



## CITY OF WILLIAMS LAKE

DATE &  
ITEM NO.

**November 18 2025-C3b**

RES #

RES #430/25

**SUBJECT** Williams Lake Pickle Ball Infrastructure

Moved and Seconded

That the report of the Director of Community Services dated October 29, 2025 regarding Williams Lake pickleball infrastructure be received and Council bring forward the Kinsmen Park option for the development of a pickleball facility to the Cariboo Regional District (through the Central Cariboo Joint Committee) and the Williams Lake First Nation for input and partnering support within 60 days; and further, that staff be directed to begin planning for community consultation on the project.

CARRIED

**RECORD OF VOTE (UPON REQUEST)**

YEAS \_\_\_\_\_

NAYS \_\_\_\_\_



## CITY OF WILLIAMS LAKE COUNCIL REPORT

**DATE OF REPORT:** October 29, 2025  
**DATE & TYPE OF MEETING:** November 18, 2025 Regular Council Meeting  
**AUTHOR:** Stacey Miranda, Director of Community Services  
**SUBJECT:** WILLIAMS LAKE PICKLE BALL INFRASTRUCTURE  
**FILE:** 2-6-75

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### Recommendation

That Council receive this report for information, and direct staff on next steps.

### Purpose

To share information regarding the proposal submitted to Council via letter on April 23, 2025, and through presentation on July 8, 2025, Committee of the Whole, and to provide an analysis on potential pickleball court locations for development in 2026 as directed by Council Resolution #277/25 (Attachment 1)

### Discussion

#### ***Background***

The Williams Lake Pickle Ball Club Society (the Society) submitted a proposal and presentation to City Council seeking a partnership to develop dedicated pickle ball facilities (see Attachment 2). Their initial concept involved repurposing the last remaining City-owned ball field. As directed Council Resolution #277/25 (July 15, 2025), City staff from across departments evaluated potential sites using a comprehensive location matrix and met with members of the Society on October 8, 2025, and discussed several options outlined in this report.

#### ***Analysis***

##### Site Evaluation Process

Staff reviewed several location options using the following key evaluation criteria (see Attachment 3):

- Existing amenities
- Alignment with the Official Community Plan (OCP) and Parks Planning
- Terrain and infrastructure feasibility
- Club growth potential
- Construction cost implications

Following site visits and analysis, **Kinsmen Park** emerged as the most suitable location.

##### WL Pickle Ball Society Engagement

Staff met with the Society leadership to review the matrix and discuss all viable City-owned park options. While Comer Park was discussed, consensus was reached on **Kinsmen Park** as the preferred site due to its:

- High potential for future court expansion
- Accessibility and infrastructure readiness
- Alignment with community recreation goals

The Society expressed interest in consulting its broader membership before proceeding.

The Society is looking for support, in kind and financial, to contribute to their planning and fundraising activities. At present, there are no plans in place for fundraising or grant applications. The Society is looking forward to these efforts for partnership opportunities that include design and construction, as without those two key pieces many financial options are not viable.

The Society responded on October 24, 2025, stating they agreed, from the member survey and comments, that Kinsmen Park was a great potential site. The concern regarding the neighborhood residents and the potential noise of the sport was brought forward by the club. The club has no desire to create animosity between the club and potential neighbors. The City has assured the WL Pickle Ball Club that engagement with the residents, interested organizations and related parties will be a part of the engagement process before the project can move forward.

#### Broader Recreation Planning

The sport of Pickle Ball was not prevalent during the time the Parks and trails master plan was developed. Tennis is in the report noted as a part of Kiwanis Park and not a stand-alone facility. The tennis courts located at the golf course are not mentioned in the plan, and this facility (both golf and tennis) is privately owned.

#### ***Other Considerations:***

- The **2026 Capital Plan** includes an update to the Parks and Trails Master Plan. Early development at Kinsmen Park may impact future planning outcomes (e.g., potential indoor field house).
- The **absence of design and cost estimates** currently limits eligibility for grants and many funding opportunities.
- A **phased development approach** may be necessary, contingent on grant applications, fundraising and in-kind support.
- Community **engagement** would be necessary before any site can be developed, including all interested parties, organizations and nearby residents.
- Regardless of which option is selected, staff **recommend** reviewing any pickle ball project with the Central Cariboo Joint Committee, as it would likely be appropriate as a sub-regional recreation asset. The Cariboo Regional District may also have options not considered in this report.

