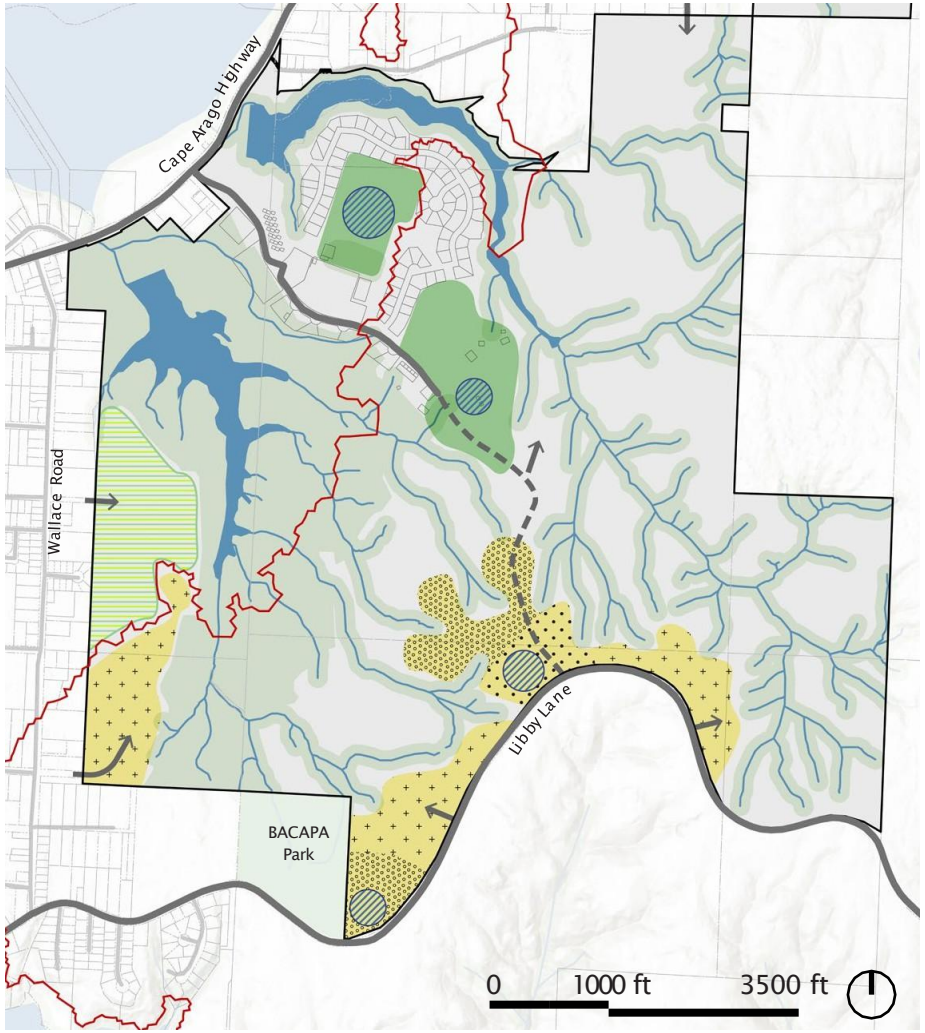
ALTERNATIVE 3

Theme: ***Centralized & Below the Tsunami Line***

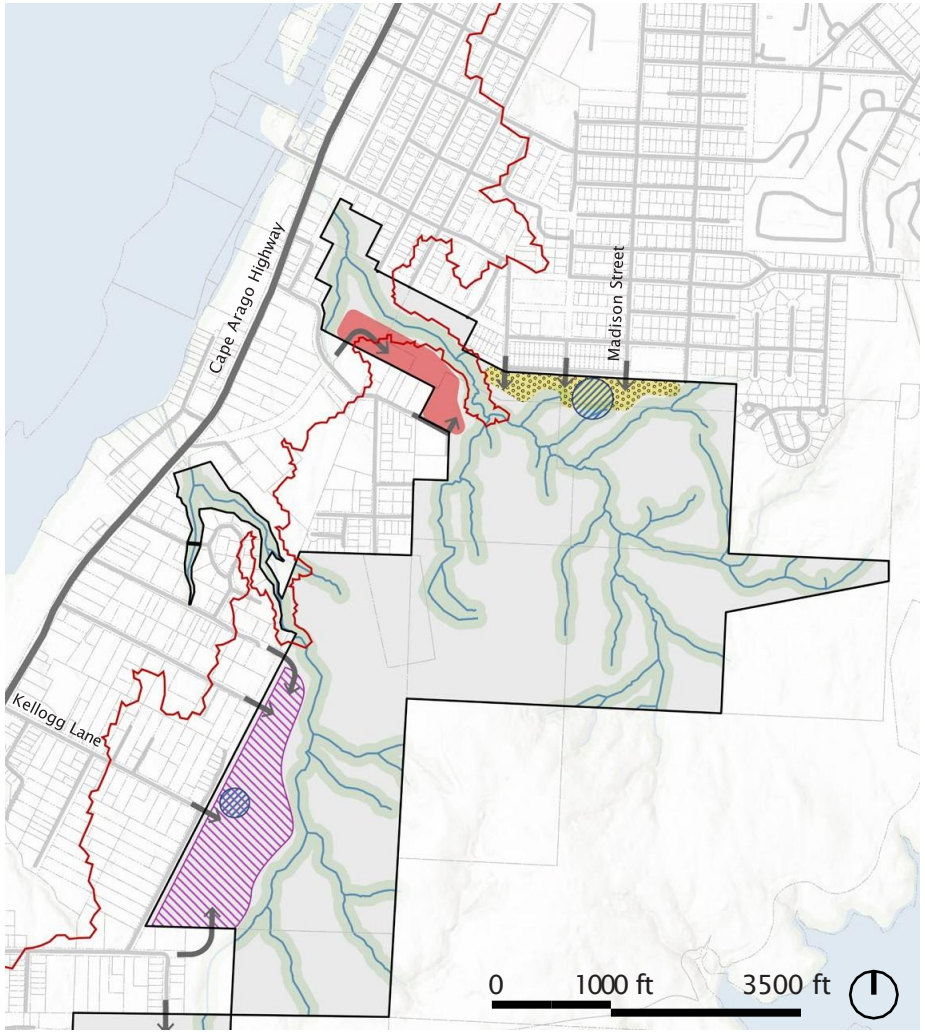
Max. Potential Housing Capacity

- Rural Lot: 4 units
- Large Lot: 7–24 units (North)
  22–118 units (South)
- Small Lot: 60–120 units
- Mixed Housing (could include elder housing): 110–180 units

Total: Up to 446 units (maximum)



SOUTH PARCEL



NORTH PARCEL

HOUSING
- Lowest Density / Rural Lot *(>1 AC)*
- Low Density / Large Lot *(1/4 AC - 1 AC)*
- Medium Density / Small Lot *(<1/4 AC)*
- High Density / Townhome, Plex, Apartments

TRIBAL ENTERPRISE LIGHT INDUSTRIAL
(Distillery, laundromat, convenience store, storage etc.)

TRIBAL GOV. LIGHT INDUSTRIAL
(Includes solar, tribal storage, and properties and facilities operations and work space)

TRIBAL GOV. PROGRAMS AND SERVICES
(Education, Healthcare, Community Center, cultural facilities, etc.)

