

Exhibit A

Owner's Project Design Criteria

VISION

The new Airnasium at the Greendale Family Branch will service the Greater Worcester Community with an outdoor, covered, open-air gymnasium providing versatile space to support a wide range of activities including basketball, pickleball, group exercise classes summer camp program space and community events and gatherings. The design will take advantage of the natural environment and existing outdoor amenities and provide a safe, ADA compliant welcoming environment for people of ages and abilities.

AIRNASIUM PROGRAMMING REQUIREMENTS

PickleBall

Purpose:

- Provide an outdoor space for pickleball, one of the fastest-growing sports in the U.S.
- Serve individuals of all ages—youth, adults, and seniors—with low-impact, social physical activity.
- Accommodate structured programming such as lessons, leagues, clinics, and tournaments.
- Offer informal play opportunities to encourage spontaneous recreation and member interaction.

Required Number of Courts:

- (3) regulation size courts measuring 30 feet X 60 feet each with a total area including safety zones of 34 feet X 64 feet per court

Support Features Needed:

- Color specific court lining for regulation play and safety zones
- Removable pickleball nets
- Multisport court surfacing
- Lockable equipment storage

Basketball

Purpose:

- Provide a high-quality outdoor basketball court as a vital recreational asset for the community.
- Offer a safe and inclusive space for structured programs such as youth leagues, skills clinics, and fitness classes.
- Accommodate informal play and open gym time to encourage spontaneous recreation.
- Serve individuals and families across all age groups and skill levels.

Required number of courts:

- (1) Regulation size basketball court with required safety zones measuring 100 feet X 56 feet
- (2) Short court basketball courts with required safety zones measuring 48 feet X 56 feet for each court

Support Features Needed:

- Color specific court lining for regulation play for each court
- 4 adjustable height basketball hoops for short court play
- 2 regulation height basketball hoops for full court play
- Multisport court surfacing
- Outdoor Electronic Score Board

Group Exercise

Purpose:

- Accommodate group fitness classes, mind-body sessions, dance, and strength training.
- Engage individuals and families across all age groups and fitness levels.
- Serve as a cornerstone of community health by promoting physical activity, social connection, and emotional well-being.
- Enhance the YMCA's ability to offer inclusive, accessible, and scalable programming.
- Adapt to evolving member needs through thoughtful design and layout.
- Create a motivating and welcoming atmosphere for all participants.

Support Features Needed:

- Multisport court surfacing
- Overhead "Big Ass" ceiling fans
- Integrated sound system
- Lockable equipment storage
- Appropriate lighting and audio systems for safety and comfort

Summer Camp & Community Events

Purpose:

- Create a flexible, multi-use area that serves as a welcoming hub for community engagement.
- Host a variety of activities including gatherings, workshops, educational events, volunteer initiatives, and informal social interaction.
- Foster inclusivity and engagement across all age groups.
- Accommodate both structured programming—such as family nights, senior activities, and teen leadership sessions—and unstructured member use.
- Ensure adaptability to evolving community needs through thoughtful design.
- Include appropriate furnishings, technology, and accessibility features to promote comfort, safety, and usability.

Support Features Needed:

- Power supply to support equipment such as bounce houses, popcorn, music, karaoke
- Lockable equipment storage
- PA system integrated into the sound system