

***Summary Report:***  
**May 27<sup>th</sup> 2008 Open House**  
**HESPERIA LANDS**

Submitted to:  
**Hesperia Development Corporation**

by:  
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Meaningful public consultation is a core feature of the planning for Vernon’s Hesperia Lands. To that end, the Hesperia Development Corporation (HDC) hosted the first in a series of public open houses on May 27<sup>th</sup>, 2008, to allow interested individuals to learn more about the planning process and the vision of the HDC Board of Directors, and to share any questions, concerns or ideas they may have.

The event at the Paddlewheel Hall was publicized through advertisements in the Vernon Morning Star and the mailing of a notice to area residents. The open house was very well attended, with approximately 120 people dropping by throughout the evening. Most participants indicated they lived in neighbourhoods adjacent to the Hesperia Lands.

The open house featured nine full-colour display boards, describing and illustrating aspects of the Hesperia Lands, the HDC, and the planning process. The Board of Directors of the HDC and members of the HDC planning team were on hand to discuss the Hesperia Lands with attendees, answering questions and listening to people’s concerns and ideas.

A four-page fact sheet on the planning for the Hesperia Lands was provided to all participants. As well, each person who arrived at an open house was provided with a feedback form, on which they could write their comments, and either deposit the form in a box at the open house, or subsequently fax or mail it to the HDC.

## **Public Input Received**

The community feedback received at the May 27<sup>th</sup> open house provides valuable input into the planning process for the Hesperia Lands. The input received from the public through completed feedback forms, and from ‘post-it notes’ with which participants posted their views right into the display boards, is summarized on the following pages.

On the feedback form, open house participants were asked four questions:

1. What are your thoughts on the information presented today?
2. Are there any principles or issues you felt were missing from the display boards, which need to be addressed in the planning for the Hesperia Lands?
3. What elements do you think are most important for creating a great neighbourhood on the Hesperia Lands?
4. Do you have any other ideas, concerns or suggestions?

As well, one of the display boards asked each open house participant to use sticky dots to indicate their three priority “principles and values” for the planning of the Hesperia Lands. The cumulative results of this exercise are in the table below:

<b>Planning priority</b>	<b># of “priority” dots received</b>
open space	32
transportation	31
environmental stewardship & sustainability	28
pedestrian connections	15
minimize unnecessary infrastructure	15
mixture of housing types	14
hillside housing form	10
community amenity	10

The feedback summary that follows is presented by broad category of issue, to facilitate consideration of the input by the planning team. Interested readers are strongly encouraged, however, to read the complete transcripts in Appendices A and B, in order to foster a full appreciation of all the points raised by the participating public.

### **The general response**

As to be expected, there were a variety of opinions concerning the planning of the Hesperia Lands. Some open house participants characterized the objectives and concept as “idealistic”, “disappointing”, “ill-conceived and poorly thought out”, and lacking in “common sense”. Other respondents, however, asserted that the planning reflected “great ideas” and represented a “wonderful opportunity to build a community Vernon can be proud of”.

Generally speaking, however, most people shared specific concerns or ideas that they wished to have addressed in the planning for the Hesperia Lands, and did not articulate outright opposition or support for the project. Their detailed, constructive comments provided valuable information for the HDC Board and the planning team to take into account as the process moves forward in the coming months.

### **Traffic, parking and transit**

A significant number of open house participants cited concerns related to matters of traffic and parking. There were several mentions of the importance of ensuring that vehicular access to the site is not by way of Apollo Road or Longacre, and should instead be from the east end of the site, with no access from the new Hesperia neighbourhood into the existing Apollo Road subdivision. The capacity of Okanagan Landing Road to handle the traffic that might result from the development was also noted as an issue, unless the road were upgraded and widened.

As well, there were several references to the importance of ensuring sufficient off-street parking for the amount of housing. It was suggested that home purchasers be charged a large premium for a parking stall, and that car co-op programs, community electric bikes, and good public transit be included in the development, to provide alternatives to privately-owned cars. The potential impact of more traffic on the livability of adjacent neighbourhoods was observed.

There were calls for Hesperia neighbourhood to be served public transit -- “lots of it” -- especially during working hours, and particularly to connect to Okanagan Landing Plaza. Cycling and pedestrian routes were also suggested.

