

# Appendicies

**A - Community Survey**

**B - Survey Results**

**C - Survey Results (from Evans residents only)**

**D - Focus Group Materials and Responses**



# Appendix A - Community Survey



The City of Evans is interested in creating a recreation corridor along the South Platte. This corridor will build upon the reconstruction of Riverside Park and create a park and trail system that extends along the 5-mile stretch of the Platte South of Evans. This system may one day connect to Greeley, Milliken and LaSalle as well. Before we begin the planning process, we'd like to get your input.

## South Platte River Activities Survey

### Section I: General Background Information

First some basic data . . .

1. Please select your age range.

- Under 17     
  18-30     
  31-50     
  Over 50

2. What is your gender?

- Female     
  Male

3. Where do you live

- Evans     
  Other \_\_\_\_\_  
 Greeley  
 Weld County (not Evans or Greeley)

### Section II: Recreational Interests

1. Below is a list of outdoor activities that could be provided along the South Platte River. Please indicate your or your family's level of interest in participating in each of these activities.

	Interested	Neutral	Disinterested
Bicycle Trails - Paved	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle Trails - Unpaved: BMX/Mountain Bike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horse Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature Trails - Walking/Hiking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off leash dog areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kayaking/Canoeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floating the river (inner-tubes, rafts, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bird watching/wildlife viewing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnicing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Camping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

2. Which of these activities have you or someone in your household participated in the last year? (choose all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Bicycling - paved trail         | <input type="checkbox"/> Kayaking/canoeing                       |
| <input type="checkbox"/> Bicycling - BMX/mountain biking | <input type="checkbox"/> River float trip / rafting              |
| <input type="checkbox"/> Horseback riding                | <input type="checkbox"/> Birdwatching or Wildlife Viewing        |
| <input type="checkbox"/> Hiking/walking in a nature area | <input type="checkbox"/> Attended an outdoor educational program |
| <input type="checkbox"/> Fishing                         | <input type="checkbox"/> Picnicing                               |
| <input type="checkbox"/> Visit to an open space preserve | <input type="checkbox"/> Camping                                 |
| <input type="checkbox"/> Running your dog off-leash      |  |

3. What is your overall interest in having increased access to the South Platte River

- Interested  
 Neutral  
 Disinterested

### Section III: Final Thoughts

1. Would you be interested in providing additional input by attending one or more upcoming meetings regarding the South Platte River Recreation Corridor Plan?

- Yes  
 No

If yes, please provide an e-mail where we can easily contact you.

2. Thanks for taking our survey. Do you have any additional comments or suggestions for our upcoming South Platte River Recreation Corridor Master Plan?

Thank You!  
😊

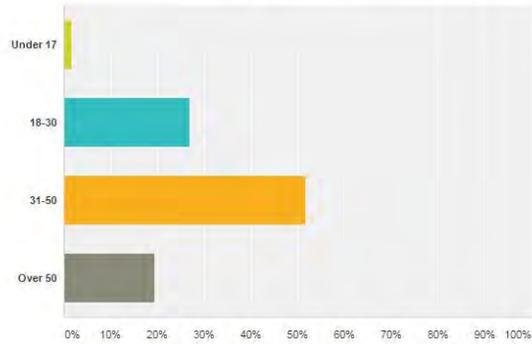
# Appendix B - Community Survey Results

The following are the results of the community survey.

## Section 1 - Question 1:

Please select your age range.

Answered: 226 Skipped: 1

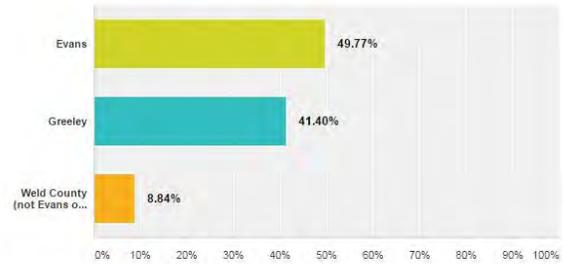


Answer Choices	Responses	Count
Under 17	1.77%	4
18-30	26.99%	61
31-50	51.77%	117
Over 50	19.47%	44
<b>Total</b>		<b>226</b>

## Section 1 - Question 3:

Where do you live

Answered: 215 Skipped: 12

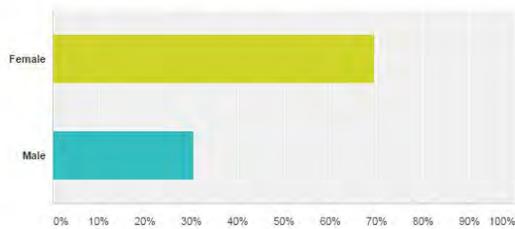


Answer Choices	Responses	Count
Evans	49.77%	107
Greeley	41.40%	89
Weld County (not Evans or Greeley)	8.84%	19
<b>Total</b>		<b>215</b>

## Section 1 - Question 2:

What is your gender?

