



Coquille Indian Tribe Comprehensive Plan
Coquille Indian Tribe Interviews Memorandum
June 30, 2017

The Coquille Indian Tribe (CIT) is preparing a comprehensive plan for its Empire properties. The goal of this effort is to identify land use designations for the properties. As part of the comprehensive planning process, the Tribe conducted focus group interviews with nine CIT committees and boards representatives from six local agencies to document community goals, values and opportunities for the Empire properties. The following is a summary of interview results. A list of focus groups is included in Appendix A. A compilation of interview results is included in Appendix B.

Key Points

- Community facilities and natural resources are the greatest cultural assets for the Tribe, including the plank house, clinic, canoe shed, wetland trails, lakes and streams, cemetery, reservoirs fish weirs (North Bend) and areas for traditional food gathering. The Tribe should continue to improve access to these resources.
- Forest land has more cultural value than economic value. Focus on removing invasive species. Some of the useful plant species include Cedar, blackberry, huckleberry and mushrooms. Access to natural and cultural resources is very important as is protecting and restoring water resources to encourage lamprey and salmon recover.
- Continuous sidewalks, bike facilities and access across Cape Arago Access are needed for safety and mobility purposes. Connectivity within and through the Empire properties should be improved, especially for emergency preparedness purposes. More frequent transit service, on nights and weekends, would be welcome.
- Housing is a critical need for the Tribe and throughout the region. Housing should be built on or near existing Kilkich housing and in adjacent areas to the north where infrastructure is available. New housing should not be built adjacent to streams and reservoirs. A variety of housing types are needed and/or desired:
 - 1-2 bedroom units for young adults and elders
 - 2-3 bedroom units for young families
 - Small transitional homes for members with felony convictions
 - Small homes for households that make too much to qualify for HUD housing, but not enough to purchase
 - Extended-stay cabins for visiting Tribal members
 - Larger lots to allow for subsistence living
- Tribal members would like to see a store or gas station to serve Tribe members and the greater community. Other economic development opportunities include a future business park, light industrial park and storage units.
- A strong desire to develop, improve and maintain trails is shared by members. Trails also would benefit from lighting, signage and trail maps. Tribal members have expressed interest in a disc golf course, shinny field, motorcycle and 4-wheeler track, equestrian center/horse trails, boat ramps and recreational areas on the reservoirs. The gym and fitness room are underutilized. More formalized access to the water is needed, such as docks and boat launches. Some members asked for a designated area for camping with cabins, archery ranges and horseback riding.
- Members value having many community services located on the Kilkich reservation. Several new facilities are needed to consolidate education and learning, medical and justice services.

There is ng demand for a combined coffee shop/market and gathering place, especially for seniors. The space should provide free Wi-Fi to members. Some members would like a **community garden** m/orchard for collective farming.


- Kilkich residents appreciate the open space, quiet and wooded nature and safety of their community. Residents would like to see the trails better maintained and made safer. They also see the cemetery and columbarium and reservoirs as important assets.

Summary

The Tribe's biggest asset is that the land is Tribe-owned. A large open space is made available to every member of the Tribe; accessible to anyone to promote health and unity. It is our space, our home, where we go to see the doctor, our grandchildren.



"On this land I can express my identity as a Tribal member. The land is used for memorial services, weddings, baby showers, end of life services, dancing, the salmon bake. It is a central place for healing and connectedness, primarily for those that live in the area, but also for those who live in other counties."




Cultural Resources

Tribal members identified the plank house,  canoe shed, wetland trails, cemetery, reservoirs and fish weirs (North Bend) as important cultural resources. The clinic, plank house and canoe shed make the community stronger and draw people to participate in the community. Areas along the road to the cemetery are important for traditional cultural and food gathering (e.g. blackberries) activities. Spruce and Cedar are important trees from a cultural standpoint.

Interviewees indicate a need for better access to fishing, gathering and horticulture opportunities, such as stripping maple bark and mushroom gathering. Better access across the Cape Arago Highway would allow more youths to go clam digging. Need to capitalize on opportunities to expose people to those activities for the first time and connect them with nature. Horticulture activities could be located on the north parcel.