TRIBAL AGRICULTURE

OPEN SPACE

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

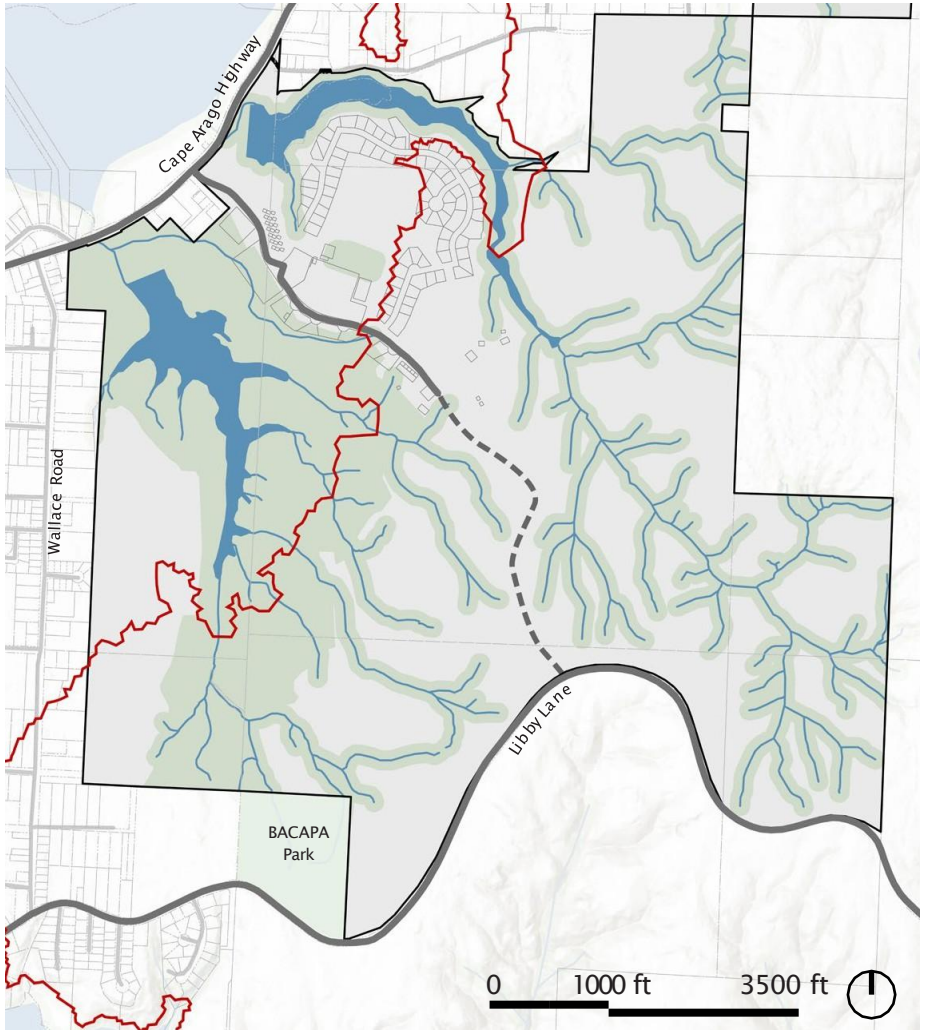
POTENTIAL STREET CONNECTIONS

ALTERNATIVE 4

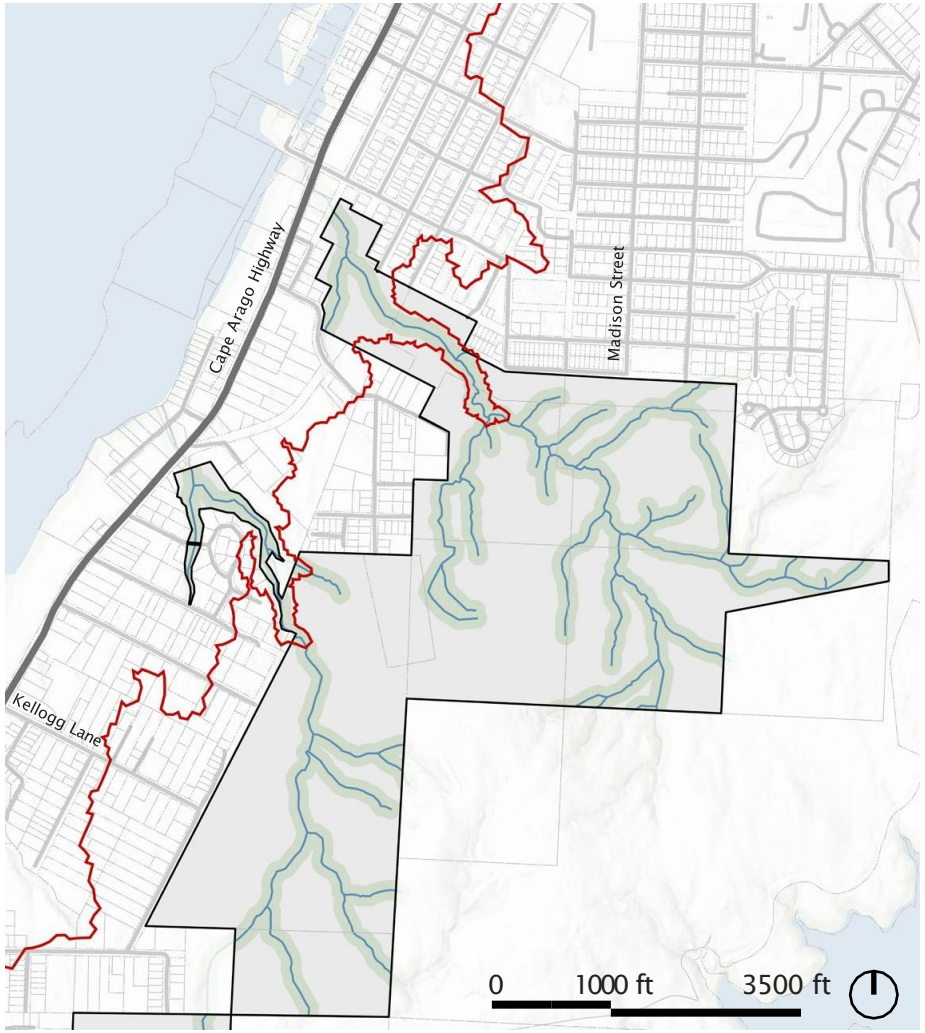
Theme: ***Dispersed & Below the Tsunami Line***

Max. Potential Housing Capacity
- Rural Lot: 10 units
- Large Lot: 7–28 units
- Small Lot (could include elder housing): 28–70 units (North)
  67–180 units (South)
- Mixed Housing: 0 units

Total: Up to 288 units (maximum)



SOUTH PARCEL



NORTH PARCEL

ACTIVE RECREATION

HEALTHY FOREST, PASSIVE RECREATION, & NATURAL OPEN SPACE

RIPARIAN BUFFERS / TARHEEL PRESERVATION
(100' offset on each side of streams)

POTENTIAL STREET CONNECTIONS

ALTERNATIVE 5

Theme: ***No New Development***

0 Housing units

TRIBAL ENGAGEMENT

Activities to develop the preliminary alternatives:

- 12 interviews with Tribal Council and Agency CEOs to understand key goals for the project and desired uses for various sites
- Outreach meeting with local and state agencies to discuss opportunities and constraints related to future development
- Tribal Steering Committee meeting to review and comment on draft alternatives
- Tribal Council meeting to review and comment on draft alternatives

Listening Session Roadshow to engage Tribal membership:

- Coos Bay Listening Session
- Elder's Advisory Council
- Eugene Listening Session
- Medford Listening Session
- Restoration Celebration Tabling and Open House
- Roseburg Listening Session
- Youth Advisory Council
- Tribal Council Workshop
- Zoom Meeting