Answered: 226 Skipped: 1

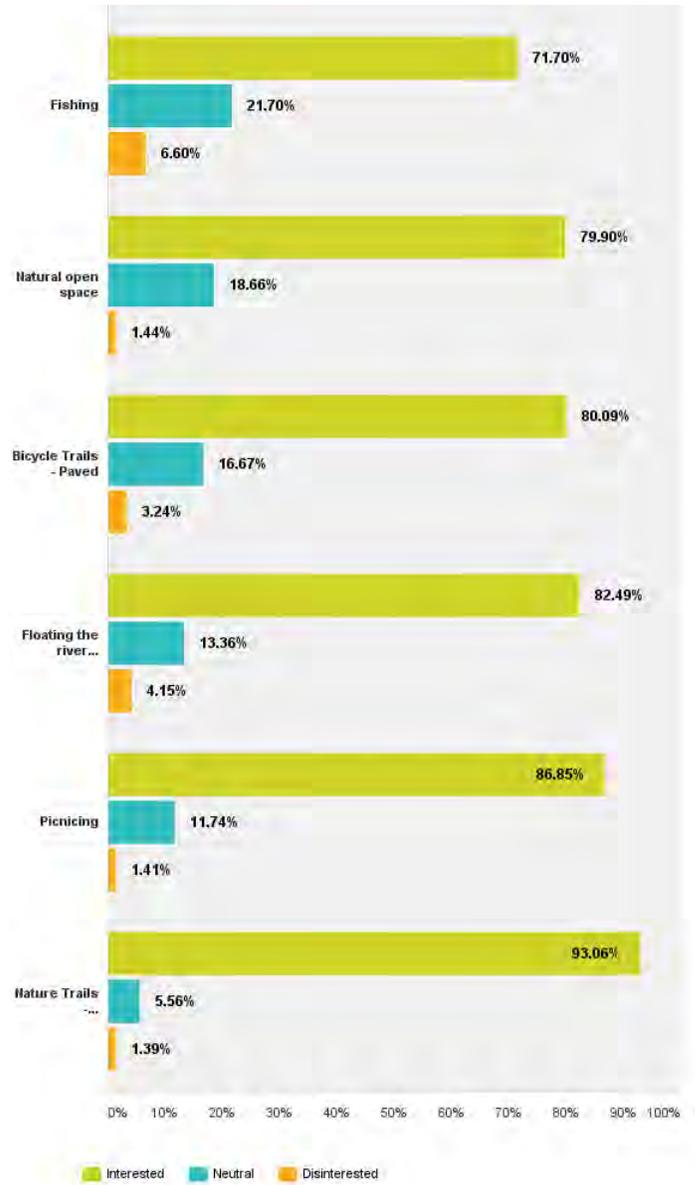
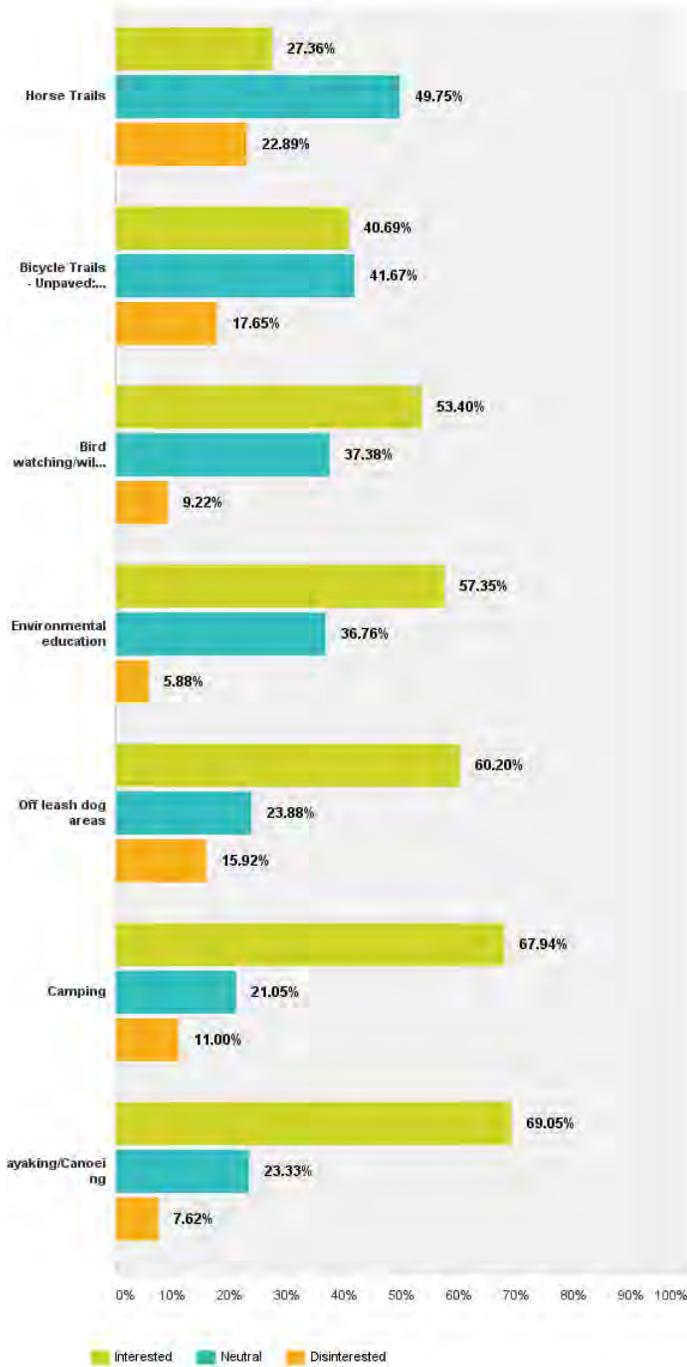


Answer Choices	Responses	Count
Female	69.47%	157
Male	30.53%	69
<b>Total</b>		<b>226</b>

Section 2 - Question 1:

**Q4** Below is a list of outdoor activities that could be provided along the South Platte River. Please indicate your or your family's level of interest in participating in each of these activities.