#### ***Options***

##### Option 1:

Select and formalize the Kinsmen Park site for the future pickle ball infrastructure. This would include a community engagement piece as a part of the project. Reviewing the project with Central Cariboo Joint Committee would also be a step in the process. This could include a 2026 capital project to reach a design and cost estimates for fundraising and grant opportunities.

Option 2:

Delay the project until a Parks and Trails Master Plan is in place for future park, trail and recreation infrastructure is aligned moving into the next decades. This still includes reviewing this project with the Central Cariboo Joint Committee for future partnership. This delay could be up to two years, pending the development of the new plan, and the priorities that come out of the plan. This option would best situate pickle ball with broader recreation planning, and would avoid some duplication of public consultation.

Option 3:

Proceed with the project and consider the 2026 capital request for the completion of the design and cost estimates. This could involve construction of a facility as early as fall 2026, pending the costs indicated post design. This option requires extensive public consultation and information sharing process to ensure success.

**Financial Considerations (Cost and Resource Allocation)**

**Yes**, The proposal includes financial and in-kind support from the City of Williams Lake. This amount is not yet determined. The pending 2026 capital project would determine final designs and costs. This design and cost estimates would drive future fundraising and grant efforts.

A **Capital Project** has been submitted for 2026 to design and have cost estimates completed for future grant applications and sponsorships for pickle ball infrastructure, with Kinsmen park as a temporary location.

The Society is seeking both **financial and in-kind support** from the City to initiate design and fundraising efforts. No formal fundraising or grant applications have been launched yet.

N/A

**Legislative Considerations (Applicable Policies and/or Bylaws)**

Yes

N/A

**This project aligns with the following Focus Areas of Council's Strategic Plan:**

Collaboration and Partnerships

Indigenous Relations

Livability / Positive Atmosphere

Housing

Infrastructure

Organizational Effectiveness

OR

\*Core Service (not identified in Focus Areas, but necessary local government function)

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**This report has been prepared in consultation with:**

- Director of Municipal Services
- Manager of Planning and Development
- Chief Administrative Officer

**Approved for Agenda by:**

Chief Administrative Officer

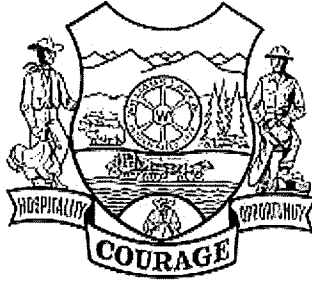
Respectfully submitted,

Stacey Miranda,

Director of Community Services

**Attachments:**

1. **Resolution #277/25**
2. **WL Pickle Ball Club Correspondence April 3, 2025, and WL Pickle Ball Club Presentation at COW July 8, 2025**
3. **Summarized Location Matrix for Pickle Ball**
4. **October 8, 2025, Meeting Agenda**



## CITY OF WILLIAMS LAKE

DATE &  
ITEM NO.

**July 15 2025-E1**

RES #

RES #277/25

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**SUBJECT** Williams Lake Pickleball Club Society Partnership Proposal for New Outdoor Community Pickleball Courts and Williams Lake Daybreak Rotary Letter re: Comer Park Dog Park Proposal

Moved and Seconded

That the presentation from the Williams Lake Pickleball Club Society regarding a partnership proposal for the development of new pickleball courts in the City's Comer Park on Western Avenue across from Thompson Rivers University be received; and further, that Council direct staff to further investigate development and inclusion of an expanded pickleball facility within municipal park lands as requested, including options for locations and additional required amenities (i.e. washrooms, parking), and to work with the Club on their proposal and a fundraising / sponsorship agreement and grant opportunities with an initial goal of 2026 for project commencement; and further, that the letter from the Williams Lake Daybreak Rotary Club dated July 14, 2025 regarding a Dog Park Proposal for Comer Park be received and the requested staff report also include analysis on the Daybreak Rotary's dog park proposal.

