

## EXHIBIT "C"

### DESCRIPTION OF FACILITIES AND PERMITTED USES

St. Jude Neighborhood Health Centers is proposing to construct and operate a single story 5,000 Sq. Ft. Federally Qualified Community Health Clinic (FQHC) at Ponderosa Park. The health center is committed to serving low income uninsured and underinsured residents of the nearby community in order to provide access to needed health care services. The Community Clinic building will be located on an existing 12,364 Sq. Ft. pad across the drive-isle from the existing Family Resource Center and will be designed to complement the existing architecture, pedestrian paths and landscaping of Ponderosa Park. The new facility will include patient waiting areas, exam rooms and treatment areas for medical and dental care, plus additional office and work space for supporting staff. The proposed location of the new clinic is designed to allow patients to easily access the facility from the Family Resource Center, from the public sidewalk and from the existing parking area. Existing parking area landscaping is being modified to allow for increase in parking spaces. Upon completion of the improvements, up to 30 additional parking spaces (including (2) disabled/accessible parking spaces) may complement the facility. Other improvements to existing parking area include slurry coating and re-stripping of entire asphalt surface area (this approach will insure a uniform appearance). Additional parking lot light standards will also be added adjacent to new building. Utility infrastructure including water lines, sewer/gas mains and electrical service are all readily accessible and located, either on Orangewood Ave or within the existing drive-isle between the Family Resource Center and the proposed building. Pre and Post construction activities will cause minimal to no disturbance to existing residences, park, library and school operations as the construction site will maintain perimeter fencing and all activities are intended to be contained within the project construction area. Construction staging areas will be delineated and approved by park personnel.

The following is a brief outline of services, licensed medical staffing and number of patients that are intended to be served at the clinic:

#### Types of Treatments

- Preventive health care services including immunizations, well child checks, pap-smears, referral for mammogram, colorectal cancer screening, pregnancy testing; Weight, blood pressure, blood glucose checks
- Health Education including one-on-one coaching and group classes address nutrition and chronic disease management
- Dental Care services for adults and children include preventive screenings / annual check-ups, and dental restorative care including extractions, fillings, root canals, crowns, partial and full dentures.
- Sick visits for adults and children
- General Family Practice Medicine including chronic disease management and sick visits
- Prenatal care
- Nurse visits, including basic wound care, ear lavage, medication checks
- Mental health screenings and counseling

Number of Patients to be seen per day

- 65 patients per day

Number of Licensed medical staff

- 1 physician
- 1 Nurse practitioner
- 1 Licensed Clinical Social Worker
- 2 Dentists
- 1 Registered Nurse
- Once monthly Podiatrist