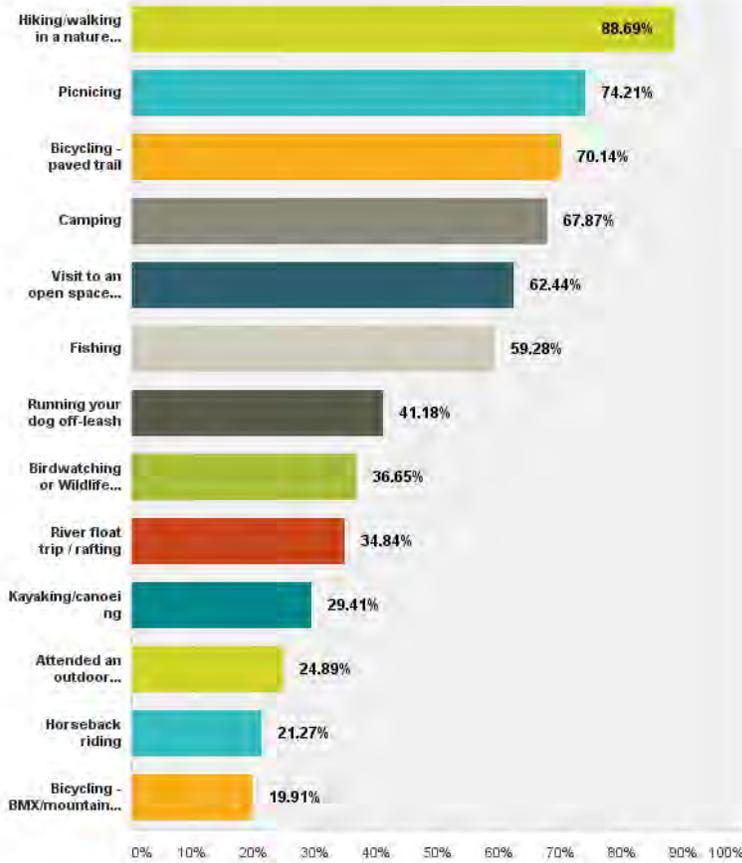
Answered: 222 Skipped: 5



Section 2 - Question 2

**Q5 Which of these activities have you or someone in your household participated in the last year? (choose all that apply)**

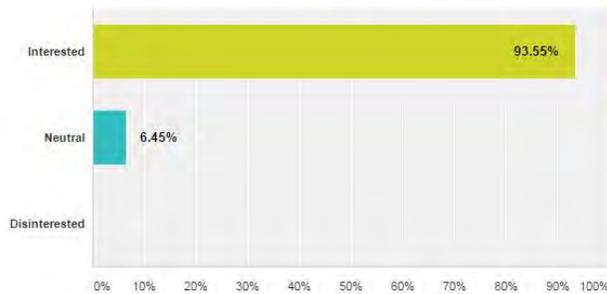
Answered: 224 / Skipped: 8



Section 2 - Question 3

**What is your overall interest in having increased access to the South Platte River**

Answered: 217 / Skipped: 10



Answer Choices	Responses
Interested	93.55% 203
Neutral	6.45% 14
Disinterested	0.00% 0
Total	217