CARRIED

### RECORD OF VOTE (UPON REQUEST)

YEAS \_\_\_\_\_

NAYS \_\_\_\_\_



DELEGATION REQUEST TO APPEAR BEFORE  
 WILLIAMS LAKE CITY COUNCIL  
 450 MART STREET, WILLIAMS LAKE, BC TELEPHONE  
 (250) 392-2311

**Contact Information:**

Name of Person(s) to appear before Council: Rhonda Hykawy / Julie Bowser/ Kevin Bourdon

Representing (name of Group or Organization): Williams Lake Pickleball Club Society

Address/City/Province/Postal Code: FOIPPA Sec 22(1)

Daytime Telephone: FOIPPA Sec 22(1) E-mail: Williamslakepickleballclub@gmail.com

**Topic of discussion (please be specific and provide details and/or attachments if necessary):**

Williams Lake recreational pickleball Society is proposing a partnership with the city and other interested groups to develop 6 to 12 pickle ball courts in the under utilized dog park on Western Ave across from TRU.

Our proposal fits with the community's plan to expand recreational opportunities to city residents, making Williams Lake more attractive to new residents by offering easy access to a sport that promotes health and participation for all ages while creating bonds of friendship between generations. From high schools students to seniors this growing sport would benefit from additional courts not only for day to day use but to be able to host tournaments and attract players and tourists to the area.

**Desired Resolution if applicable (e.g. letter of support, funding request, etc.):**

With the support and partnership from the city, our society proposes working towards developing the land at the end of Western, (across from TRU), by applying for appropriate grant funding, fund raising, and canvassing for private benefactors in order to advance our vision of a fully functional pickleball facility/park.

Our long term goal is to provide year round play to not only club members but potentially high school gym classes and the Cariboo Memorial Complex pickleball course offerings to the general public. This project can be developed in a staged approach starting with 6 courts, washroom and parking and with continued effort and commitment add additional courts with coverage, lights, seating, etc.

**Procedure**

Please sign and submit your completed form to the City of Williams Lake Corporate Services department by mail (450 Mart Street, Williams Lake, BC, V2G 1N3), fax (250) 392-4408 or by E-Mail to [corporateservices@williamslake.ca](mailto:corporateservices@williamslake.ca). Please note your delegation is not confirmed until you are contacted by City staff. If you have any questions, please contact the Corporate Services department at (250) 392-1772 or (250) 392-2311.

Julie Bowser 27-May-2025  
 Applicant Signature Date

**FOR OFFICE USE ONLY**

Application Approved  Declined  Other

By (signature): \_\_\_\_\_ Date: \_\_\_\_\_

Meeting Date and Type: \_\_\_\_\_

Date Applicant Informed: \_\_\_\_\_ Informed via: \_\_\_\_\_

NOTE: The collection of personal information is authorized under section 26 (c) the *Freedom of Information and Protection of Privacy Act* (FIPPA). This information will only be used for organizing a presentation to Council (including resulting follow-up), and this document may be included in its entirety on a public agenda. Questions about the collection of this information can be directed to: Corporate Officer, 450 Mart Street, BC V2G 1N3 250-392-1773, [corporateservices@williamslake.ca](mailto:corporateservices@williamslake.ca).



Williams Lake Pickleball Club (Society)

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City of Williams Lake  
450 Mart St  
Williams Lake BC V2G 1N3

April 3, 2025

Dear Mayor Surinderpal Rather  
Councillors: Scott Nelson  
Jazmyn Lyons  
Sheila Boehm

Michael Moses  
Joan Flaspohler  
Angie Delainey

As you know from our club's previous attendance at City Hall last year, the Williams Lake Pickleball Club (WLPB) Society is strongly committed to expanding the game of Pickleball within the Williams Lake area. We are committed to offering access to a sport that is suitable for all age groups, furthering intergenerational relationships, social engagement, sportsmanship, and most importantly, promoting good health.

We know that one of the main foundations for the City's 2022 - 2026 Strategic Plan is noted as "**Livability/Positive Atmosphere**" with a goal of attracting professionals to the city with improved services in health care; childcare; attainable housing and **recreation**.

The WLPC believes that we can help within the recreation focus and are approaching the city with a proposal. We would like to form a collaborative partnership with the City of Williams Lake to begin planning a future for the WLPB that includes the construction of sufficient courts (covered and open) that will accommodate the ever increasing number of people playing the sport.

Until you witness the enthusiasm of the players participating in the sport and watch a few games on the courts it is difficult to identify how Pickleball could have such an impact on a community. Surprisingly, Pickleball can transform a community by creating space where people of all ages and backgrounds can come together and bond over a common interest. Whether it is a competitive tournament or a friendly game, people are connecting in a physical way. At the moment, the playing ages in Williams Lake primarily range from players in their 30s to their 80s, but we are now finding competition for the limited space with the younger generation, students from the local high school to players in their early 20s. While it is great to see the number of new players continually increase, especially the age range they represent, it is a reminder that the city is limited in the number of courts and this limitation is felt by everyone.

