

123 Everett Road Site Plan Redesign

Please find attached the revised drawing for the sidewalks at 123 Everett Road. With over 30 years of property management experience, we believe it is in the best interest of the staff, patients and visitors to eliminate certain sidewalks and relocate handicap spaces as illustrated in the attachment.

Sidewalks:

- 1) Everett Road Health Park and Executive Woods are primarily medical parks that will collectively see thousands of visitors per week. We have had several incidences at Executive Woods where patients/visitors have had trouble stepping onto sidewalks without tripping. As a result of over 30 years of managing a medical property, we believe it is best for our patients/visitors to avoid sidewalks all together and enter the building through the main entrance via the parking lot. At 121 Everett Road, the building is designed to encourage patients, many with limited mobility, to enter the building's main entrance under the large canopy by either getting dropped off or by walking through the parking lot. As a result, we have not had one trip/fall on a sidewalk at 121 Everett. There are no sidewalks that go around the perimeter of 121 Everett or any of the medical buildings at Executive Woods. 123 Everett's redesign is similar to 121 Everett and the buildings at Executive Woods. The redesign for 123 Everett is for the safety of the patients, visitors and staff.
- 2) The employee parking lot will be in the rear (east side) and north side of the building. Many employees will arrive at the surgery center between 4:30-5:00 a.m. Our snowplowing crew will need to have the employee parking area cleared and salted by 4:00 a.m. with continuous coverage throughout the day. Sidewalk snow removal is difficult at 4:00 a.m. due to limited personnel availability at that hour. Our redesign encourages the employees to use the parking lot to enter/exit the building.

Please note we are not asking to eliminate the sidewalks to save money. We are asking to eliminate the sidewalks for the safety of the staff, patients and visitors. In fact, we have spent over \$150,000 in a large canopy with a drop off and a heated slab under the canopy to encourage pedestrian traffic to use this entrance and avoid the sidewalks.

Handicap Parking: We will be moving the handicap parking spots from the rear of the building to the side of the building facing 121 Everett Road. The entrance facing 121 Everett Road will be a high traffic entrance for Albany ENT patients. The handicap parking spots will be better utilized at this location versus the rear of the building which will be primarily used by staff and deliveries for the surgery center.