Natural Resources

 Tribal land was clear-cut before it was put into trust. It is a class IV forest and has no real economic value. Cedar and spruce were planted upon purchase. Main forest management activity is thinning. Removing dead Cedars. Need to remove invasive species, such as Swiss needle cast, Scotch broom, gorse. The Tribe prepared a Forest Plan in 2013, but it has not been adopted, so the 2000 Forest Plan is official. **The harvest** t useful for Tribal purposes. Sitka spruce is used for basket-making. Several useful plant species are present: Cedar, blackberry, huckleberry, mushrooms. The area around the plank house has a lot of berries. Access to natural and cultural resources is of prime importance. Fragmentation of timberlands is an issue as is access for equipment and large trucks going through forested areas. Removal of invasive species, such as Swiss needle cast, scotch broom and gorse should be a priority.

Protecting and restoring the streams to encourage salmon reclamation is important. Development should be located away from the bodies of water to control harmful impacts. Some of the culverts along Cape Arago,  being replaced, but **bridges would be preferred from a water quality and fish**  **perspective.** **Lamprey and eel** e been found in First and Second Creeks. The two reservoirs have the potential to be great Coho producers for the Tribe if properly maintained. Coho have been spawning in

Tarheel Reservoir. The ditch lines along the roads could be improved to allow water to percolate instead of the current runoff which collects more sediment in the creek.

Transportation

The Tribe is paving Plank House Loop Road and the parking lot. This will include a plaza for cultural events. The project will remove some of the area currently used as sports fields. The Plank House is used for tsunami evacuation for the local community and is home to the restoration celebration in June. Tribal members want to walk to amenities but Cape Arago Highway has intermittent sidewalks and gravel shoulders. Bike facilities are limited as well. People are forced to walk on the shoulder of the highway at times. Access across the highway to the beach is unsafe. The roundabout is dangerous for pedestrians because it limits sightlines. Crosswalks and other safety improvements and other safety improvements are needed.

The gravel area around the plank house should be improved to make it more accessible for walkers and wheelchairs. Access to the cemetery and dam also are challenging for the elders and disabled. Connectivity within the Empire properties also could be improved. Another access in and out of Kilkich is needed for emergency access. Existing roads could be improved to enhance access to the north parcel and travel to the east. There is a bus stop on the reservation, but service could be more frequent, especially in the evenings and on weekends. The Tribe offers trips for medical services. Members receive taxi reimbursement and transit pass reimbursement each month.

Housing

Housing is a critical need for the Tribe and throughout the region. Members indicate that additional housing should be built on/near existing Kilkich housing and in areas to the north where infrastructure is available. There is some concern about crime north of the reservation. Another opportunity exists to the south along Libby Lane, although there are no utilities. New housing should not be built adjacent to streams and reservoirs.

The Housing Authority Board reports a need for 1-2 bedroom units for young adults and elders, as well as 2-3 bedroom units for young families. There are lots currently available on the reservation. Other members indicate a great need for small transitional homes for those who cannot access subsidized housing due to a felony conviction. Others are not eligible for HUD housing because they make too much money, but do not have enough to purchase a home. Housing stability gives them an opportunity for education, income and experience. These houses should be integrated with existing housing and close to services. Coos Bay Habitat for Humanity could be a good partner. Tribes own the land, so it cuts down on costs in partnership. Other types of transitional, assisted living and hospice care should be considered.

Some members indicated a desire to develop extended-stay cabins for visiting Tribal members. Bunk houses and single cabins to be used during celebrations for stays of longer than a few days. Members would be willing to pay fees. It would be an alternative to the casino. Other members would like to see the Tribe develop larger lots to allow for subsistence living.

Economic Development

The Mill Casino, Park and wharf property are the primary local assets. Many members would like to see a store or gas station to serve Tribe members and the greater community. The Tribe is considering zoning a portion of the north parcel as a business park to better tie it into adjacent residential

communities. Other economic development opportunities mentioned include industrial parks and storage units.

Parks and Recreation

A strong desire to develop, improve and maintain trails is shared by members. Existing trails around the lake are not well-maintained, but have the potential to serve as an off-road running trail. Walking trails are becoming increasingly unusable due to erosion and safety concerns. Trails are not well-lit and the Tribe cannot control the perimeters of the reservation. Trails also would benefit from better signage and possible trail maps for members. New trails could be developed near the plank house and the

South Slough.