As you are aware, the City's strategic plan also identifies "**Collaboration and Partnerships**" as another foundation, and we are approaching the city with the wish to further communicate regarding this resource limitation and how we can turn it around and make it a potential opportunity.

We are not "asking" for the city to provide the WLPB for a place to play, nor are not "asking" for a budget line item, we are "asking" for a meeting to discuss the potential of a partnership. Please know, we are willing to do the work, to pound the pavement for funding opportunities, to create partnerships

and sponsorships with major industry and organizations, and to work towards providing a positive legacy for the sport of Pickleball in Williams Lake.

Since our last attendance early spring at City Hall, where you patiently listened to our concerns and provided pickleball lines on the tennis courts, we have been working hard. We established a Strategic Planning Committee and met monthly to evaluate potential areas for additional courts. We obtained funding from the Royal Canadian Legion Branch 139 and used these funds to supply paddles, balls, and safety glasses for youth participating in National Pickleball Day at no cost to these participants. We continued to work with the Williams Lake Recreational Centre to facilitate the Fall and Winter course offerings and we created and distributed a broad survey to our membership and heard feedback on a variety of issues, the primary issues: how often would they like to play and where.

We would like the opportunity to discuss the survey responses and how we can work together to address a need in the community that is continually growing. Thank you for your time and consideration. We are excited about the potential of working together and hope to connect soon. We do understand that there is a correct process and are completing the correct Delegation paperwork and are looking forward to sharing our vision for the future of Pickleball in Williams Lake.

If you have any questions, please call our President, Rhonda Hykawy at [FOIPPA Sec 22\(1\)](#)

Sincerely

The Williams Lake Pickleball Club

C: *Gary Muraca, Chief Administrative Officer*  
*Stacey Miranda, Director of Community Services*  
*Rob Warnock, Director of Municipal Services*

# WILLIAMS LAKE PICKLEBALL CLUB (SOCIETY):

DELEGATION PRESENTATION FOR THE CITY OF WILLIAM'S LAKE MAYOR AND COUNCIL

# AGENDA OVERVIEW

- The Popularity of Pickleball in Williams Lake
- Health and Social Benefits
- Club Contributions for the Community/City
- Present Challenges Faced
- Moving Forward
- Potential Benefits for Williams Lake
  - Retention and Recruitment
  - Increased Tourism
- Proposed Partnership Solution

# THE POPULARITY OF PICKLEBALL



## Growing Popularity

Pickleball has gained a strong following across Canada and internationally, attracting players of all ages and skill levels.

*Results from a recent survey conducted by a Canadian research firm estimates that 1.54 million people are currently playing the sport of pickleball across the country.*

*When the survey was first conducted in 2022, it revealed that 1 million people were playing pickleball. The recent results indicate a 57% increase in participation over the past three years, with a modest year-over-year growth of 15% since 2024.*

*The largest increase in participation over the past year has been in the 35-54 age group, with households with higher income levels reflecting higher participation rates.<sup>1</sup>*

<sup>1</sup> [www.pickleballcanada.org](http://www.pickleballcanada.org)

# THE POPULARITY OF PICKLEBALL



## Growing Popularity

The Williams Lake Pickleball Club Society (WLPC) presently has 121 members but expect an increase in membership when we organize our next tournament. (*Tournaments attract new members*)

The WLPC has members that range from middle teens to members in their eighties. The fact that a competitive physical sport can host this age range in their participants/members is unheard of and it promotes a further fostering/mentorship between the generations.

On the right of this slide is a picture of first and second place in a local tournament, Turner Christenson (14 years old at the time) on the far left took gold and Doug Hopp (80) took silver.

# THE POPULARITY OF PICKLEBALL



## Growing Popularity

As noted, Williams Lake is following along with the rest of the country and the popularity of the sport is evident on the limited court space at Kiwanis Park.

An example of this popularity was recently emphasized on Sunday, June 22<sup>nd</sup>, 2025, when there were over 50 pickleball players (*counted at the courts*), paddle in hand, all vying for one of the 16 spots available.

Why is the sport growing so quickly?

# HEALTH AND SOCIAL BENEFITS



## **Cardiovascular Exercise**

Playing pickleball offers an excellent cardiovascular workout, helping to improve heart health and stamina.