### **Parks and open space**

Issues related to parks and open space were frequently cited by open house participants. In particular, there were a number of references to maintaining a wide, undeveloped “buffer” between the existing homes on Apollo Road and any units on the Hesperia lands. There were also a number of calls to have the walking trail that is behind Longacre continue adjacent to the Apollo Road home, to provide some buffer between the neighbourhoods.

Some open house attendees expressed a desire to see a large majority of the 69 acre site reserved for parks and greenspace, with open space featured throughout the development. Others emphasized the need for recreational facilities such as playgrounds, walking paths, community gardens, and a community ‘clubhouse’. It was suggested that there be no lawns or irrigation.

### **Loss of wildlife habitat**

Numerous times, concern was expressed for a loss of wildlife habitat with the development of the Hesperia Lands. It was asserted that coyotes, owls, geese, deer, hawks, eagles, pheasants, herons, and frogs currently use the land, as do a herd of cows that would be missed by some area residents.

### **Housing types**

There were a number of comments from the open house participants regarding the types of housing that should be included in the planning for the Hesperia Lands. Some people want only single family homes included in the development, with height limits of one or two stories. There was concern that multi-story buildings (“monstrosities”) might block views up the hill from existing homes on Apollo Road. Amidst calls for a variety of housing types “catering to all generations”, there was also a call for “high end view housing”, as well as “no million dollar houses”. Additionally, it was suggested seniors housing options be included in the development, as well as rental units. Live/work spaces prompted a question as to whether such units would increase demand for parking, resulting from business traffic.

### **Amenities and Services**

It was suggested by open house participants that facilities such as a daycare centre, playgrounds, some retail/service space should be provided within the site, and possibly enhanced police, fire and hospital services (including comments calling for a fulltime fire department and a community policing station).

### **Aesthetics**

It was noted that “a mix of housing styles is more pleasing”, and that it was important not to make the aesthetic mistakes seen elsewhere. The look of the development from across the valley was described as important, as was the quality of the design and construction, so the housing does not promptly deteriorate into a slum after a few years. There was also a call for underground utilities, as well as downward-oriented streetlights that won’t interfere with night-time views.

### **Location**

It was strongly suggested that a relatively dense, attainable development such as that envisioned for the Hesperia Lands should be built much closer to town, where it would be accessible by transit, walking and cycling, as well as closer to shops and service. As well, the development would be better to take place on land that has already been developed, not on greenfield like the Hesperia site.

### **Density**

A few concerns were noted by participants regarding the density potentially envisioned for the Hesperia Lands. It was suggested that the maximum density permitted should be 12 units per acre.

### **Noise**

There was concern that the development of the Hesperia Lands would result in the loss of peace and quiet in the neighbourhood, and the quiet rural/suburban lifestyle to which the existing residents have become accustomed.

### **Infrastructure/utilities**

In addition to a question as to whether the city’s existing sewer and water system could handle the 1000 units envisioned for the Hesperia Lands, there were concerns expressed from residents

of adjacent neighbourhoods that the development might lead to the loss of their existing water and septic systems. It was also suggested that water consumption be reduced through the inclusion of cisterns and greywater recycling, and that alternative energy sources be explored (solar and geothermal). There was also concern about the potential impact of the development on the well in the Rolling Hills subdivision.

### **Level of detail presented**

A number of open house participants expressed frustration that, at this preliminary stage in the planning process, the information presented at the event was too “high-level” and “vague” with “nothing concrete” and “not enough information”. It was felt that the absence of details regarding housing types, design layouts, etc. made it difficult for people to form an opinion or provide feedback, and could be considered “deceptive”.

On the other hand, some other open house participants lauded the “good information” and the “interesting, ... informative” event.

### **Other issues**

- The composition of the HDC Board of Directors.
- The ALR exclusion process, which it was asserted should be revisited.
- The importance of addressing hillside erosion”
- Concerns about construction dust affecting adjacent neighbourhoods.