Tribe members have expressed interest in a disc golf course, shinny field, motorcycle and 4-wheeler track, equestrian center/horse trails, boat ramps and recreational areas on the reservoirs. The fields could be improved and a running track added. There is a wonderful gym and fitness room that could be better utilized.

Several members mentioned a need for more formalized access to the water, such as docks and boat launches. Long lines form along the existing dock during fishing season, but there aren't many boat storage locations available. Members also would like to designate an area for camping with cabins, archery ranges and horseback riding.

Services

Community services assets include the Health Center, Community Center and plank house. Also, having the police department on the reservation is a real asset. Members mentioned a need for several new community services facilities: a new Education/Learning Center that would house the Library, Cultural Resources Department and Education Department; a facility to consolidate medical services, including dental and pharmacy; and a new Justice Center for the police and court.

The need cited most often is for a gathering place for elders. Seniors need a place to gather, but not a facility designated for old people. This could be a coffee shop or small market with Wi-Fi and space to gather. Another need mentioned often is a parking area on the reservation for recreational vehicles, both for those who are living in them and for storage. Additional storage is needed as the Kilkich homes are small. Other needs mentioned include an emergency management area with 72-hour kits since most homes are within the tsunami zone and evacuation for seniors is difficult. A childcare facility would be helpful for the entire reservation, but especially for Mill Casino employees.

Some members advocated for a community garden or farm where people can raise cattle or sheep or chickens collectively and share the food. Orchards and fish hatcheries also were mentioned. Need a childcare/daycare facility for the entire reservation, but especially for Mill Casino employees.

Killich Reservation

Killich residents appreciate the abundance of open space around there community and that it is quiet and safe. They appreciate the wooded nature of the area and being surrounded by nature. There are areas for residents to walk, visit the lakes, playgrounds for children, and parks with benches that overlook the ocean. Residents would like to see the trails better maintained and made safer. They also see the cemetery and columbarium and reservoirs as assets.

Appendix A. Interviewees

| Name/Committee | Date | Location |
|---|-------------|-----------------------------------|
| Strategic Planning Team | April 13 | Tribal Council Chambers |
| Natural Resources Committee | May 18 | Tribal Council Chambers |
| Judy Metcalf/CEDCO | May 30 | Phone |
| CIT Health Advisory Board | May 31 | Rogue Regency Inn, Medford |
| Killich Residents Association | June 12 | Coquille Indian Housing Authority |
| Elders Committee | June 13 | Tribal Council Chambers |
| Coquille Indian Housing Authority Board | June 15 | Coquille Indian Housing Authority |
| Cultural Committee | June 23 | |
| Tribal Council | TBD | Tribal Council Chambers |

Appendix B. Interviews Compilation


Strategic Planning Team

CIT Property Assets

Cultural Resources

Cultural resources include the plank house, wetland trails, cemetery, reservoirs and fish weirs (North Bend). Plant gathering (e.g. blackberries) in areas along the road to cemetery also are an asset. Spruce and Cedar are important trees from a cultural standpoint.

Natural Resources

 Tribal land was clear-cut before it was put into trust. It is a class IV forest and has no real economic value. Cedar and spruce were planted upon purchase. Main forest management activity is thinning. Removing dead Cedars. Need to remove invasive species, such as Swiss needle cast, Scotch broom, gorse. The Tribe prepared a Forest Plan in 2013, but it has not been adopted, so the 2000 Forest Plan is official.

The Tribe donated a portion of south parcel along Libby Lane to the Barview Area Charleston Area Parks Association (BACAPA) for a baseball field. BACAPA is planning to develop four additional ball fields, a community center, disc golf course and snack shack, but have had trouble funding the project. The Tribe is concerned about erosion and water quality issues caused by development.

Many people have called for aquaculture, but the water temperature is an issue and the cost to cool the water is prohibitive. Maybe a partnership with Cold Creek? ODFW has stocked Fourth Creek with juvenile salmon for 10 years. None have returned in the past few years.