## **Enhanced Coordination**

Pickleball requires quick movements and reflexes, which enhance hand-eye coordination and overall motor skills.

## **Balance and Agility**

The dynamic nature of pickleball improves balance and agility, which are essential for overall physical fitness.

# MENTAL HEALTH ADVANTAGES



## **Stress and Anxiety Reduction**

Playing pickleball can significantly reduce stress and anxiety levels, providing an enjoyable way to unwind.

## **Mood Enhancement**

Engaging in pickleball boosts mood and promotes positive emotions through physical activity and social interaction.

## **Cognitive Function Improvement**

Pickleball can enhance cognitive function, helping players stay mentally sharp through strategy and quick decision-making.

## **Social Well-Being**

The social aspect of pickleball fosters a sense of belonging and community among players, enhancing overall well-being.

# SOCIAL INTERACTION AND COMMUNITY BUILDING



## **Building Friendships**

Players often form friendships through games, creating lasting connections both on and off the court.

## **Community Events**

Community events organized around pickleball provide opportunities for players to connect and engage with one another.

# SOCIAL INTERACTION AND COMMUNITY BUILDING



## Sense of Belonging

Participating in a club fosters a sense of belonging and inclusion among the Williams Lake pickleball players.

The pictures on the left show club members (*during a snowstorm*) diligently clearing up the courts after a long winter gathering of debris.

# CLUB CONTRIBUTIONS TO THE CITY OF WILLIAMS LAKE



- Collaborated with the City to put in 4 indoor courts in Rink 2
- Collaborated with the City in regard to the maintenance and protection of the courts at Kiwanis Park
- Club members facilitate all the Pickleball courses (7) that are offered through the recreation center
- Club Past President facilitated SD27 Pro-D days with an introduction to the sport

# CLUB CONTRIBUTIONS TO THE CITY OF WILLIAMS LAKE



## Supported National Pickleball Day

*(put on by the Rec Center)*

- Promoted the event with additional forms of advertising
- Organized and canvassed volunteers to help the youth during the day
- Obtained funding to provide free Pickleball Paddles, balls and safety glasses to youth and, in addition,
  - ❖ The club donated paddles and balls to SD27 funded from a grant written by the Club's past president
  - ❖ Volunteers donated their time to promote the sport to the Williams Lake City's 2025 day camp program

# PRESENT CHALLENGES



## LIMITED SPACE

The sport is growing so much, especially with young families due to its affordability and ease of play and Williams Lake just does not have the space to accommodate all the new players along with the current players.

Outdoor play is optimum but does present its own challenges with the weather. Covered and lit courts would provide further access for players.

The club would like to further grow and promote the sport, hold larger tournaments and accommodate the growing need. **To do this, we need a spot to develop a facility with additional courts.**

# MOVING FORWARD – THE BENEFITS OF A PICKLEBALL FACILITY IN WILLIAMS LAKE



- Creates a space that people can come together
- Creates a sense of community and Fosters team building
- Creates a collaborative environment through the sport
- **Retention and Recruitment** of present community members with this additional extra curricular activity
- **Attraction** for new residents
- Provides an opportunity for league play with other communities throughout the province
- Sparks interest with the younger generation
- Engages seniors in a physical activity they can participate in, promoting both good mental and physical health
- Allows for larger tournaments to be hosted, (in addition to league play) drawing in tourism dollars through the purchase of local services, hotels/ restaurants, etc.

# MOVING FORWARD – THE VISION OF THE WILLIAMS LAKE PICKLEBALL CLUB



The Williams Lake Pickleball Club (WLPC) Society is strongly committed to expanding the game of Pickleball within the Williams Lake area.

We are committed to offering access to a sport that is suitable **for all ages**, furthering intergenerational relationships, social engagement, sportsmanship and most importantly providing good health.

To move forward with our vision, we require room to grow and develop infrastructure.

The City's 2022-2026 Strategic Plan emphasizes providing "Livability/Positive Atmosphere" with a goal of attracting professionals to the city with improved services in health care; childcare; attainable housing and **RECREATION**. (this is where we come in 😊)

# MOVING FORWARD – NEXT STEPS – PARTNERSHIP WITH THE CITY OF WILLIAMS LAKE FOR DEVELOPMENT OF THE LAND OPPOSITE TRU, REFERRED TO AS A DOG PARK



What would this partnership look like?

