The Elements of Urban Restoration

Mindy Fullilove
Author, *Urban Alchemy: Restoring Joy to America’s Sorted-Out Cities*

Ken Doyno
*Rothschild Doyno Collaborative*

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*TREK Development*
People of all kinds lived in close proximity in 1875.

Socioeconomic forces and social policies divided the city by race and class in 1975.

People lived in more spread out and distinct race/class groups in 1990.

Thomas Hanchett’s study of Charlotte, NC.
Injuries of Sorting

- Unequal investment
- Borders
- Invisibilization
- Spatial homogeneity
- Exclusion from governance
- Draining the spirit
- Serial displacement
- Social disintegration

Q: How do we restore the neighborhood?
A: Focus on the whole city
Band getting ready to march in the Hill District. Photo taken about 1940 by Charles Harris

“The closeness of the houses created a strong sense of community and shared public life, and the inhabitants of a particular block knew each other well and watched out for each other’s children... ‘We knew each other, the neighbors knew us, they’d look out for us, it’s much different than it is now... we weren’t afraid of anything.’”

Urban renewal demolishing the Lower Hill. Photo taken about 1960 by Charles Harris

“Neighbors were no longer people you shared your life with because you knew their families, their churches, their work, and if they treated their neighbors well over time; neighbors now were often strangers next door who were tied to the ‘little block,’ and no attachment to its inhabitants.”

The loss of physical infrastructure. Photo taken about 1998 by Mindy Fullilove

“When [Shanika] was a child, ‘everybody cared about everybody back then. Now everybody’s for their self. Now it’s just - I’m scared for my boys now. Because it’s horrible now...You don’t see kids outside anymore just to play...’”

From Eva-Maria Simms, in Humanistic Psychologist, 2008

Simms, Period 1
1930 - 1960

Urban renewal and other city, state, and federal policies tore the neighborhood apart.

Simms, Period 2
1960 - 1980

People also lost jobs as industry left. Drugs became the new employer and the new solace. The government ignored epidemics of addiction, but started mass incarceration.

Simms, Period 3
1980 - 2004
This is NOT only a problem of the poor...

- Cities that repeatedly destroy neighborhoods are injuring the body politic
- Such destruction can be considered the civic equivalent of compulsive self-mutilation
- It increases rates of disease and dysfunction for all members of society
- Because of the critical role of cities, it creates a national crisis
THE AIDS Disaster:
Response to the AIDS
Epidemic in Alameda County

Top: 1982

Center: 1985

Bottom: 1989


Figure 2. AIDS in cities of Alameda County, California: (a) 1982, (b) 1985, (c) 1989.
THE AIDS Disaster:
Response to the AIDS Epidemic in Alameda County, CA

Figure 1. AIDS prevention services.
Keep the whole city in mind
1. NAME OF CITY Pittsburgh
2. DESCRIPTION OF TERRAIN.
   Level
3. FAVORABLE INFLUENCES.
   Bounded on North by good section.
   Near shopping section. Good transportation.
4. DETRIMENTAL INFLUENCES.
   Negro encroachment threatening.
   Conspicuous area. Obsolescence.
5. INHABITANTS:
   a. Type small merchant
   b. Estimated annual family income $1500 - $2000
   c. Foreign-born None
   d. Negro Yes %
   e. Infiltration of Jewish
   f. Relief families Moderate
5. INHABITANTS:
   g. Population is increasing
   h. Average age 30 yrs
   i. Repair fair
Pivot from Sorting

Mad plagues

Community Urbanist agenda

PIVOT
Connected, open, and beautiful

Before

housing at conclusion of dead-end road

After

community garden, new football field

and the neighborhood is opened up

6.4 Clodion before and after
Find what you're FOR
Common Ground

Resident & Property Owners
Investing in community

Borough Council
Provide governance with codes and promote the maintenance of the rights-of-way

Bedco/ Mon Valley Initiative
Unite communities and restore economic vitality to the Mon Valley

Investors
Attracted by opportunities

Mayor
Grass roots change through investment, art, and community

Funding Sources
Facilitate development projects

County
Serve as a catalyst for large scale public private neighborhood partnerships

Tools:
- Leverage Public Investment dollars
- Acquire patents

Peace Protection is really stronger now

Tools:
- Providing funding and resources for projects

Mike: "The Avenue Apartments artwork and history"

Nick: "Home the message about what the community needs to see."
"Taking individuals who want to start businesses and help them."