Infrastructure

The Tribe is paving Plank House Loop Road and the parking lot. This will include a plaza for cultural events. The project will remove some of the area currently used as sports fields. The Plank House is used for tsunami evacuation for the local community and is home to the restoration celebration in June. The Tribe encourages low impact development to protect water quality.

Housing

The Housing Authority Board reports a need for 1-2 bedroom units for young adults and elders. Also a need for small, 2-3 bedroom units for young families.

Economic Development

North Bend parcel north of Casino is under lease with an option to extend to K2 Log Exports, a partnership between the Tribe and the Knutson Towboat Company. The Tribe is always exploring opportunities for the site. There has been some desire to develop a Tribe store or gas station to serve Tribe members and the greater community. The Tribe is considering zoning a portion of the north parcel as a business park to better tie it into adjacent residential communities.

Parks and Recreation

Tribal members have expressed interest in a disc golf course, motorcycle and 4-wheeler track, equestrian center/horse trails, boat ramps and recreational areas on the reservoirs. Also interested in more trails near the plank house and the South Slough.

Services

Several plans related to services were discussed:

- Move the Tribe administrative building to the Kilkich Community.
- The Tribe is seeking a temporary and permanent home for dental and pharmacy, medical facilities.
- Build a new Education/Learning Center that would house the Library, Cultural Resources Department and Education Department.

CIT Needs

- An Education/Learning Center that houses the library, Cultural Resources Department and Education Department.
- New Justice Center for the police and court.
- Recreational facilities – disc golf, shinny field, equestrian, parks.
- An Elder Center.
- RV Park.
- Light industrial park from Wisconsin Avenue to Morrison.
- Housing near the Morrison connector.
- Improved roads on north parcel and connections between north and south parcels for emergency access. Connect Morrison Avenue to Libby Lane.

Natural Resources Committee

Empire Properties' Strengths

There is an opportunity for development on the south parcel. Also to facilitate traditional cultural and food gathering activities. The land does not hold much value in terms of timber as the land was cleared before it was transferred to the Tribe. Not much is done on the remainder of the property other than road maintenance.

Natural and Cultural Resource Assets

The open areas are not conducive to what the Tribes harvest for tribal uses. Sitka spruce is used for basket-making. Several useful plant species are present: Cedar, blackberry, huckleberry, mushrooms. The area around the plank house has a lot of berries. There are a variety of other tree species. Areas for gathering are scenic, but dispersed. On the north end off of Camden Road, there are a variety of Cedar trees of varying importance. The Class IV forest land does not provide economic value-other than in terms of acreage.

The Committee expressed concerns over the streams on the North Parcel. Some salmon restoration activities are underway. Some of the culverts along Cape Arago, are either being replaced, or will be replaced in the future. There may be opened back up to salmon. Development should be located away from the bodies of water to control harmful impacts. Lamprey and eel have been found in First and Second Creeks. The two reservoirs have the potential to be great Coho producers for the Tribe if properly maintained. Coho have been spawning in Tarheel Reservoir.

Natural and Cultural Resource Needs

Access to natural and cultural resources is of prime importance. There are not trails near the prime gathering areas, but that is probably a good thing. Most roads are gravel or dirt. They've improved a lot

in the last 20 years, but would need to be improved for public access. Development opportunities are limited due to a lack of infrastructure on the north parcel and further south on the south parcel. A prime concern should be maintaining the interface between urban and natural lands. Fragmentation of timberlands is an issue as is access for equipment and large trucks going through forested areas.

Proposed Natural and Cultural Resource Improvements

The culverts are aging and need to be improved or replaced. Some are on fish bearing streams and are very deep and will be expensive. Committee members are unsure if the culverts are lamprey friendly. Preference would be to use bridges rather than culverts from a water quality and fish perspective. The ditch lines along the roads could use some help, either filled in with dirt or rocks that don't allow the water to percolate, instead of the current runoff which collects more sediment in the creek. Removal of invasive species should be a priority. The bark chip pile near the north-central has become a nursery for scotch broom and should be removed.

