

WEST TRANSIT VILLAGE

AEON – PHASE I

SITE DEVELOPMENT PLAN

Neighborhood Information Meeting

April 1st, 2026

Overview

- Introductions
- About Our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevations
 - Photometric Plan
- Traffic Impacts
- Q&A

Introductions

- Luis Pereira
- Ian Simonson
- Grace Rostetter



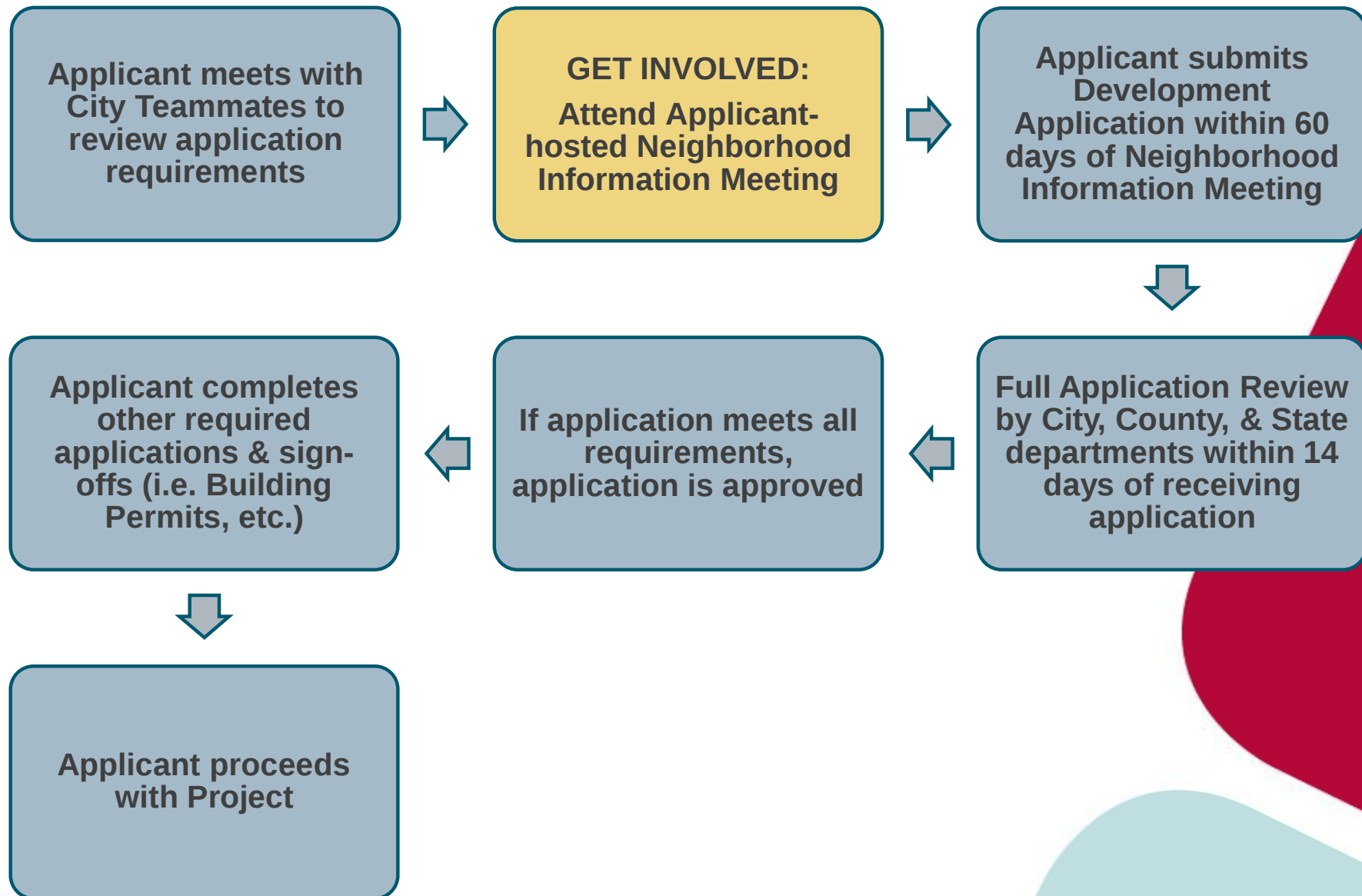
About Our Project

Mayo Clinic, the City of Rochester, and Destination Medical Center (DMC) are collaborating to advance Rochester, Minnesota as America's City for Health. As part of this effort, Aeon proposes a new 4-story, 75-unit affordable housing development for residents age 55+ and their families. The project is located within the West Transit Village (WTV) Master Planned Development near Cascade Lake and will provide (61) one-bedroom and (14) two-bedroom affordable living units. Units will have rent and income restrictions at 30% and 50% of Area Median Income. The development will have Low-Income Housing Tax Credits and Clean Electricity Investment Tax Credits for geothermal and solar energy. Designed to promote long-term affordability, health, and sustainability, the project will incorporate high-performance building systems including geothermal heating and cooling and on-site photovoltaic energy generation.