Bill: "Make it attractive"

Laura: "Grateful that the grass cuts"

Tina: Interaction with Ralph Fawko
"I'm here Tina - want to see the rubber hit the road"

"Police protection is really stronger now"

Jesse: "I talked with Rich Fitzgerald and he assured the county was committed"

Dave: "Working to invest in the gateway. Growing a manufacturing business."

Larry: "Demolition efforts, working with MVI, and building brand new housing."

"Support prospective businesses"

"Plan for funding deadline"

"Property maintenance code"

"Common ground"

Social Context
WHAT’S HAPPENING NOW

Braddock is poised to experience significant investment with the redevelopment of the hospital site and the future development of the nearby Carrie Furnace site. Though the community has seen much disinvestment since the decline of the steel industry, there are opportunities for innovative investment. Current economic investment at the time of the study is outlined below.

1. Expansion and relocation of new and existing industrial uses
2. Recent development of senior housing
3. Development plans for the former hospital site
4. Investment in for sale and rental housing
5. Braddock Community Campus and Library/Jones Recreation Center
6. Establishment of an innovative restaurant
7. Braddock Farms initiative in vacant lots
8. Mon Fayette Expressway Record of Decision expired December 7, 2011
9. Property owners seeking solutions for investment
10. Development of the Jingle Building
11. Future development of the Carrie Furnace site
12. Ramin Bridge improvements $80 million investment
A PLACE TO LIVE
AREA 2: 3rd Street to Corey Avenue

Reconnect a strong residential neighborhood to an active and occupied Braddock Avenue.

Legend:
- Street/cape Interventions
- Street/cape Interventions
- Connect to North Braddock
- Residential Influx
- Neighbourhood Amenity
- Alley Connection
- Corner Connection

Buildings:
- Public ownership / target investment
- Public ownership / target investment
- Park
- Park

Sites:
- Public ownership / target investment
- Public ownership / target investment
- Park
- Park

Connects to North Braddock
RESIDENTIAL INFILL
- Improve residential connections and increase residential opportunities
NEIGHBOURHOOD AMENITY
- Activate Braddock Avenue with neighborhood services
ALLEY CONNECTION
- Restore Maple Way to provide convenient service access to businesses, parking, and re-establish urban grid
BACK TO THE FUTURE
- Continue historic lot widths to relate across Braddock Avenue and stabilize adjacent historic properties
BEST FACE FORWARD
- Terminus of street becomes orientation point and opportunity to create a place within the new building or on the site
LOTS OF STRENGTH
- Enhance and expand existing community assets. Understand potential use of property to enhance development on former hospital site

CORNER CONNECTION
- Reinforce strong urban corner with new development on former hospital site
Goal 1: A Great Place to Live
Connect the residential neighborhood to Braddock Avenue

Goal 2: Wonderful Neighborhood Places
Porches, yards, stoops, and walks support the quality of life

Goal 3: Celebrate a Unique Site
Use sloped site to optimize view and environmental conditions

Goal 4: A Connected Center for Residents
Central features, tot lot, walks and site lighting will strengthen and connect the community

Goal 5: Standing Proud in Braddock
Buildings celebrate the Avenue and Neighborhood
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**Goal 5: Standing Proud in Braddock**
Buildings celebrate the Avenue and Neighborhood
ATTENTION: NO REDEVELOPMENT BEYOND THIS POINT!