## APPENDIX A

### Transcribed Input from Open House Feedback Forms

*The following is a direct transcription of the feedback form input received at or following the May 27<sup>th</sup> open house, in response to the four questions that were posed on the forms.*

#### 1. What are your thoughts on the information presented today?

- Can existing water/sewer supply handle 1000 units (4000 people)? Road network? If not, these costs should be covered by Hesperia purchasers and not the Vernon taxpayer directly.
- Very high level – not much detail.
- I feel that the idea of building affordable housing on the land furthest away from most of the infrastructure that people need (example – shopping, groceries, medical, and college) is a complete reversal from all the things that I hear middle-income families are looking for. They want to reduce travel time and resources. They want easy access to a variety of shopping options. They want to be independent of commuting restrictions (bus schedule, taxi fares). They want to use “green” transportation (walking, biking)
- Basic – no real plans – to be expected
- In creating the development are we taking away land, used for spray irrigation? Within the city “committed” to the expansion of spray irrigation – how does this fit? Why put affordable housing in an area so far from the city center? There will be a need for public transportation – lots of it.
- The information is good – however....
- Great to see. Need to inform public difference between low income housing and affordable housing. Is not a relocation of the downtown riff raff.
- Good displays of information re: history of project site and visual information. Not enough preliminary design layout or housing type to visualize the end result.
- We are concerned about multi-level buildings, which we are against.
- We would prefer single dwellings.
- I feel the project is ill conceived and poorly thought out. There are too many variables that have not been planned. The time line is way too short for any real chance of success.
- Satellite maps are great. Not enough definite information. I really hope that you’re not building four story anything on these lands. The pictures on the boards of what it could look like are really very ugly. I certainly don’t want those monstrosities behind us and I can’t afford to move.

- My concern is water, sewage. Air and greenspace. None of these are on your boards. I like the idea of a bus service. I like the idea of a “community”. The roads at either end of Apollo are dangerous (too steep and icy) for about a week or two each winter. Now people will be above that?! Yikes.
- Would like to have seen more information on what types of housing will be built. More information on infrastructure and sewer and roads. Source of the information provided was vague, for example, what does “Environmentally sustainable neighborhood and building design” mean?
- Disappointing. Vernon is “scarred up” with so many developments that this will be just one more. Creates more urban sprawl. Kelowna and Penticton have adopted redevelopment of existing properties – it would be great to see Vernon take this progressive approach.
- It’s a start. Not enough information to form a definite opinion.
- Highly idealistic concept.
- Very hard to comment without a disclosed neighborhood development plan. I think information provided is deceptive in that approvals for densities and zonings seem to be treated as granted. This is the first I heard of the ALR allowing an exclusion due to “prior approvals”. If that’s the case – those prior approvals are the density and development that should be allowed – back the bus up – properly reapply to ALR for exclusion.
- Not enough information to form any conclusion.
- It all sounds good that the developers want to get public input but we always have to wonder – does it really make a difference?
- We like cows. Concern about losing current water and septic system. Concern about quality of workmanship and materials in relation to the targeted price range of under \$300,000. Concern if quality of workmanship and materials are inferior then neighborhood will become shabby and unattractive very quickly. Loss of greenspace, peace and quiet. Concern of higher traffic volume and Apollo turned into a main route for cars. Feeling very sad to lose the peace and quiet of the current neighborhood.
- Very interesting. Great presentation. Informative
- Informative, but not specific enough to evaluate options and impacts.
- 69 acres? Make 50 - 60 acres park/greenspace/walking/community garden, the rest is housing, multiple stories only.
  - 2) Limit square footage per unit.
  - 3) Build with solar etc. so that there net energy use.
  - 4) 15 units/acre is 1900’s thinking. Get with the 21<sup>st</sup> Century! See #1 above.
  - 5) Everything will still be a drive away despite FAQ #5.
- Mixed messages given by the various representatives tonight! Our major concern is the altering of the lifestyle of the existing neighborhood (more traffic, noise, destruction of natural habitat). Nothing concrete to agree or disagree.

- Great ideas and necessary! Get it going!
- Seems to be good information

## 2. Are there any principles or issues you felt were missing from the display boards, which need to be addressed in the planning of the Hesperia Lands?