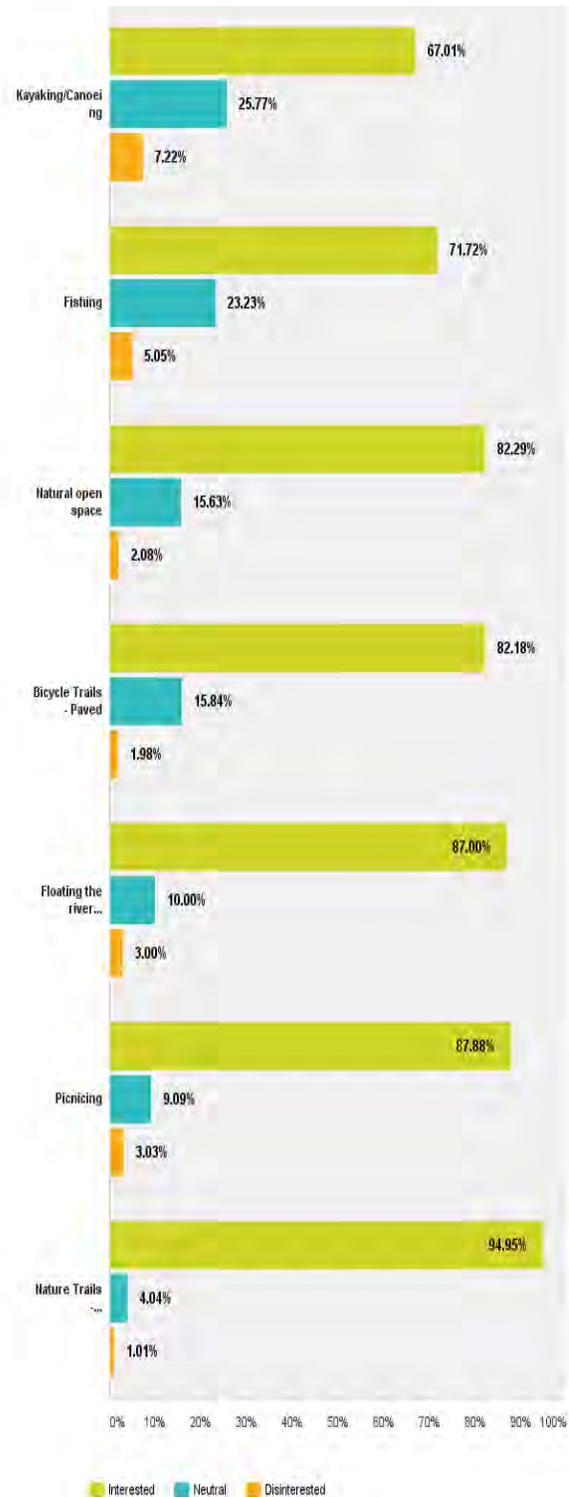
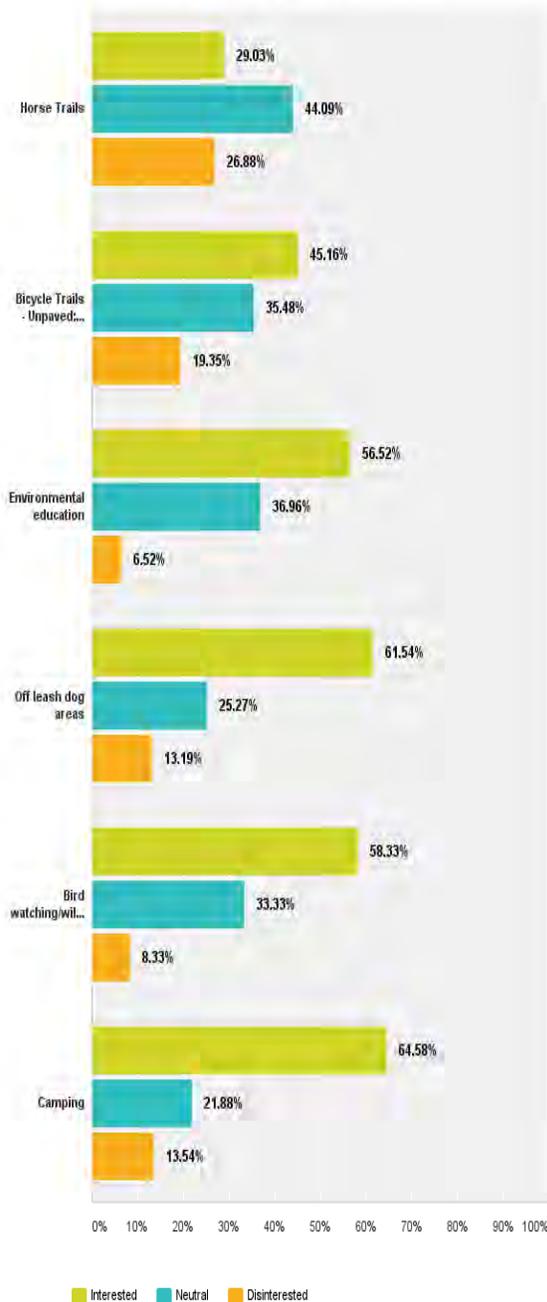
# Appendix C - Survey Results (Evans Only)

The following are the results of the selected survey questions as answered exclusively by Evans Residents.

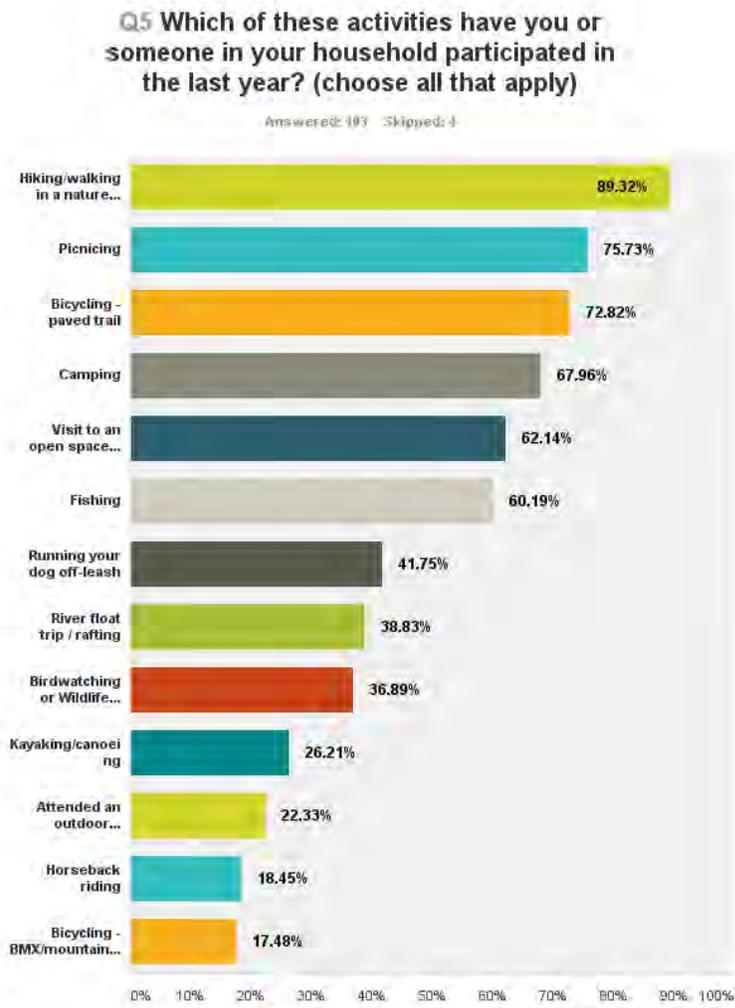
## Section 2 - Question 1:

Q4 Below is a list of outdoor activities that could be provided along the South Platte River. Please indicate your or your family's level of interest in participating in each of these activities.