Coquille Economic Development Corporation

The Coquille Economic Development Corporation (CEDCO) is the Tribe's economic development arm. Other than forestry, CEDCO is responsible for economic development and generation of revenue on behalf of the Tribe. CEDCO manages and cares for the Tribe's land assets. CEDCO has purchased and maintains property in five counties: Coos, Curry, Douglas, Jackson and Lane. CEDCO is managed by seven-person board of directors appointed by the Tribal Council with an expectation of creating profitable and diverse businesses. There are times when the Tribal Council pursues unprofitable ventures for the good of Tribal members and employment opportunities. The golf course in Medford is maintained because it is the face of the Tribe and brand.

Economic Development Assets

The Mill Casino and RV Park are primary assets as is the wharf property, which was recently re-platted and consists of approximately 30 acres. CEDCO is preparing seven acres on the north end of the property to be shovel-ready. A portion of lots 2 and 3 are leased to a company that exports timber. The lease is for seven years and is renewable for another 10 years. The Tribe has had discussions with North Bend regarding the proposed boardwalk, especially if commercial or retail land uses develop. The Tribe can opt out if industrial uses develop.

Economic Development Needs

Storage units are a potential use on the Empire properties as there is pent up demand in the region. The Tribe and CEDCO are considering multifamily housing development on the part of the reservation that abuts with Coos Bay near Marshall and Kentucky Avenues.

CIT Health Advisory Board

Health and Wellness Assets

The Tribe's biggest asset is that the land is Tribe-owned. A large open space is made available to every member of the Tribe; accessible to anyone to promote health and unity. It is our space, our home, where we go to see the doctor, our grandchildren. Assets include the Health Center, Community Center, events and celebrations at the Plank House. On this land I can express my identity as a Tribal member. The land is used for memorial services, weddings, baby showers, end of life services, dancing, the salmon bake. A central place for healing and connectedness, primarily for those that live in the area, but also for those who live in other counties.

We could do a better job using the space for sporting events and a running track. The land is not more a health and wellness asset than an asset for other purposes. Housing makes a huge difference for health and wellness. The Community Health Center provides family support services provided close to where people live. There is a wonderful gym and fitness room that could be better utilized. It is an opportunity to pursue.

There is a walking trail around the lake region that is not **well-maintained well** that could be an off-road running trail. The walking trails are becoming increasingly unusable. It is not well lit, there is **lots of** **vegetation** and the Tribe doesn't control perimeters. The trail is great for mental health, but could use better signage in terms of mileage, how to access the trails, **and how to access trails** **and** the gate. Small improvements could create significant recreational opportunity.

Health and Wellness Needs

A marked trail, not paved, but maintained and safe to be used publicized **map** would help with access. There could be different levels of trails, some ADA accessible and some more natural. The trail was built with leftover funds, but there was not enough for maintenance. The trail needs an "owner" so it can be maintained regularly.

We need better access to the land for cultural activities, fishing and gathering and horticulture opportunities - stripping maple bark, mushroom gathering, fishing, **Camas** **ed** better connections across the beach to the water. Kids do not go clam digging because they cannot cross the highway. There is an opportunity to expose people **those** activities for the first time and connect them with nature. Some areas on the north **council** **d** be cleared of timber and used for horticulture.

Recreation facilities should be located where the community center is now. Ball fields, access to trails, horticulture. That area is in the tsunami zone so it is not appropriate for structures. We could move the community center, health center and housing above plank house to the current warehouse site. Plants will grow back.

Housing is a huge need. Coos County has 4% vacancy rate. Housing stock in the county is poor. Needed housing types include:

- Transitional, tiny houses for homeless people. Some members cannot access subsidized housing due to a felony conviction. Some people need a stable home for six months to get back on their feet. Others are not eligible for HUD housing because they make too much money, but do not have enough to purchase a home. Housing stability gives them an opportunity for education, income and experience. This is a challenge when trying to recruit members back to the reservation. People need a place to live for a year while they look to buy home. The only housing opportunities on Kilkich are HUD housing. Research shows that low income housing is more beneficial when integrated so there is not clear poor areas and wealthy areas. Low income units should be developed next to home owners.
- It would be great to have extended-stay cabins for visiting Tribal members. Bunk houses and single cabins for visitors during celebrations for stays of longer than a few days. Members would be willing to pay fees.
- A tiny house village could be located near the plank house and access infrastructure that is underutilized at this point.
- We should prioritize "green development."
- Coos Bay Habitat for Humanity could be a good partner. Tribes own the land, so it cuts down on costs in partnership.

