



Croman Mill District

Council Update 8/16/2022 -Continuation from 8/02/2022



Regulatory Framework

- Building Code:
 - Excavation/Grading Permit (issued April 2021)
- Public Nuisances: (Code compliance issues)
 - Ongoing responsiveness to emergent concerns including dust, noise, track-out of dirt and mud onto streets, & weed abatement.
- Department of Environmental Quality (DEQ):
 - Solid Waste removal
 - Environmental contamination testing and removal

Regulatory Framework

Department of Environmental Quality (DEQ) Review

- Voluntary DEQ inspections 2015, 2019
- November 2021: A Phase I Environmental Site Assessment (ESA) for the Site was completed by Rogue Environmental Consulting, LLC (Rogue Environmental)
- March 31, 2022: Applied for a Voluntary Cleanup Program with the Oregon Department of Environmental Quality (DEQ) on, for the purpose of determining full extent of environmental impacts from mill activities, and remediate, to obtain a no-further action (NFA) determination and redevelop the property.
- July of 2022: Site Investigation Work Plan and Sampling Plan completed and submitted to DEQ for review.

Next Steps

Ongoing City Monitoring

- Regular meetings with property owner representatives on-site to go over Excavation/Grading plan progress.
 - Conduct on site inspections monthly with Building Official, Code Compliance, and/or Planning Staff.
- Monitoring of site regarding common code compliance issues.
 - Continued response to emergent code violations (dust, trackout, noise)
 - Weekly drive-by visits by Code Compliance
- Continued fire protection efforts
 - onsite water truck
 - weed abatement
 - trespass of homeless encampments.

Next Steps

Ongoing City Monitoring

- Truck Logs
 - Review truck logs monthly
 - Prepare summary reports of onsite visits and document changes in conditions.

MONTH	Organics (Yards)	Ashpalt Grindings (Yards)	Contaminated Granite & Asphalt (Yards)	Garbage (Tons) to Landfill	Brush Removal (Tons) to Landfill
2022-04 Johnny Cat	374	1080	170		
2022-05 Johnny Cat	2704				
2022-06 Johnny Cat	852				
2022-07 Johnny Cat	80				
2022-07 Croman Corp.				7.3	2.75
Totals	4010	1080	170	7.3	2.75

Truck Logs provided April – July 2022

Next Steps

Community Information

- Dedicated City webpage setup to provide regular updates : www.ashland.or.us/croman

- Current site assessment reports and truck activity logs
- Updates regarding DEQ evaluations and findings
- Updates regarding future development
- Link to Complaint form

The screenshot displays the City of Ashland website's navigation and content for the Croman Mill District. At the top, the City of Ashland logo is on the left, and a search bar is on the right. Below the logo is a navigation menu with links for Mayor & Council, Departments, City Commissions, Parks & Rec, Visitors, and Contact. The main heading is "Croman Mill District Status Updates". A dropdown menu is open, showing "Croman Mill District Status Updates". On the left side, there is a sidebar with a "Back to Community Development" button and a menu with items: Code Compliance, Housing Program, Planning Division Home, Document Center, Flood Protection, Keeping of Animals, Land Use Ordinance, Long Range Projects, View Page, Annexation Code Amendments, Croman Mill District Status..., Housing Capacity Analysis, and Housing Production. The main content area features a "Croman Mill District" section with a sub-heading "The former Croman Mill site consists of approximately 70-acres and was home to planning and sawmill operations for 62 years, from 1934 – 1996." To the right of this text is an aerial photograph of the site. Below the text, it states "In 2010 the City adopted the Croman Mill District (CMD) Plan to guide the future redevelopment of the site. Key objectives reviewed during the creation of the Croman Mill District Plan and implementing standards included:" followed by a bulleted list: preservation of employment lands, buffering the neighborhood to the west to Tolman Creek Road, mitigating traffic impacts, preservation of natural areas (creeks, pond, and wetlands), a central open space element, providing a street network incorporating truck, transit, pedestrian, and bicycle access, and creating a unique identity to improve. To the right of the list is a map titled "Croman Mill District Land Use Overlays" with a legend showing: compatible industrial (CIC-I), industrial (CIC-A), neighborhood center (CIC-N), office/employment (CIC-O), and open space/recreation (CIC-OS).