Answers: (84 Skipped)



Section 2 - Question 2:



# Appendix D - Focus Group Materials and Responses

Script Outline for City of Evans Discussion Groups  
City of Evans Planning Department  
10/28/2015  
Facilitated by Leslie Beckstrom and Rachel Freeman  
Weld County Department of Public Health and Environment

## *I. Introductions*

Chad Reischl will welcome and introduce the discussion group purpose to each group.

- Thanks for coming today, we really appreciate your time and input.
- The City of Evans recognizes the great potential for recreation along the South Platte River
- We feel that further investment in the river corridor will enhance the quality of life in Evans and promote economic development. Therefore we are in the process of creating a Recreation Corridor Master Plan.
- While the City's first priority is the reconstruction of Riverside Park; this Master Plan sets a course for expanding upon that investment in the long term.
- This focus group will help the City determine needs, desires, concerns, strategies, etc. that will need to be addressed in the plan. Planning staff will take this information and use it to create a plan of action for the corridor
- We've brought you together today to get your professional thoughts and opinions on this planning project. We want to know what ideas, concerns, or strategies your organization would have in relation to these questions. While you may have personal thoughts or opinions on today's topics we'd like those to take a back seat in today's discussion.

*Group facilitators will introduce themselves along with the discussion process and reminders*

"Good afternoon (evening), my name is Leslie Beckstrom (Rachel Freeman). I am the Healthy Eating Active Living Coordinator (Tobacco Control Program Supervisor) with the Weld County Department of Public Health and Environment. We have been asked by the City of Evans Planning Department to conduct these community discussion groups to help them understand the potential and desire for recreation along the South Platte River.

As a reminder, your participation in this discussion group is entirely voluntary, and you are welcome to leave at any point or simply to choose not to answer a question if you don't want to. Your answers will remain blinded, but do become part of the community engagement record for the City of Evans. *For resident group only* – To be eligible for the gift card drawing, you must be present to win. We ask that you turn off your cell

phones or pagers. If you cannot and if you must respond to a call, please do so as quietly as possible and rejoin us as quickly as you can.

We are going to capture your desires and concerns utilizing chart paper and note taking. The entire discussion experience should take about an hour to an hour and half. There are snacks and beverages (dinner and beverages) in the back of the room. You are welcome to go and help yourself at anytime. Are there any questions so far?

Leslie Beckstrom (Professional Group facilitator) and Rachel Freeman (Residents Group facilitator) will go over the Ground Rules for Discussion. We want you to feel free to express your views openly. Our role as moderators will be to guide the discussion. Ultimately we want you to talk to each other. Therefore, we ask that you follow these discussion ground rules:

- **Listen carefully** – respect everyone’s opinions and viewpoints
- **Speak truthfully** – be transparent and honest
- **Remain open** – be flexible with changes and allow for alternative points of view
- **Respect diversity** – all populations, economic sectors and community groups are welcome
- **Be inclusive** – all voices, opinions and perspectives are of value
- **Honor each other** – consider totality of circumstances when making decisions affecting other members

These will stay posted to the wall for the remainder of the discussion.

#### *Group Specific Questions*

##### Professional Group

Let’s begin by introducing yourself. Tell us your name and the organization you work for.

1. What do you see as the potential benefits of allowing more access to recreation in and along the river?  
Probe: Which of these do you believe are more important?  
F/U: What should be the vision for recreation along the South Platte River?
2. What are your primary concerns relative to opening up the South Platte River to more recreation?  
Probe: How would you prioritize this list? Top three concerns?

3. What considerations need to be made for account for these concerns?
4. What might be some obstacles or issues that we might encounter? How might we overcome them?
5. If access were provided, what sort of amenities would you recommend we provide (examples might include, lighting, signage, seating, restrooms, etc.)  
Probe: What mixture of recreational use do you envision for the South Platte River? Explain?
6. What partners might we tap into for successful implementation of the plan?  
Probe: Please share contact information for each of these potential partners.  
Probe: What opportunities do you see for the public to participate in this planning process?
7. What sort of funding mechanisms might the City look at for implementation of the plan?  
Probe: What is the advantage of each of these funding possibilities?  
F/U: Which one would you recommend be sought as the priority?
8. Have we missed anything that should be mentioned?

#### Resident Group

Let's begin by introducing yourself. For the remainder of the discussion, please try to utilize first names.

Give instructions for the "common ground" activity.

Now that we have learned a little more about each other, let's continue:

1. Please tell us a little bit about what your motivation or reason for coming today.
2. Tell us about the types of recreation that you are personally interested in seeing along the river.  
Probe: How would you prioritize this list?
3. What do you see as the benefits of allowing more access to recreation in and along the river?  
Probe: Which of these do you believe are more important?  
F/U: What should be the vision for recreation along the South Platte River?
4. What are your primary concerns relative to opening up the River to more recreation?  
Probe: How would you prioritize this list? Top three concerns?
5. If access were provided what sort of amenities would increase your use of the river corridor, (examples might include, lighting, signage, seating, restrooms, etc.)



Probe: What mixture of recreational use do you envision for the South Platte River? Explain?