- The biggest challenge for additional housing is for people who do not want to own. There are still plots available on the reservation. Opportunities are needed for people who don't want to rent, but cannot afford to build. For those who make more than the low income designation, there is no place to go. Tribal members are given money to live off of the reservation. If not eligible to live on the reservation

In terms of transportation, there is a bus that stops at the reservation. Transit service is limited to 8am to 5pm. The Tribe provides an average of one trip per day for medical services through the Health Center and a special transportation fund. Members receive taxi reimbursement and transit pass reimbursement each month.

Members want to walk to amenities but there are no sidewalks. Bike facilities are limited as well. People are forced to walk along the highway. Access to the beach and parking area is unsafe. Seniors need a place to gather, but not a facility designated for old people, like a coffee shop with Wi-Fi. It would not be an economic development opportunity, but could it break even as facility, community meeting space. Cable/internet access could be better. Laying cable for homes to get internet is a huge challenge. Most residences have internet, but a location for people to access Wi-Fi would be ideal. The library is underutilized and could be an ideal gathering place.

Kilkich Residents Association

Vision for Empire Properties

Keep the areas around the lakes natural. Develop housing on the north property near Grinnell where it is easier to tap into water and sewer. There should be a road between the north and south Empire properties. Develop trails with wayfinding and a pamphlet with trail maps. Members should have an ID or code to go through gates.

Kilkich Assets

There is an abundance of open space that is quiet and with low crime. Having the police department on the reservation is an asset. Areas for residents to walk around the loop, visit the lakes, playgrounds for children, and parks with benches that overlook the ocean. The medical facilities, community center, housing offices, and a wonderful residential area are assets. The wooded nature of the area and being surrounded by nature. Being able to walk to the woods within five minutes. Though there is a safety concern as the trails are easily accessible to transients. It is difficult to bring children there with broken beer bottles and trash, diapers, condoms, etc. It's not just because of transients. It is safe walking the loop from the top to the bottom, but the woods are different. The cemetery and columbarium are accessible up the hill and could use a bench for reflection. The lakes/reservoirs are assets.

Kilkich Needs

- Convenience Store.
- Coffee shop/meeting area.
- Housing for those that don't qualify for living on the reservation due to income or past legal issues.
- Maintained trails with better signage.
- Parking area for recreational vehicles.
- Storage units.
- Access to information in regards to tribal lands and how to utilize tribal property.

- A community garden. Convert the cranberry farm to a fish hatchery or other use.

Proposed Kilkich Improvements

- Develop the lake and build a boat launch to provide better access and for fishing.
- Develop safer, better maintained trails.
- Need a small store/coffee shop on the reservation.
- Need additional housing for tribal members who do not qualify under HUD rules and regulations; either due to past crimes or making too much money. A place for them to feel included and welcome: duplexes, 2-bedroom houses, close to existing housing.
- A parking area for recreational vehicles for people that are not renting. Homeowners do not have access to parking areas for RVs.
- Storage units as the houses are small.
- An area for family camping, a lodge for gatherings, cabins, horseback riding.
- Motorcycles and a shooting range for members.
- Need access other than Cape Arago Highway to the north parcel or the east side to get off reservation. Roads on Cape Arago are not safe if not you're not driving. Intermittent sidewalks and gravel shoulders. Need a continuous path.

Elders Committee

Empire Properties' Strengths

- The housing and location near parks.
- The Health Clinic and Community Center.
- Quiet space for reflection, picnics and berry-picking.
- Residents appreciate having the lake nearby to fish and picnic.
- Well-maintained trail system.
- The casino and the economic development that it offers.
- Good transportation options for elders. Elders have taxi vouchers to travel to downtown and shopping.
- Must maintain access to berry picking as it is culturally significant.
- The Plank House is an important gathering place. Value the canoe shed.