- Common sense?
- Ensure adequate planning for trails, playgrounds etc.
- I am very concerned about the traffic flow in and out of this area. I live on Longacre at the east end and have witnessed many accidents and incidents where Longacre joins Okanagan Avenue. In the winter, the approach to Okanagan Avenue is very steep and dangerous and is one of the worst S curve blind corners in Vernon. This must not be an access to Hesperia. The access must come off Okanagan Avenue at the East End of the Hesperia property and no streets joining the old subdivision.
- Very vague ideas – doesn't stand up to argument or scrutiny.
- Access roads must be properly planned. Okanagan Avenue is not suitable for more traffic. Okanagan Avenue must be widened; at least one sidewalk and streetlights are required.
- Like the concept of homes with rental but must allow for extra wide roadways, parking for the additional 1-2 vehicles. i.e. double garage does not equal four parking spaces it is two spaces for the main house driveway not adequate for rental = too much congestion. See McKensy town in SE Calgary: nice concept but flawed with inadequate parking.
- Explanation of what type of housing forms that may be part of this development has not been well represented i.e. Number of floors, etc.
- This presentation must be really “primary”. If this has to be done – no more than one story high. No on street parking – every house has a yard. There must be a well lit park for every 100 families and you must upgrade the city light system on Longacre and Apollo and at least 1000' green space between Apollo and any development.
- How about the hospital services? Ahhh! You are adding so many people. Air – When and if you start digging those lands, how much dust and mud pollution will there be to our roads and air? They've sprayed sewer water up there for years! P.S. Where are the coyotes, owls and Canadian geese going to go?
- Will the city be providing public transit to this area?
- More green space planned with respect to the environment. At present this property is used by coyotes, deer, hawks, great horned owls and a wintering place for Canada geese ( to name a few).
- ALR! In 2005 – Feb. 14<sup>th</sup> Mr. Beardsell made a motion to support ALR exclusion and instruct staff to submit the application. That was 1 ½ months before a public hearing to discuss the council

support. Subsequent meeting had council not support ALR exclusion. Two weeks later Mr. Beardsell re-visited the subject and managed to slip vote through. He is the only remaining councilor to favor that vote.

- Density, Infrastructure.
- Main road access points. Where do the animals go? Deer, pheasants, owls, hawks, eagles, coyotes, frogs? Many, many species of birds. Cattle? Will there be enough water to supply all the new developments – Strand, Oak, new [www.okanaganpresale.com](http://www.okanaganpresale.com)
- Better description of how the proposed neighborhood will look like. I didn't find any of the sample pictures/photos on the bulletin board attractive. Too urban. Vague answers on the amount of greenspace/parkland that will be incorporated into this project and where it will be.
- Access to road network. i.e. Ellison Parkway – 4 lane extension of the Landing Road.
- You must educate people on possibilities (e.g. Pay \$80,000 more for a unit because it has a garage or eliminate the garage, drop the price \$80,000 and provide car share and stalls for them) If people don't read to know such things how can they ask for it – or think to ask? What about “free” bioux electric bikes etc. for community use to get away from cars? Free bus passes for the first year? Development should be expected to pay for extra bus service for next 20 years to reduce increase in traffic. Because the development is not in the town center.
- Areas for natural habitat that currently exist. Parks. More definite idea of roads and street – vague at the moment. Addressing hillside erosion.
- Water shortage in future, no lawns or irrigation?

### 3. What elements do you think are most important for creating a great neighborhood on the Hesperia Lands?

- High end view housing.
- Mixed housing catering to all generations.
- Get it closer to downtown. Do not build this so far from town. I am not against affordable development but when I hear the words “affordable” housing and “5 miles from Wal-Mart” in the same sentence, I realize someone is not considering what kind of end result this will be – force everyone to get on a means of transportation that requires fossil fuels or electricity, and waste their time commuting to get the things they need to survive (food, clothing, medical).
- Green Space – Rural Area – Fit in. Infrastructure – shopping – roads – transit – bus? Varied housing styles. Continue walking path.
- I do not think that this development should be permitted.
- Needs a variety of housing – not the million dollar houses!!