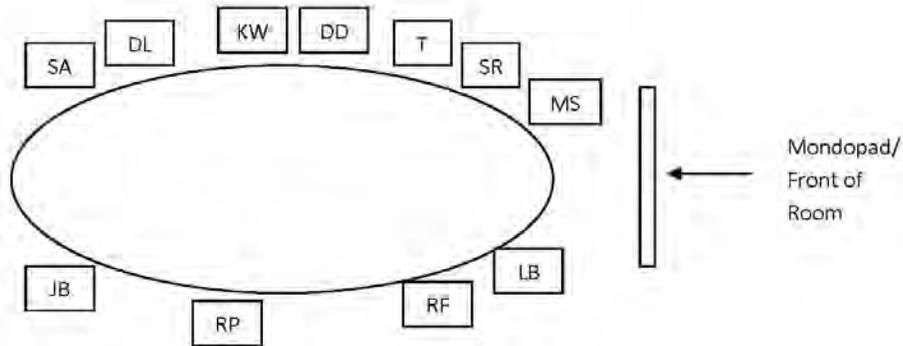
6. Implementation of the plan will cost a significant amount of money. How do you feel about supporting this endeavor financially (e.g. would you support a small increase in property taxes and/or borrowing money for land purchases and amenities)? Would you support user fees to offset costs?

F/U: Which one would you recommend be sought as the priority?

7. Have we missed anything should be mentioned?

**South Platte River Focus Groups – 10.28.15**  
Professional Group Discussion Notes

Map:



Key:

- DD**- Deb DeBoutez, Greeley Neighborhood Resources
- DL**- Daniel Lawrence, UNC Outdoor Pursuits
- JB**- John Barnett, City of Greeley-Planning
- KW**- Kristan Williams, City of Evans Communication
- RP**- Ron Pristera, Evans Fire Dept.
- SA**- Silas Arnold, UNC Outdoor Pursuits
- SR**- Steve Roach, Property Owner
- T**- Tine, Wife of Steve Roach
  
- MS**- Maggie Shawcross, Facilitator
- LB**- Leslie Beckstrom, Facilitator
- RF**- Rachel Freeman, Facilitator

**Question 1: What do you see as potential benefits of allowing more access to recreation in and along the river?**

KW: Economic development potential. If people have access to the river there will be more opportunities for sales revenue (snack shops and that sort of thing).

SA: More educational opportunities

DD: It would be really fun! Can fish, camp, picnic, Frisbee. Misses Riverside Park. It was a real jewel for the City of Evans.

DI: It will keep people in Evans. He takes UNC students elsewhere for recreational activities. It will keep money local.

DD: Educations on the history of the River and the region.

RP: Doesn't really talk about benefits much.

SR: Keeps youth outside doing "hearty" sports.

JB: River trail and corridor as an economic driver. Show that people value the community which brings more business as a result.

**Question 2: What are your primary concerns relative to opening up the South Platte River to more recreation?**

DD: The history and making connection to the agricultural heritage is most important.

DL: Education-teaching different techniques to students.

KW: Doesn't see economic development as siloed.

SA: Environmental Impacts

DL: Vandalism

SR: Safety is a concern, some people don't realize the danger of the river. Liability is a concern.

DD: Might take people away from Greeley.

DL: Open it up to people not just in Greeley/Evans area. There is a pro and con of having more people coming outside of the region.

KW: Monitoring- people might not use good judgment.

RP: Need to have clear cut authority on who can say when the water/shore can be accessed and when it can't. A 5 mile stretch of river can create all kinds of problems.

JB: History of using the river as a dumping ground (old cars, rebar, old cement, etc). There is evidence of this all along the corridor. This impacts the environment and creates concerns beyond the mere clean-up. There can be health impacts with inappropriate or comprehensive clean-up.

**Question 3: What considerations need to be made to account for these concerns?**

DD: Protecting private land owners as far as liability.

RP: Is it structurally going to be under government or is it "play at your own risk"? It has to be worked out in advance. Need clear cut communication of river access. Need clear map of public v. private property. How do you call for help if someone's drowning? The infrastructure needs to be there.

SA: Signs need to be posted with expectations of public.

T: Will there be limited access to the river?

RP: There is a model for that with the National Forest. Will property owners be responsible for paying for the signs? Doesn't think that is a reasonable expectation of property owners.

DL: Will there need to be more police presence over certain points of the day? There should be visibility of security personnel.

DD: Ecological integrity of the area.

JB: Major landfill will need to be cleaned up. This may affect public safety efforts.

**Question 4: What might be some obstacles or issues that we might encounter? How might we overcome them?**

KW: Parking/Access Points.

DD: How much does City of Evans own of the River stretch? You could build parking potentially, but need to have ownership of land. Sometimes the river is really low and the water comes from downtown Denver so clean water is an issue. How do we overcome that? –not sure.

RP: There's only one bridge to get to the other side. Being about to know where you are along the river has to be taken into consideration in case of an emergency. You can't get to the South side of the River. There will be a lot of different government entities involved in this project and we have to know how to deal with it.

DD: You'll encounter opposition from property owners. Need to know when to compromise and meet their needs.

SR: Main concern is liability. Need access across everyone's property. It's a worthwhile project but needs to be dealt with on an individual basis.

RP: How does title address ownership with your property? (Question posed to SR)

SR: We own to the middle of the river (the land under the river, not the water). One property goes across the water.

RP: I'm used to government owning the water.

SR: There are certain places in the North Platte where you can't touch ground under the water.

DL: Understanding whose private land you can hike through is important. Do research on how this happened during the years. Seen signs stating "stay on trail"

RP: Plan has to proceed with the government drafting the plan and providing a template to property owners. This will help alleviate burden on property owners and may speed up the development process.

SR: Main thing is doesn't want the liability. Thinks that many property owners think this way as well.