Strategically located at the terminus of the planned LINK Bus Rapid Transit (BRT) line, the development will offer residents direct, transit access to downtown Rochester and major employment and healthcare destinations. Aeon's West Transit Village 55+ apartments will play a critical role in advancing equitable access to housing, transportation, and healthcare. The project will include a safe and welcoming main entry lobby, mail area, administrative office space, community room, fitness center, social amenity spaces, and an outdoor plaza accessible to residents. The 55+ housing project will be constructed adjacent to (and partially covering) a 7-story parking ramp currently under construction.

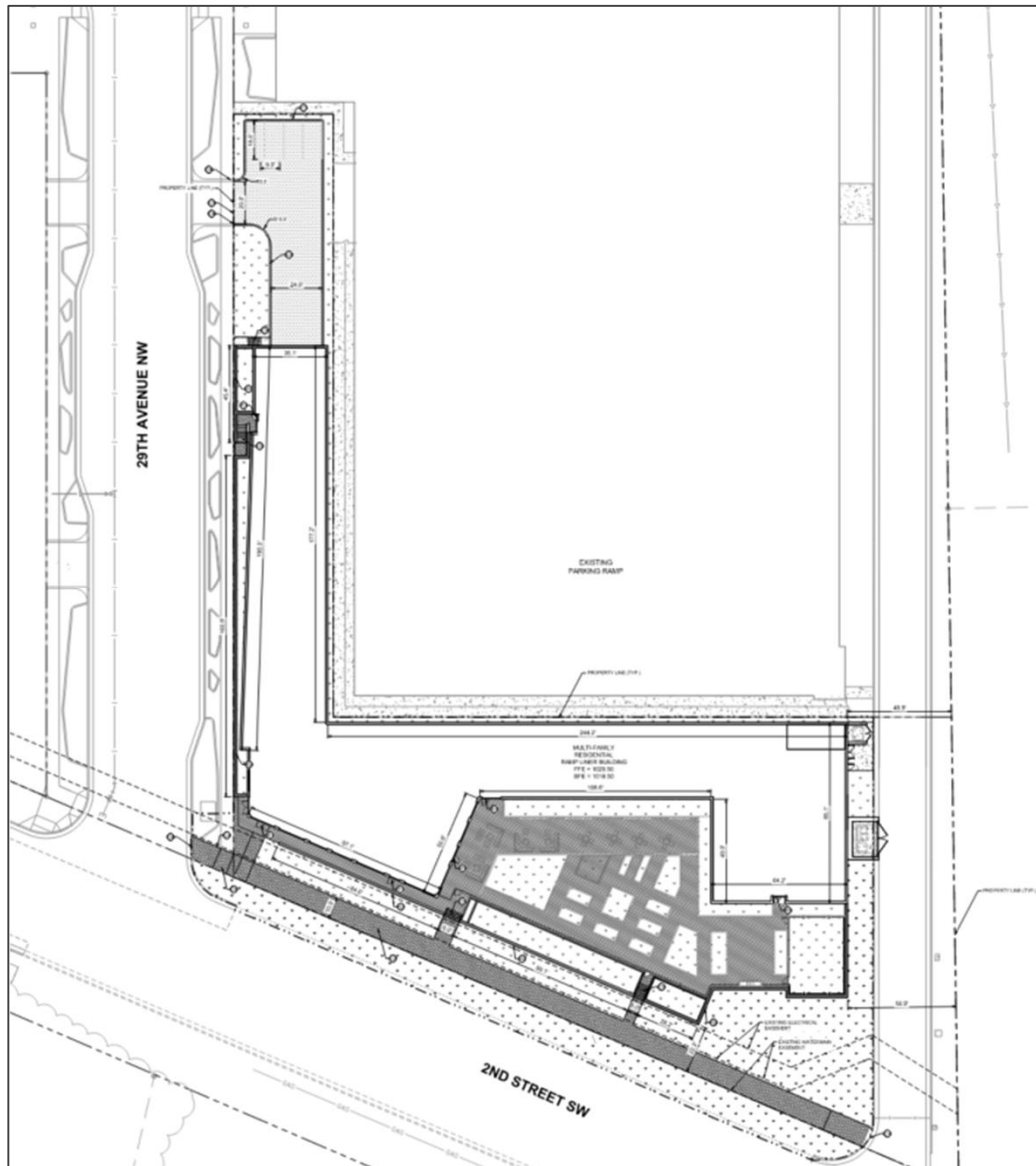
Through thoughtful design, sustainable systems, and convenient access to transit and healthcare, Aeon's development will support active aging and create a healthy, affordable community for people aged 55+ and their families.