- Easily accessible – proper road access. An access last wing of property on Okanagan Avenue, buy a portion of the ALR East for gradual grade into property not switch back up Longacre.
- Good buffers from adjacent existing properties. Adequate transit during working hours for people to get out of their cars. Good cycling and pedestrian routes. Specific transit to the Okanagan Landing Plaza for the type of people that will be living at Hesperia. Meaning, Hesperia residents will want to do their shopping at this plaza and not a Waterfront Commercial area that will be expensive and unattainable.
- Lots of greenspace between any development and what you are proposing. We have been living here enjoying a suburban lifestyle and we won't have a say in the final plans. We have a crappy transit system, our air quality isn't that great and we're adding families? Where is all the water coming from and the sewage going? Where are all the jobs coming to sustain these people?
- Put in a playground and a "clubhouse". These build a sense of community. Then you have contributed something to the area, not just using available facilities. Maybe they could rent the clubhouse??? We look around and see developers getting rich but overloading our facilities. I really hope this is not lip service you are giving us tonight. This has always been a great community so let's keep it that way and make it even better.
- Green space? Buffer zone between new development and existing housing. Keep height restriction to a minimum on the new homes.
- If we have to have new development...1) respect long-time residents of Apollo Road and have the walking trail continue directly behind the existing houses (make it very wide!!!) 2) have lots of greenspace throughout the development. 3) Limit the height of houses to two stories. 4) Reduce the number of houses.
- Keep building low, do not block the sky line or the stars. Traffic flow should "flow" not using roundabouts and other means to impede traffic.
- Density too high – 12 units/acre is maximum for OK Landing – if president set for this high, it will be hard to not allow more of the same – other developers survive well on 12/acre. Grant a large buffer zone between existing neighborhood as respect for fact that the city is developer and can approve just about anything – i.e. – ALR exclusion support!
- Having LOTS of greenspace. Mix business with housing e.g. daycare, basic foods/services, public transit. Keeping a large buffer zone between the houses on Apollo that currently back onto the ALR. What do those on Longacre think about the change when the walkway was put in.
- Quality workmanship and building materials in order to sustain a quality neighborhood for years to come. Lots of greenspace and walking paths to create an attractive neighborhood. Keep the buildings no more than three stories high so we are not staring at walls. Buffer zone (wide) between properties backing into the Hesperia Lands and the new development. This is not only for the peace and quiet of the current residents but attracts and retains a portion of the abundant birds and other wildlife (I hope).
- I would really like to be involved with a seniors section!! Building or building – what a great place for a real mix of peoples - Kids to seniors. Maybe also a few rentals – seniors, for me. Thanks
- Internal flow – off street parking – other hillside developments are abhorrent.

- Obviously affordable housing with some aesthetic appeal.
- - 1) Preserve the existing neighborhood as is without disruption to current water and septic.
  - 2) Preserve natural habitat with walking trails.
  - 3) Adequate policing and fire protection.
  - 4) Having the development look appealing in architecture and landscaping so it won't look like a slum in years to come.
  - 5) Have adequate "in home" parking so streets aren't taken up by resident vehicle.
  - 6) Public transportation.
  - 7) Public park.
- Open area, good view, green space, good neighborhood, walking trails, community area.

#### 4. Do you have any other ideas, concerns or suggestions?

- I am amazed that "attainable housing" would be planned in an area remote from regular transit (better than 1 hour), from shopping and from most common amenities. Why not develop the highest and best use, maximize profit, and purchase land closer to the city core that is serviced, has transit, is walk-able to amenities, and does not require two vehicle families?
- There is no going back to everyone owning two cars and driving everywhere. The city needs to look into the future and realize that concentrating people in close proximity to established resources is the only way to keep life affordable. You can't give them affordable housing and then strangle them with all the stumbling blocks of living miles from everything they need to strive. Just because the land is there it does not mean it is the best option for the project. As I look on the map, I see large parcels much closer to the center of town, which answers the concern of travel, availability, economy and practical long-term planning.
- Don't understand the location of project – totally inappropriate for the area. Low income – can't see anything cheap in this project. View property close to lane – affordable – holiday homes for Albertans maybe?
- Conflict of interest. Councilor Cunningham should not be on the board of directors. She could be an observer but that's all. The composition of the board is not very heartening either. I hope that the remainder of council will be on their toes when the application to proceed with the development comes before them.
- Show us your ideas and then the people will decide.
- The greenway trail should be adjacent to the existing properties on Apollo Drive. Thanks – see you next time.
- The main concern is that this corporation, which is at arms length with the City, cannot choose a better site closer to the downtown core. Understandably, trying to get a large tract of land that is Greenfield but out of ALR is difficult to find. However, in light of the City's new OCP and its emphasis of "infill development" – this is the City's first opportunity to shine in that area of supposed SMART GROWTH. Unfortunately, this project represents

sprawl and won't fulfill the smart growth principles. Why not take a chance and use up several City of Vernon parcels in the downtown core area even if it doesn't add up to 1000 units. Start small and set an example of good development.