Mutually agreed upon LONG TERM Lease or Letter of Understanding (with the option to renew) at a minimal fee. This would enable the WLPC to develop the land, allowing for the construction of courts, washrooms, parking, facility, etc.

The club is requesting approximately 3 to 4 acres off of Western Avenue that includes the Ball Diamond and fencing.

If a partnership is possible, this would be an excellent use of a presently under-utilized resource. In addition, it would provide an opportunity for more players to play, reducing the over crowding on the present four courts.

# WHY CHOOSE THE DOG PARK ACROSS FROM TRU?



- Allows ease of access for out-of-town players to find the facility (for tournaments)
- Logistics are optimum, the courts would be built on the flat area that was previously the baseball field, this is lower than street level and will reduce the noise and wind issues greatly
- There is limited residential close to the potential courts
- **It was identified as a prime location by WLPC members during a 2024 survey**
- The location promotes an ease of access for seniors as it is within walking distance from the Senior Village and the mobile home park
- Provides a stress reduction opportunity for TRU and SD27 students between classes

# WHERE IS THE MONEY COMING FROM?



- \$** Hard Work
- \$** MULTIPLE Grant applications
- \$** Private benefactors
- \$** Large Industries
- \$** Partnerships
- \$** Fund Raising events
- \$** Sponsorships/Advertising
- \$** ETC.

# WHAT WOULD THE CITY BE RESPONSIBLE FOR?



City responsibilities would be minimal as there are over 120 members currently in the club with the expectation of more growth.

These club members offer a wide range of expertise and are generous donating their time and skills towards the future of the club and the club's vision. (*Administrators, Bookkeepers, Business Entrepreneurs, Doctors, Lawyers, Nurses, Project Managers, Trade Workers, etc.*)

## **City's proposed contribution:**

- Expertise and Guidance in all aspects of development
- Tax free affordable land agreement (lease)
- Promotion of the club in the City of Williams Lake advertising

# CONCLUSION

Thank you for your time and consideration.

As a club, we are very excited about the potential opportunity of growing the sport in Williams Lake and look forward to hearing from the City.

We understand that there is much work to do, and we have done research on other communities' successful efforts to develop courts. We just need a starting point, a place to call home, that will allow us to get started on our business plan and fund-raising efforts.

Questions?

PICKLEBALL PICKLEBALL PICKLEBALL

**FUN FOR ALL AGES!!**

**FREE!!**  
PADDLES, BALLS & SAFETY GLASSES  
FOR YOUTH AGES 8 - 16 WHILE  
QUANTITIES LAST!

# NATIONAL PICKLEBALL DAY

10 AM - 12 PM  
NEW TO THE SPORT?  
FREE LESSONS FOR  
PARTICIPANTS!

12 - 1 PM  
FREE INSTRUCTION FOR  
PEOPLE WHO HAVE PLAYED  
BEFORE.

1 - 2 PM  
FREE PICKLEBALL DROP-IN.  
ALL WELCOME!!

**CERTIFIED COACHING ON-SITE!**



PICKLEBALL PICKLEBALL PICKLEBALL

**EYE PROTECTION REQUIRED. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT.**

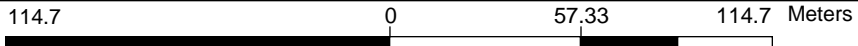
**CARIBOO MEMORIAL COMPLEX - RINK 2**  
**SATURDAY, AUGUST 9, 2025 - 10 AM - 2 PM**

Thanks to the generous support of Pickleball BC, 40 young players, age 8 to 16, will receive brand new paddles, balls, and safety glasses! Paddle supply is limited, so make sure to arrive early!



PICKLEBALL PICKLEBALL PICKLEBALL

	Comer Park	Stampede Grounds (Old ball field)	351 Hodgson Road (Lower portion below identified slide)	Patrick Reid Park	Dairy Fields (City owner portions)	Kinsmens Park
Existing Infrastructure Parking & Ammenities	5	7	5	5	5	10
Access / Location, OCP / Zoning, Growth of Club, Washroom/ Parking	5	7	5	5	7	10
Future Planning / Future Park Plan	6	5	5	6	8	8
Costs (pre and post construction) Terrain / Size	2	9	7	3	7	8
Community Impact / <30 Minute / Noise	7	8	8	7	9	5
Score 1 -10	25	36	30	26	36	41



Notes