WE DEMAND: LOW INCOME HOUSING FOR THE LOWER HILL
UNTIL JUSTICE ROLLS DOWN LIKE WATERS...}

- the park tells the story of the civil rights movement in Newark and the influence of Dr. Martin Luther King Jr.
- the location of the park on Court Street announces entrance to the High Street District
- the park is an amenity to the new Court Street Development, raising property value.
TREASURE HUNT

- the park reveals the history and story of High Street blended with the impact and meaning of Dr. Martin Luther King.
- creates an important civic entry into the HIGH STREET DISTRICT
- maintains the existing walking path from DMLK Blvd to Clinton

SECTIONS THRU SITE WALL
- crushed stone walkway for people to walk along site walls.
Unpuzzle the fractured space
How do we get from here to there?

Foundation of old incline.
TRIANGLE AS A CONNECTOR

DOWNTOWN PITTSBURGH
the second largest commercial center in PA

HILL DISTRICT GRID

OAKLAND
the third largest commercial center in PA

The Hill District and Uptown neighborhoods adjoin two of the three largest commercial centers in Pennsylvania.

DINWIDDIE STREET and 'THE DINWIDDIE TRIANGLE' offer the strongest possibility for connecting the Hill District and Uptown neighborhoods.
3 GOLDEN TRIANGLES

When the grids of the Allegheny and Monongahela are projected inwards, they result in THREE special 'golden' triangles.

- ALLEGHENY 1
- ALLEGHENY 2
- MONONGAHELA 1
- MONONGAHELA 2
- ALLEGHENY CENTER
- GATEWAY CENTER
- BNP ALLIES
- (MON 1 GRID)
- (ALL,Y 1 GRID)
- (MON 2 GRID)
- (ALL,Y 2 GRID)
- CENTER
- FIFTH
- THE DINWIDDIE/REED/COLWELL TRIANGLE
- 4TH
- POINT STATE PARK

© Potawatomi Design Collaborative
DETAILS... 2009 The Dinwiddie Triangle has no coherence. It is comprised of vacant lots, buildings in poor condition, and unsafe structures.

TYPICALLY IN THE HILL DISTRICT... the solution would be to demolish the entire district and build a new neighborhood. But, is there another way?
### Total Development Costs

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<th>Phase</th>
<th>Equity</th>
<th>Annual</th>
<th>Energy Loan (CFA)</th>
<th>Total Development Cost</th>
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PHASE 1 GOALS

- **Restore density** on West Side of Lower Dinwiddie.

- Create one side of **South Gateway** at Colwell Street.

- **Restore, renovate and integrate** 217 and 245/7 Dinwiddie.

- Enhance **pedestrian connections** with new streetscape.

- One side of South Gateway established

- Historic building integrated

- Pedestrian experience enhanced
PHASE 1

BEFORE
- building in very poor condition, abandoned

AFTER
- historic building renovated and restored
- new construction abuts and reinterprets historic building form and details
  (front porches, projected bays, steeply pitched roofs...
Unslum all neighborhoods

us
JAZZ GREATS

The New Orleans Theater

The New Orleans Theater was built in 1927 as the Byron Theater, which seat area for a group of New Orleans millionaires known as the Knights of the Pythias. The building was designed by Alphonse Sweeney of Chicago and was completed in 1928. It was one of the few African-American theaters in the United States at the time. It was shut down in the 1950s. The theater was later renamed the New Orleans Theater.

PITTSBURGH JAZZ

Billy Eckstine (1914-1999)

Eckstine was born in Pittsburgh, Pennsylvania, and was a member of the famous Eckstine Band. He was known for his powerful, soulful voice and his ability to command a crowd. He was also a prolific force in the development of bebop, a style of jazz that emerged in the 1940s. Eckstine's influence can be heard in the music of many other jazz artists.