**Question 5: If access were provided, what sort of amenities would you recommend we provide?**

DL: He hasn't gone out himself to see the land, but should put in campground to help with revenue. If the campground washes out in the winter it's not a big deal. Parking lots, more than one put-ins and take-outs. Have restrooms and call boxes like the North Platte River has.

KW: Signage would be key at every access point. Information about if you have a problem where's where you can go. She's on the fence about lighting because it may encourage people to be there after dark.

DD: Beaches, shared usage access, trash service, interpretive signs.

KW: Restrooms to protect property owners. Seating in various areas to fish.

SA: Changing rooms conducive to families

**Question 6: What partners might we tap into for successful implementation of the plan?**

KW: Big financial companies. Who pays for it? Need to think long-term for maintenance. This is a huge thing to think about.

DD: Both chambers would be interested, anybody in recreation. District 6 for education, Weld County Health Department, North Colorado Health Alliance, non-profits that focus on health, FEMA?, could the city raise taxes?

JB: Disaster relief compensation of community upgrades.

KW: Wildlife and Game

DD: Bird watchers

DL: UNC and the RTH Program, the ropes course was built for class credit. This could be another resource. Could have classes at the river. Aims Community College could be involved too. Oil and Gas Industry, the Monfort Family, Anheuser Busch.

DD: User fees/taxes

**Question 7: What sort of funding mechanisms might the City look at for implementation of the plan?**

DD: Grants

KW: There is an assumption that the City of Evans will find the money. This is not a given.

RP: It's a chicken and egg situation. Need to know how much the project will cost before talking about funding. It will take years of work. What does successful mean? Need to get it done in stages. How will it be staged? It will take decades of work. Are you going to try to build a trail?

DL: How was the Poudre River Trail developed? Look to them for guidance. Day use fees, donations, sponsors could also be used.

JB: Weld County because of the old landfill. EPA because of the need to clean-up the corridor. Believes a GOCO Legacy grant would be ideal.

**Question 8: Have we missed anything that should be mentioned?**

DD: Have you reached out to people who are managing trails along other rivers? Are we certain the river won't be dammed?

KW: Requests that the City loop back to people who went to focus groups. There needs to be follow-up with this project.

DD: Get private property owners involved right now.

South Platte River Master Plan Focus Group – 10/28/2015  
Professional/Stakeholder Group – Chart paper notes

**Question One** – What do you see as the potential benefits of allowing more access to recreation in and along the river?

- Economic development potential; access to River brings people to the area – people will spend money here.
- Educational – youth involvement
- Really fun – canoeing, fishing and camping
- Give recreation access to people here, keep people here; keep them locally
- History – think like the Poudre Heritage; South Platte River has historically importance to this area/region
- Brings youth outside and into nature

**Question Two and Three** – What are your primary concerns relative to opening up the South Platte River to more recreation? What considerations need to be made for account for these concerns?

- Vandalism
  - More police visibility/presence
  - Outside hours – closed dusk to dawn
- Safety – river is dangerous at certain times of the year
  - Ecological integrity of the area
  - Existing landfill near rive that needs to be cleaned up
- Might take people away from Greeley
- People from outside the region might come into the area
- Monitoring of the area
- Questions of who owns the water. Where does the government ownership start and stop.
- Private property owners – protecting them from liability
  - Is it under the umbrella of government? This needs to be worked out in advance.
- Need for infrastructure
- Determine access points (number and where)

**Question Four** – What might be some obstacles or issues that we might encounter? How might we overcome them?

- Parking at/for access points; how much of area around park is owned by City of Evans?
- Enough water; enough clear water
- Access to the river
- Will encounter concerned property owners
- Property owners are concerned about liability

- There are trails that run through private property and rules that go with that
- Property owners mostly concerned with liability; they don't want to deny people from enjoying the river

**Question Five** – what sort of amenities would you recommend we provide?

- Campground; nightly fee (revenues) going back to the City
- Parking lots (more than one)
- Put in/take out points; access points
- Signage at every single access point
- Call boxes
- Lighting; does this encourage access to park after hours? Do we want this? Does this encourage or discourage vandalism?
- Beaches
- Shared usage
- Trash service
- Interpretive signs
- Restrooms
- Seating (to sit and fish)
- Changing areas

**Question Six** – What partners might we tap into for successful implementation of the plan?

- Financial component here; long term funding needed, not just construction for maintenance too
- Chambers of Commerce
- Cultural parks, Recreation districts
- School districts
- Health Department, Health Alliance, state level health department
- FEMA funds – disaster relief
- CDBG
- Recreation partners – Wildlife and Game, Audubon Society
- University of Northern Colorado (hospitality and recreation departments)
- Aims Community College
- Big companies
- Oil & Gas companies
- Monfort family
- Taxes and user fees

**Question Seven** – What sort of funding mechanisms might the City look at for implementation of the plan?

- Grants
- Not a given that City owns the project; consider forming its own non-profit?
- What is the plan? Timeline; definitely need to break this into stages

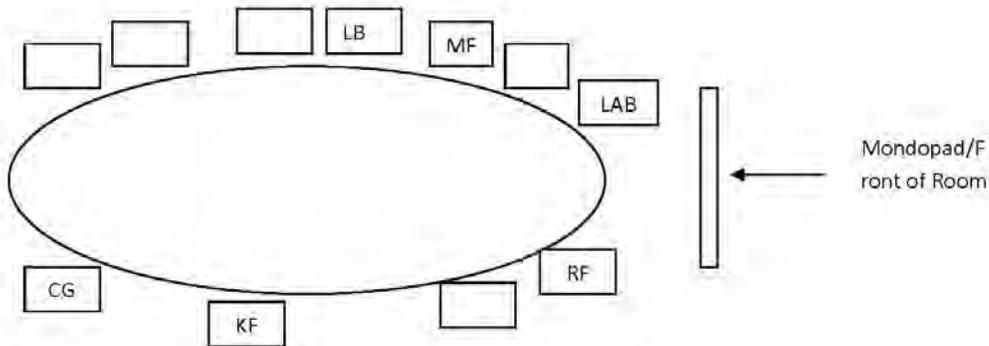
- Looking at past project; Poudre Rive trail – how was that done? How property owners were held responsible/involved?