The Application Process (SDP)



Site Plan

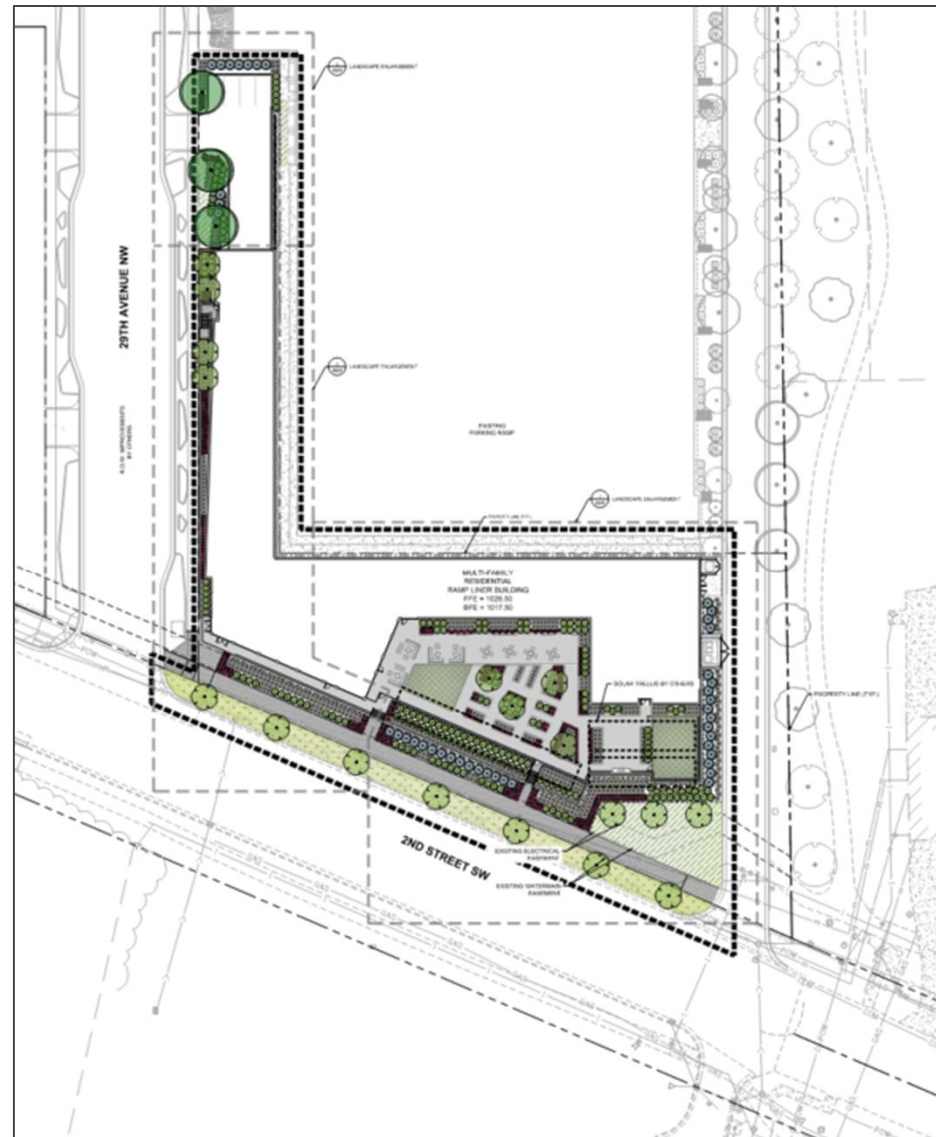
- Height = $\pm 48'$ - $58'$
- Underground Parking Stalls = ± 55 stalls
- Gross Area = $\pm 122,378$ SF
- Total Units = 75