Sarah Vaughan (1924-1990)

Vaughan was born in Pittsburgh, Pennsylvania, and was a member of the famous Eckstine Band. She was known for her powerful, soulful voice and her ability to command a crowd. She was also a prolific force in the development of bebop, a style of jazz that emerged in the 1940s. Vaughan's influence can be heard in the music of many other jazz artists.

Louis Armstrong (1901-1971)

Armstrong was born in New Orleans, Louisiana, and is considered one of the most important figures in the history of jazz. He was known for his unique style of improvisation and his ability to command a crowd. He was also a prolific force in the development of swing, a style of jazz that emerged in the 1930s. Armstrong's influence can be heard in the music of many other jazz artists.

Ellis Boggs (1917-1999)

Boggs was a member of the famous Eckstine Band and was known for his powerful, soulful voice and his ability to command a crowd. He was also a prolific force in the development of bebop, a style of jazz that emerged in the 1940s. Boggs's influence can be heard in the music of many other jazz artists. He was also a member of the famous New Orleans Theater.
JAZZ FUSION

1. Take a famous song from Billy Eckstine or other bebop jazz greats.

2. Diagram the geometry of the music.

3. Apply the diagram sensibly to the elevation on WYLIE.

if you connect the front door of NEW GRANADA to the front door of the CRAWFORD GRILL, it goes right through the front door of LOU MASON.

Our building connects the great jazz legacy of the Hill District.

3.30.85
Connect to the two famous Jazz venues in the Hill District:

IF YOU CONNECT THE DOOR OF THE CRAWFORD GRILL WITH THE DOOR OF THE NEW GRANADA THEATER, IT GOES RIGHT THROUGH THE DOOR OF LOU MASON JR. APARTMENTS.

The Hill District was known as the “Crossroads of the World” in Jazz. The Lou Mason Jr. Apartments will connect to this history and serve as an educational public event to secure the memory.

headed tuned to low frequency AM radio station describing history of Jazz in the Hill.
Create meaningful places
MILLIN AROUND

EDGAR THOMSON STEEL WORKS
- Part of U.S. Steel Furnaces No. 1 + No. 3
- 2.8 million tons of steel
- 28% of U.S. domestic production

View from the Rankin Bridge

View of the operating facility

Site along the Monongahela River
Fitting In

A. Fourth Street Homes

B. Historic Braddock Ave.

C. UPMC

E. The BEER Building

F. Environmental Initiatives

G. Steel Mills

Special highlight at corner

Fouth St. Elevation
- relate strongly to residential quality of Fourth street

Braddock Ave Elevation
- relate strongly to historic patterns of Braddock Avenue

Public facade

7.29.08 GC
**STORY TELLING**

- Create an outdoor art gallery that will display the rich history of Braddock on ten panels, produced by the residents in a participatory process.

- Plan of Outdoor Gallery:
  - Include a buffer zone.
  - Include a pedestrian-friendly environment to sit with your neighbor and talk about memories.

- Community flyer distributed to Braddock residents requesting their stories.

- Artist Robert Gualters with first two paintings.
Re-weaving Brownfield

Washington's Landing: Mixed use development connected places to live, work, and play using a new riverfront trail.

Pittsburgh Technology Center: Higher density office park developed in close proximity to Eds/Meds institutions.

The Waterfront: Regional retail center across three towns with multi-municipal cooperation.

Key Map

North Shore: Specialized mixed-use large-scale entertainment destination that integrated high quality fixed transit which is now under construction.

South Side Works: Strongly connected street grid and higher density mixed-use development facilitated by shared structured parking infrastructure.

Summerset at Frick Park: New residential neighborhood created concurrently with natural urban park expansion.
Take me to the River

Allegheny Passage:
November of 2011 will celebrate completion of connection of downtown Pittsburgh to Washington D.C.

Nine-Mile Run:
Connection of Frick Park and trail network to the Monongahela River is under construction.

Three Rivers Park:
Riverlife's vision for continuous parks and trails on all shores of the confluence gains substantial progress every year.

Key Map

Four Mile Run:
Watershed restoration and trail connection to the river are poised for pursuit.