Vision for Empire Properties

- A gathering place for elders, like a coffeehouse.
- A family camp with a lodge and cabins and archery ranges and places to bring in horses for the kids to ride.
- Need more housing for elders that don't qualify for HUD housing (too much money, legal issues). The Tribe could develop duplexes and 2-bedroom houses. Housing for elders close to services.
- A small grocery store on the reservation so that families can send their kids to the store. It is impossible to travel safely along the highway. It could be combined with a coffeehouse/meeting space for the elders.
- Consider having a hospice house for end-of-life care for tribal members.
- Raise cattle or sheep or chickens collectively and share the food. A small farm or orchard. It would help the Tribe be self-sustaining. A tribal co-op.
- An emergency management area with gathering space and 72-hour kits. Most homes are within the tsunami range. Evacuation is difficult for elders in terms of water and food supplies.

Proposed Improvements at/near Kilkich

- Provide better transit access on evenings and weekends.
- Build sidewalks along the highway.
- Make improvements to improve the gravel around the plank house to make it more accessible for walkers and wheelchairs. Same with the cemetery. The dam is inaccessible if you have any walking challenges.
- Roundabout is dangerous for pedestrians because it limits sightlines. Add crosswalks and other safety improvements.

Coquille Indian Housing Authority Board

Empire Properties' Strengths

- The Tribe has tremendous access to the water and there isn't a lot of formalized access. We don't have piers, docks, marina space, etc. for people to recreate. During fishing season, there are long lines along the dock, but not a lot of storage for boats. There is an opportunity there we are missing.
- The quality of housing relative to homes at other reservations is superb. When anything goes wrong it's fixed right away.
- Having a clinic and community center and plank house and community shed. They make the community stronger and draw people to participate in the community.
- The law enforcement presence. There is a good partnership between the Tribal Police and Coos County Sheriff.
- Some of reservation the land is out of the tsunami zone and serves as an important gathering place in emergencies.
- Culturally significant traditional plants and animals that thrive on the north and south parcels. A lot of tribal members like to go out and go berry picking, formally and informally.


Housing Needs

The Tribe needs a gas station or a grocery store. Housing should be more dispersed where housing isn't yard-to-yard. Larger lots can provide for subsistence-style living. Infrastructure concern on north parcel that make development difficult there. Also, the adjacent neighborhood has crime issues. The north parcel is a beautiful property with ocean views. Currently there is talk of multifamily residential development in the upper corner of the north parcel. Another opportunity exists off of Libby Lane, near mile post 2.5. There are no utilities, but a great view. We could develop more housing near the reservoir on the Tarheel Loop. Apartment-style complexes are contentious, but would work better in more urban areas. Condos or townhomes or cottage cluster housing would be better received. The organic cranberry farm, about 20 acres, should be restored to a more critical use. Maybe future housing or administration or recreation (pool or kids' park) or a fish hatchery or cultural facility.

Challenges include infrastructure limitations in terms of utility capacity and the cost of extending services. Tsunami inundation zones and possible liquefaction zones. Most of the land on these parcels is outside of critical areas, but it is definitely something to review. A lack of efficient public transportation on the reservation. You can call a cab but living here is a barrier to access the mall and casino. Better public transportation could improve people's desire to live here. Crime is an issue as well.

Cultural Committee

Empire Properties' Strengths

- Low crime
- Low traffic.
- Very nice cemetery.
- Sense of ownership/home.
- Trail system, beautiful, safe lakes where kids can learn to canoe.
- Plank House.
- General public safety.
- Fish hatchery  apply.
- Cultural/educational building.

Vision for Empire Properties

- Need more housing/transitional housing for foster kids and maybe even their parents.
- A facility for elders.
- More single-level triplex and 4-plex housing for assisted living.
- Need a store or coffeehouse for community gatherings.
- Need a designated space for the educational and cultural department. They facilitate many programs. More than three years were spent on an architectural design and site analysis for an educational/cultural building. High priority to bring that back to life in that plan.
- More access points into the Empire site off the main road. Right now they are gravel and/or gated.
- Need a childcare/daycare facility for the entire reservation, but especially for Mill Casino employees.

Challenges

- Financing, zoning and infrastructure.
- HUD sanctions make it difficult to house families in need because the eligibility requirements are difficult/sometimes inappropriate for this community. There is no transition plan.
- Decision-making is very slow. Administration and bureaucracy can be challenging when trying to get things through. Lots of plans get started then sit on shelves.

Tribal Council

Not yet completed.