

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 21, 2026	4.d

TO: Mayor Benetti, Council President DiNovo, and City Councilors

FROM: Jennifer Wirsing, Public Works Director

THROUGH: Nichole Rutherford, City Manager

ISSUE: Presentation of Eastside Housing Infrastructure Development
Feasibility Study and Consideration of Adopting Resolution 26-09
Accepting the Findings

SUMMARY:

Through a Business Oregon Grant, the City and the International Port of Coos Bay worked with the consultant AKS Engineering & Forestry LLC to evaluate the feasibility of housing on Port property located in Eastside. AKS will present the findings of that study and Council will consider adopting a resolution accepting the study's conclusions.

ACTION REQUESTED:

If it pleases the Council, receive the consultant's presentation and adopt a resolution accepting the conclusions of the Feasibility Study.

BACKGROUND:

The City of Coos Bay, in partnership with the Oregon International Port of Coos Bay, through a Business Oregon grant, commissioned a feasibility study to evaluate the potential for residential development on approximately 110 acres of Port-owned property on the Eastside of Coos Bay. The study was initiated to explore opportunities to address the region's housing shortage while identifying productive uses of underutilized Port property.

The consultant conducted a comprehensive analysis of the site, including geotechnical conditions, environmental constraints, infrastructure needs, market conditions, and financial feasibility, along with a community engagement process.

Key findings include:

- Significant geotechnical challenges, including compressible soils, long-term settlement risks, and seismic vulnerability.
- Extensive wetlands that limit buildable area and introduce regulatory and mitigation requirements.
- Substantial infrastructure needs, including transportation, utilities, and stormwater systems.
- Development costs that exceed what the local housing market can support, resulting in a persistent financial feasibility gap.
- Community feedback expressing concerns regarding environmental impacts, access, and site suitability, with interest in lower-impact alternative uses.

Based on these factors, the study concludes that large-scale residential development of the site is not feasible under current conditions. Staff is recommending Council approve a resolution accepting the findings of the study.

BUDGET IMPLICATIONS:

None.

ATTACHMENT(S):

- Resolution 26-09 Adopting the Eastside Housing Feasibility Study.pdf
- Coos Bay Feasibility-Final.pdf