Emerald View Park:
New city park has transformed sloped hillside surrounding Mt. Washington.

Hazelwood Greenway:
The trails and the wooded hills of Glen Hazel, Greenfield and Hazelwood could effectively connect Schenley and Frick Park through the communities of the Hazelwood Peninsula.
URBAN DESIGN

Urban Design Principles

This PLDP document establishes design parameters for site connection, infrastructure systems (both on and off site), and placemaking imperatives. These work together to integrate this site into the network of the surrounding communities and region.

Development proposals shall align with these principles and demonstrate how they further support these goals within the proposed developments.

Almono ABCs

A is for Avenues
Pittsburgh’s most vibrant plateaus are served by dual avenues with different but related capacity: Fifth/Forbes, Baum/Center, Penn/Liberty/Smalldon. The Signature Boulevard works with Second Avenue & Irvine Street for lateral access across this river plateau.

B is for Bridging Communities
Communities of Proximity, Interest, Leadership and Action have been identified and engaged through the planning process to create a development that aligns with the desires and serves the needs of existing communities.

C is for Complete Street
Create a Signature Boulevard through the site that integrates the movement of pedestrians, bikes, cars, energy/utility systems, and stormwater.

D is for Density
Allows a density first, coupled with adjacent land development, could warrant future transit at the North and South ends of the site.

E is for Ecological Infrastructure
An integrated infrastructure that simultaneously manages stormwater and serves as an open space amenity, can serve & increase the value of adjacent developable land.
SITE SYSTEMS

The intent of the Site Systems are to articulate the vision for the site-wide systems across the Rights-of-Ways, Open Space, and Building Development Sites.

This document is intended to describe the site systems at three scales. The sitewide scale is described in this section. Information organized by land-type at the district scale can be found in Section 2. More detailed information about individual components can be found in Section 3.

ESP Framework / PlanPGH

The systems align, where possible, with the City of Pittsburgh's PlanPGH comprehensive planning categories and the SP District Goals.

They have been organized into three major groups to identify the primary Economic, Social, or Physical nature of each system. Additional systems have been identified and are also included.

**Economic**
- **Work**: Economic Development
  - Open Employment Activity and Mixed Development
- **Land Use**: Zoning and PlanPGH Policy Integration
  - Activate the Site with Complementary Uses
- **Design**: Urban Design
  - Connect Great Pittsburgh Places
- **Power**: Energy and Efficiency
  - Explore Energy Systems of the Future

**Social**
- **Learn**: Educational Facilities
  - A Healthy, Educated Workforce is the Foundation of a Vital Urban Community
- **Live**: Housing
  - Advance Pittsburgh as the Most Livable City for all People
- **Art**: Public Art
  - Engage and Attract the Community through Public Art
- **Preserve**: Cultural Heritage and Historic Preservation
  - Keep Memories of the Site Alive

**Physical**
- **Open Space**: Open Space, Parks, and Recreation
  - Pittsburgh's Backyard, Parks, and Green Belts are Signs of Natural Proclamation
- **Facilities**: City-owned Buildings
  - Deliver Services that Ensure the Quality of Life in Pittsburgh
- **Move**: Transportation
  - Increase Connectivity Over Time using Multiple Modes of Transportation
- **Services**: Infrastructure Services
  - Address Pittsburgh’s Aging Infrastructure with Visionary Infrastructure
## Engagement Structure

### Community of Interests

#### Economic
- **Economic Development**
  - Allegheny Conference on Community Development
  - Pittsburgh Technology Council
  - Sustainable Pittsburgh
  - Mont Valley Initiative
  - Innovation Works
- **Energy**
  - Energy Alliance of Southwestern Pennsylvania
  - Citizen's of Pennsylvania's Future (PermiFuture)
  - Green Building Alliance
  - Steinbrenner Institute (CMU)
- **Urban Design**
  - Community Design Center of Pittsburgh (CDCP)
  - Pittsburgh Partnership for Neighborhood Development (PPND)
- **Land Use**
  - Pennsylvania Resources Council
  - 10,000 Friends of Pennsylvania
  - Urban Land Institute
  - Allegheny Land Trust