**Question Eight** – Have we missed anything that should be mentioned?

- Have efforts been made to reach out to others trails? To learn what they have done?
- As efforts more forward, involve people who have an interest
- Involve private property owners from the beginning.

**South Platte River Focus Groups – 10.28.15**  
Resident Group Discussion Notes

Map:



Key:

- LB – Laurie Baer
- MF - Marcus Finning
- KF – Kyle Myers
- CG – Colleen Griffith

- LAB- Leslie Beckstrom, Facilitator - note taker
- RF- Rachel Freeman, Facilitator

**Question 1: Tell us a little bit more about your motivation or reason for coming today?**

LB: Heard about the meeting for the Master Plan at a previous open meeting. Excited about the possibilities, like a bike trail from Evans to Denver.

CG: Misses being able to go to Riverside Park; a possibility for "recreation" within Riverside Park is exciting.

KF: Works for Evans; has strong interest in the community; Loved being able to go to Riverside Park; Interested in having the park back.

MF: Wants to find other outdoor activities to do with his children.

Questions 2-7 were captured onto chart paper. The responses are grouped without individual identifiers.

**Question Two** – Tell us about the types of recreation that you are personally interested in seeing along the river.

- Trails and open space; both paved (for bikes) and unpaved (for runners) would be good; these could be situated side-by-side.
- River access; tubing; canoeing; fishing.
- Scenic views; resting points – somewhere at the higher points; especially for older adults.
- Picnic shelter

Group was asked to prioritize these. They choose to prioritize: trails; scenic views and resting points

**Question Three** – What do you see as the benefits of allowing more access to recreation in and along the river?

- Being able to stay close to home for recreation options; less travel time in a vehicle.
- Close access
- Open space to merely enjoy and for stress release; could go there for a lunch period, etc.
- Use the area to attract wildlife and birds (especially song birds); Utilize planting to attract bees and butterflies; would need small prey for larger birds like falcons, hawks and eagles.
- Bicycling trails to connect to other destinations and towns; connectivity
- Quality of life
- More recreation leads to better health (and public health)
- Economic development

Group was asked to indicate which of these was most important. They choose: open space and quality of life.

**Question Four** – What are your primary concerns relative to opening up the River to more recreation?

- People dumping trash along the river
- People of questionable character (drug and alcohol use) or mental illnesses hanging and/or living along the river (vagrancy). Big concern regarding safety of other people visiting the area or utilizing the park/corridor.
- Police/safety enforcement of the area
- Chemical monitoring – what is in the water and coming downstream from Denver?
- Visibility of the area – dark and concealed areas could be a problem; may need lights
- Monitoring for health impacts

Group was asked to prioritize these. They choose vagrancy and safety as the top concern.

**Question Five** – If access were provided, what sort of amenities would increase your use of the river corridor (examples might include lighting, signage, seating, restrooms, etc)?

- All of the given examples (lighting, signage, seating, restrooms)
- Dog waste bag stations
- Lighting – can be expensive, especially on trails; riding at night might be questionable.
- Restrooms; portable might be better due to tagging, maintenance and cleaning issues.
- Access and departure points; multiple ones along the corridor

- Parking
- Shelters and benches

**Question Six** – Implementation of the plan will cost a significant amount of money. How do you feel about supporting this endeavor financially (e.g. would you support a small increase in property taxes and/or borrowing money for land purchases and amenities)? Would you support user fees to offset costs?

- Group was interested in better understanding how much support the plan already had. Having an idea of how much financing would be needed and where it would come from would be helpful. Even if this was a good estimate.
- They want to know it is going to cost.
- Concern about the amount of money (percentage) being spent on infrastructure verses administration. They would want the project to have high transparency.
- Most feel that user fees would be a good idea, but the enforcement would be difficult (and possibly expensive from a personnel point-of-view). Good idea in theory but relies on the honor system for collection potentially.
- Would be willing to consider a tax increase to fund but want the money spent on infrastructure not necessarily "art" projects.
- Other funding options could include: marijuana tax dollars, oil/gas dollars, impact fees for new development
- User fees could include: canoe and/or boat inspection fees; fishing fees
- Potential grants could include: GOCO and DOW (Dept of Wildlife)
- Last idea was being able to identify contributions from other interested parties working to secure connectivity across the region, especially if this were to become a larger project in scope.

**Question Seven** – Have we missed anything that should be mentioned?

- Future impact fees
- They really wanted to know what was already on the drawing board. Where it stands? And about projections?

Chad Reischl restated that Riverside Park is the number one priority. The city anticipates potential property acquisition. City sees nature trails as a quick win.

He also mentioned plans for the ditch trail corridor which would connect Evans neighborhoods and the river. There is already a ditch access road which is dirt and already fairly level. He also mentioned Ashcroft Draw.