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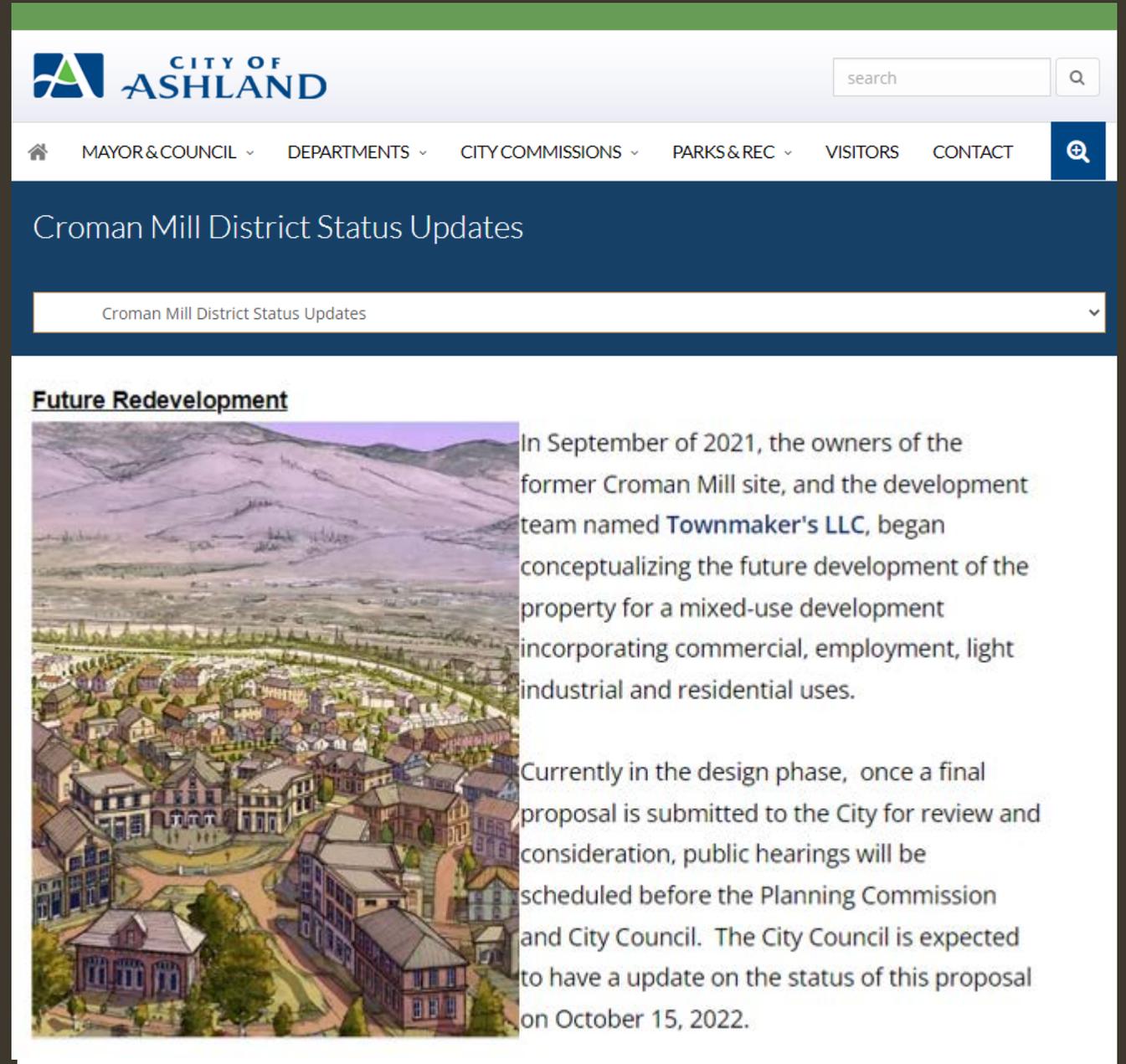
The screenshot shows the City of Ashland website. At the top, there is a navigation bar with the City of Ashland logo, a search bar, and links for Mayor & Council, Departments, City Commissions, Parks & Rec, Visitors, and Contact. Below the navigation bar, the page title is "Croman Mill District Status Updates". A dropdown menu is open, showing "Croman Mill District Status Updates". The main content area is divided into two columns. The left column is titled "Document Archives" and lists "Truck Load Logs (Provided by Croman Corp.)" with links for July 2022, June 2022, May 2022, and April 2022. The right column is titled "Site Assessment Reports (City Staff)" and lists "May 2022 Staff Site Assessment", "March 2022 Staff Site Assessment", and "City Council update memo 8/02/2022". Below these columns, there is a section titled "Department of Environmental Quality (DEQ) Documents" with a bulleted list: "Draft Site Investigation Workplan" (with a sub-bullet "SCS Engineers submitted the draft workplan to DEQ for Review 7/22/2022"), "DEQ site inspection 8/20/2019", and "DEQ site inspection 5/1/2015".