- Give it a good sober second look.
- After the landing joined the city, this is what we have to look forward too? We've received nothing else of any strength. Better transit system, better street lights, geo thermal heating only. Why not develop to DND Lands? Don't tell me that they're being utilized.
- 1. Noise (we need some bylaws).
  2. Zoning – is business limited to the OK Landing Road?
  3. Attainable housing four miles out of town?
  4. Pollution – wash your truck tires off and don't leave huge piles of mud on our roads if you do build this. We've had enough.
  5. Lower the slope of the road. It's too steep.
- Will there be more of a police presence with the increase in population.
  2. Will Apollo Road be used as an access into the new development? This may bring extra traffic onto a very narrow road and could create an unsafe condition.
  3. If we allow “live-work” opportunities would this not increase the demand for parking, something that was mentioned that you wanted to decrease?
- How will transportation routes be addressed? Apollo Road is not built to handle increased traffic, begin building at the north end of the property on the lower section. This doesn't affect anyone. Leave the entire upper section for greenspace.
- Have a look at Kamloops Hillside, do not make it look like that. A mixed bag of buildings are more pleasing to the eye. Keep density to a minimum.
- Stop – re-apply to ALR – re-visit public hearing and vote process if not done right it will come back to light. I would be satisfied to see proper process and not see retro- excuses like the ALR allowing due to prior approval 27 years ago – a whole neighborhood bought thinking the city would protect the ALR and spray program.
- I am concerned about this development affecting the private well that serves the citizens of the Rolling Hills subdivision. You may be aware that this well is directly below Okanagan Avenue. I would like to know what the city will do to sustain or improve the infrastructure should the well water be disturbed.
- Please don't make it like other hillside developments with street lights ruining night views.
- Rather keep the cows!! What about sewer?
- Do not rush into this project. There are plenty of projects completed and underway all through our lovely valley. The economy has started to soften ever so slightly, prices will come down (I realize they won't hit rock bottom or back to pricing 5 years ago). Take your time – plan well – build quality. Wait a bit to get the feel of the economy changing.
- Don't increase traffic on Okanagan Avenue. Direct access to main thoroughfare – Ellison Parkway to Okanagan Landing Road (4 lanes).\

- Use cisterns, composting, and greywater recycling without being told.
- Retain the current buffer zone behind houses on Apollo or extend walking trail that is behind Longacre to area in buffer zone. Keep current water system and the septic and NOT be forced on sewer and city water. Have landscaping that is tidy and low maintenance.
- Would like too see community garden area, geo-thermal, get sewer system improved.

## APPENDIX B

### Transcribed Input from ‘post-it notes’ on display boards

*The following is a direct transcription of the input received on ‘post-it notes’ at the May 27<sup>th</sup> open house.*

- Need a community police station.
- Keep buffer to existing houses.
- Wildlife: heron, deer, coyote.
- Could we have the walking trail which is behind Longacre continue on immediately behind Apollo, which would allow some of the natural habitat to remain?
- Minimize street lights and use earth-focus lights.
- Advance ‘pre-framing’ marketing of the neighbourhood centre concept, to illustrate the principles the project is working toward. Generally, people don’t know what it means.
- Hawks nest.
- Parks. Kids.
- Wildlife: deer returned two years ago, after they were displaced from the development to the south.
- Nice entry to the site needed from Okanagan Avenue at east end of site.
- No access to site from Apollo!
- Place for a community garden. Lots of parks needed.
- It’s time to think about a permanent fire department out here in OK Landing.
- Concerned about traffic on OK Landing Road. Make it four lanes.
- Protect the environmentally-sensitive areas.
  - Energy-efficiency
  - Underground utilities
  - Streetlights facing down for less impact on the night sky.
  - Avoid the “vinyl village” look (e.g. Kamloops hillsides)
  - Consider how this development will look from a distance (across the valley).
- A seniors building, for purchase and a few rentals.
- What a wonderful opportunity to build a community that Vernon can be proud of. Make it unique! Keep people as your focus – people who can enjoy a beautiful setting together.

- I really like walking trails.
- Sight lines: keep it clear from all angles. Allow views across the valley. This is semi-desert land.
- Access to this development is important. Remember that Okanagan Ave. is a cowtrail?!