

Maplewood Lot Proposed Development
1744 County Rd D E
Maplewood, MN 55109

Applicant Owner: MX Real Estate, LLC

February 17, 2022

Elizabeth Hammond
City of Maplewood, MN
651-249-2302

Dear Ms. Hammond:

Please allow me to take this opportunity to introduce myself and the facility I represent. I am Maixia Vang a Registered Nurse, and the managing Director of Nursing for Twin Cities Nursing Care, located at 1635 Hazel Street N. in St. Paul. Twin Cities Nursing Care was established in 2015, and provides cares to residents with multiple debilitating disabilities such as hypertension, diabetes, paralysis, vent dependent and much more.

The goal and purpose of pursuing this land use and related approvals for the development is to create an assisted living facility that will provide our elderly parents with quality of care and services, as well as to provide a safe environment for them to live and maintain their quality of life. As this location is in the heart of Maplewood with many amenities and resources available nearby; this means easier access to transportation and shorter commute time for residents when on facilitated or personal outings, or if they'd simply like to enjoy some shopping. It is not uncommon for elderly residents to become isolated or feel lonely. The close proximity to nearby shops, parks and communities will promote physical activities and interactions with those outside of the assisted living facility. This will reduce stress for our residents and in return will hopefully prolong their way of life. In this fast pace environment that we currently live in, many residents will need care, comfort and support to preserve a healthy life style free of stress and anxiety.

The shaded area as shown on the plan, is for future expansion of the project. With many aging elders retiring and requiring help; I imagine they will need assistance to maintain their quality of life. Services that will be offered but not limited to; are transfers, walking, personal hygiene, dressing, bathing, eating, continence care, companionship, household support and shopping. The facility will also provide several well balanced meals to meet the requirements.

The project currently proposed is a 20 unit building with future expansion of 10 additional units. Phase 1 of this project is a one level building of approximately 17,000sq ft. with 29 parking spaces for employees, residents and visitors. These will only be assisted living units. Amenities available consists of common areas for residents to interact and work on puzzles/games together, conference room for activities, dining room for gathering and eating and patio area in the back for residents to enjoy the outdoors. The patio space will also offer outdoor seating's. The County Rd D E. Street side of the building will be primarily for residential use and set back with requested steel fence for privacy and security. Landscaping will include trees and bushes to set a nice scenery for group and personal enjoyment.

At this time, there are no memory care or independent living offered in this project.

Each unit in this proposed assisted living will include a private bathroom and a small kitchenette area to store and microwave personal food items. Individual units will fit either a twin or full size bed and a small chair/ sofa for personal use and entertainment purposes.

I will be the main person in charge of managing the building. There will always be a Nurse on call 24 hrs as well as a staff member onsite 24hrs a day. During the busiest times there will be two staff members assisting residents, two office staffs, two cooks, a janitor and one to two nurses, depending on the staff to resident ratio.

I believe the facility will draw in residents and visitors. This project will benefit the city of Maplewood with annual real estate taxes and will also offer a unique alternative to those people in need of assisted living. What is more, this project will bring in employment opportunities.

I am currently working with an excellent team on this project and have come up with great architectural designs, lightings, stone accents and structure for this building. It is design to blend in with the surrounding area and the exterior colors of this facility will also be chosen to attract and complement the neighboring community as well.

In closing, I thank you for your time and consideration. Please do not hesitate to reach out with anything. I look forward to working with the City of Maplewood in the approval process of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maixia Vang', with a long horizontal line extending to the right.

Maixia Vang, RN

MX Real Estate, LLC
1744 County Rd D E.
Maplewood, MN 55109
C: 651-354-8081