Next Steps

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- **Updates regarding future development**
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CITY OF ASHLAND

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Croman Mill District Status Updates

Croman Mill District Status Updates

Future Redevelopment



In September of 2021, the owners of the former Croman Mill site, and the development team named **Townmaker's LLC**, began conceptualizing the future development of the property for a mixed-use development incorporating commercial, employment, light industrial and residential uses.

Currently in the design phase, once a final proposal is submitted to the City for review and consideration, public hearings will be scheduled before the Planning Commission and City Council. The City Council is expected to have a update on the status of this proposal on October 15, 2022.

Next Steps

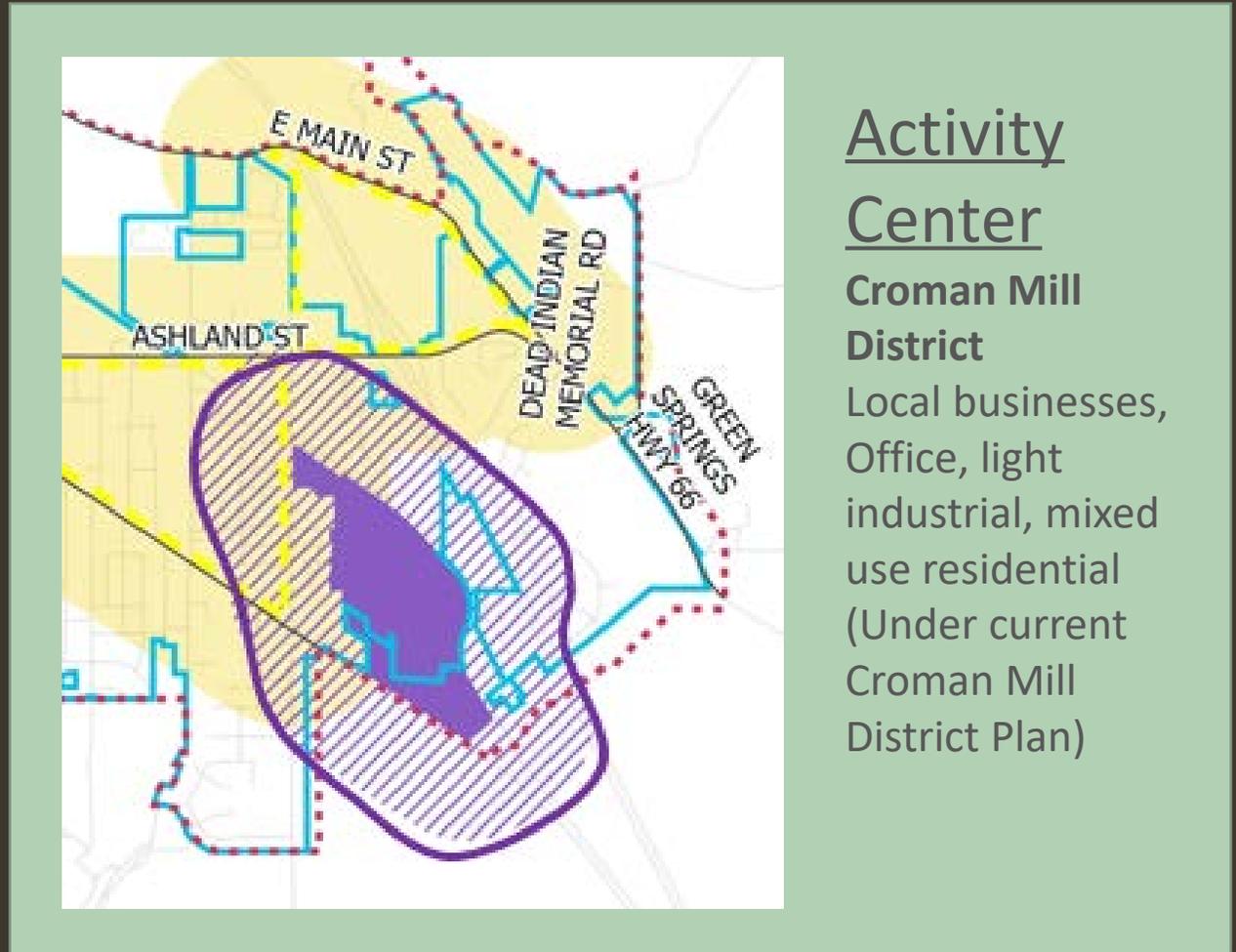
Community Information

- Regular Neighborhood Check-ins