#### Social
- **Community Services**
  - United Way
  - YMCA
  - Regional Settlement Houses
- **Education**
  - University of Pittsburgh
  - Carnegie Mellon University
  - Pittsburgh Public Schools
  - Imagine Schools EGS
- **Public Art**
  - Greater Pittsburgh Arts Council
  - Sprout Fund

#### Physical
- **Open Space, Parks, and Recreation**
  - Pittsburgh Parks Conservancy / Phipps
  - Riverlife
  - Western Pennsylvania Conservancy
  - Student Conservation Association
- **Housing**
  - Action Housing
  - HEARTH
  - Three Rivers Center for Independent Living (TRCL)
  - Rebuilding Together
- **Infrastructure**
  - Friends of the Pittsburgh Urban Forest
  - 3 Rivers Wet Weather Inc.
  - Dolker Energy Fund, Inc.
  - Engineer's Society
- **Transportation**
  - Bike Pittsburgh
  - Allegheny Trail Alliance
  - Transportation Action Partnership

#### Other Outside Interests
- 

#### Potential Site Occupants
- 

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03-11-10 Partnership Meeting
SOCIAL VISION DIAGRAM

- Restore Irvine Street to its historic role as a green neighborhood connector by keeping Second Avenue traffic on river side of tracks.

- Field space creates a community destination and area amenity.

- Establish community connection with activity place at key site corner.

- Improved transportation, mass transit, and community connections to Downtown Oakland, Greenfield, and Junction Hollow are needed.

- Blair River Road delivers a unique civic waterfront to the community.

- Clean industry provides a range of employment opportunities.

- Art, green space, and small business destinations at key locations work together with business and residential uses to create great social places.

- Continue each existing neighborhood street onto site to interweave new and existing communities.
ALMONO PLACEMAKING

A  Riverview Campus Green
B  Four Mile Run Plaza
C  Four Mile Run Falls
D  Roundhouse Green
E  Energy Fields
F  Eco-Tech Run
G  Eco-Tech Pond
H  Hazelwood Fields
I  Hazelwood Run
J  Flowers Park
**ADVISORY COMMUNITIES**

**Neighborhoods that have an economic, social or physical proximity,**

**Organizations or institutions working to advance a particular mission or interest,**

**Elected officials and UIL staff that make policy decisions, allocate resources, and administer regulatory authority,**

**Organizations that promote service missions, engage young adults and future leaders in their community initiatives that will benefit the underserved**

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**Participant Characteristics:**

- **NAYEN**
- **CONNECTORS**
- **POTENTIAL INVESTORS**
- **DOERS**
- **DEMOGRAPHIC VARIETY**

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*03-11-10 Partnership Meeting*
ADVISORY GOALS

STEERING COMMITTEE

THE ALMONO PARTNERSHIP

ADVISORY COMMUNITIES

- PROXIMITY
- INTEREST
- LEADERSHIP
- SERVICE

"These groups must create an environment that is effectively welcoming to a community of investors." - Ken Doyno

INVESTORS OF JUNCTION ZONES

INVESTORS OF CREATIVE BLOCK REUSE

INVESTORS IN NEW NEIGHBORHOODS

INVESTORS OF SURROUNDING PROPERTY

INVESTORS IN INFRASTRUCTURE & RIVER'S EDGE TRAILS

FUTURE DEVELOPMENT THROUGH UNDERSTANDING OF LAND DISPOSITION:

- PUBLIC RIGHT OF WAYS
- PRIVATE LAND
- PUBLIC SPACE / PUBLIC + PRIVATE PARTNERSHIP
- ETC...
Show solidarity with all life
Celebrate your accomplishments
Hazelwood Heritage Trail Opening