 - Initiate regular neighborhood meeting opportunities between property owner representative and neighborhood.
 - Develop email notification list to be used to update the neighborhood for any changes in activity



Planning for redevelopment

- Master Plan amendments
 - Townmaker's LLC development proposal
 - Initial concept developed 2021-2022
 - Public outreach
- Proposal Review
 - Council Review of concept Oct 3, 2022
- Public hearings for review of development proposals
 - Formal Development application
 - Annexation
 - Zone Changes through revised masterplan

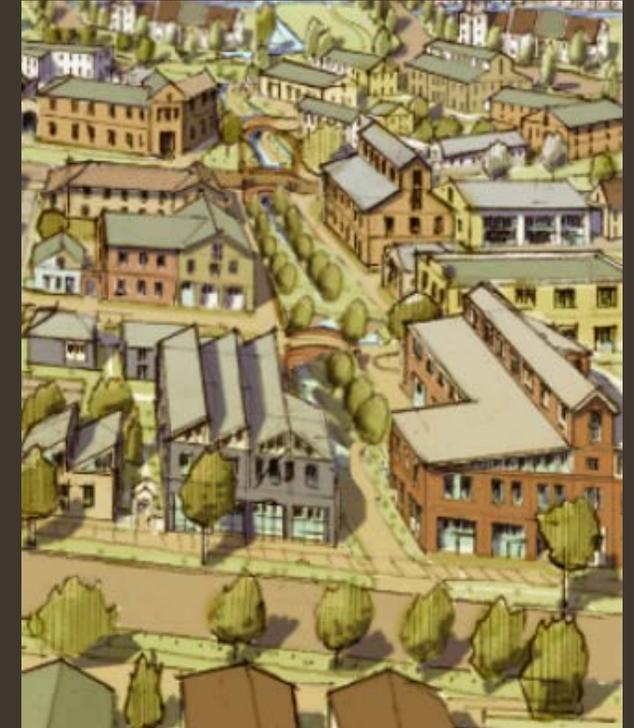
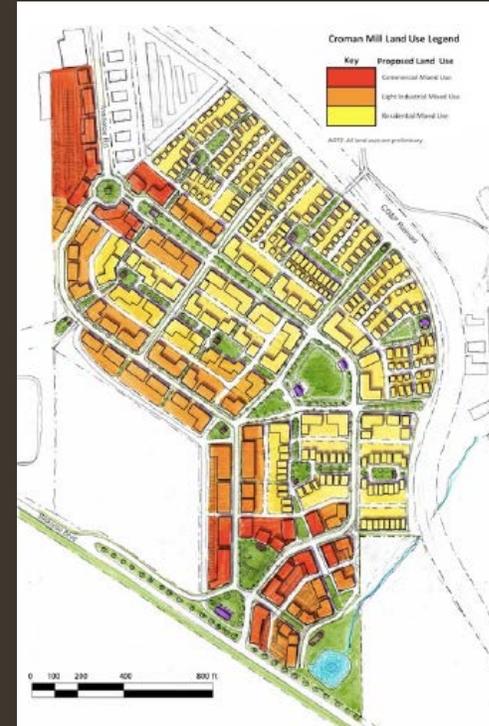


Activity Center

Croman Mill District

Local businesses, Office, light industrial, mixed use residential (Under current Croman Mill District Plan)

Planning for redevelopment – Townmakers LLC



Drawings by Laurence Qamar

“A light industrial area including live-works and makerspaces; and a neighborhood courtyard with small cottages clustered around it.”