Landscape Plan

CONCEPT PLANT KEY

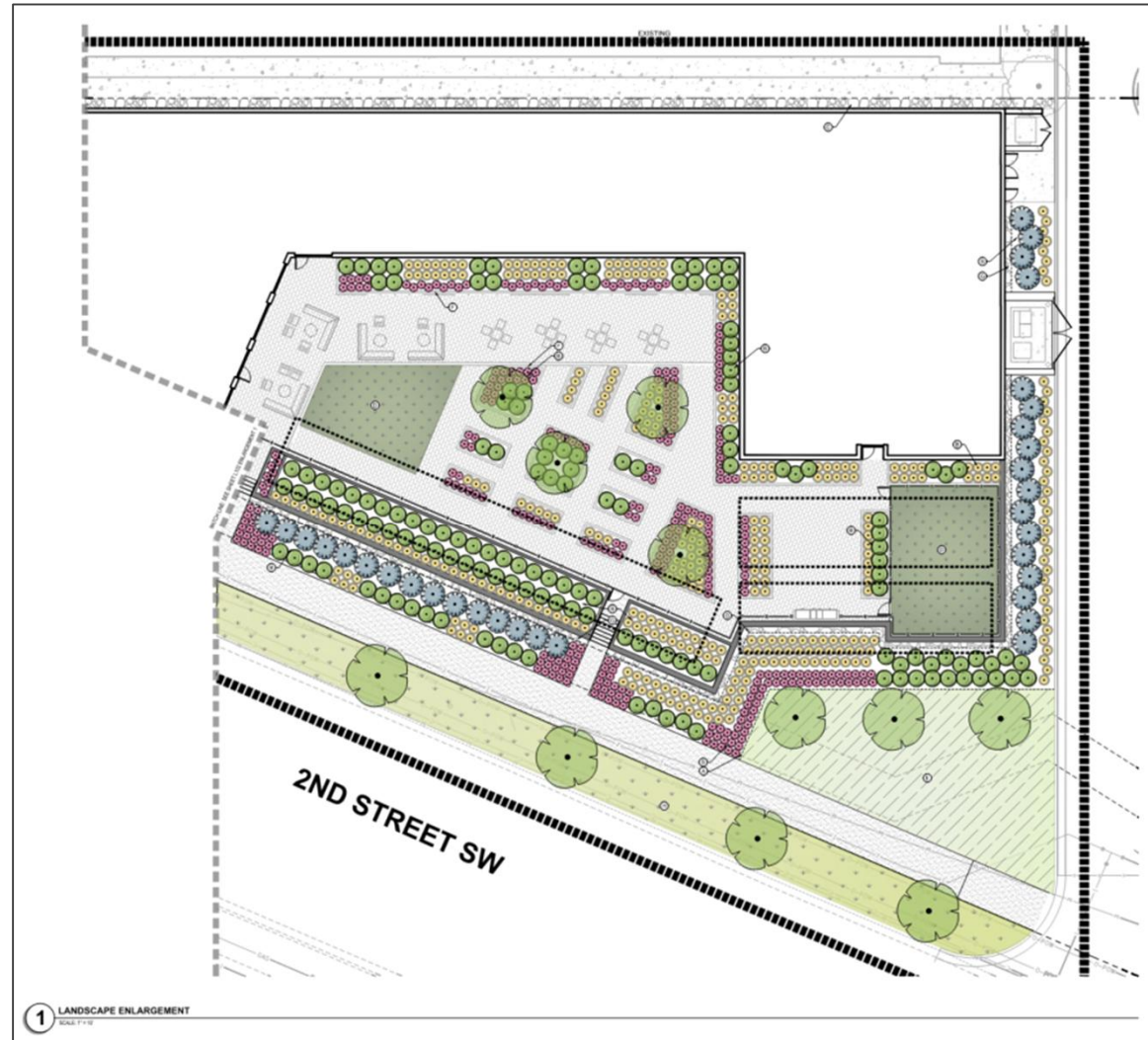
	OVERSTORY TREE AUTUMN BLAZE MAPLE SIENNA GLEN MAPLE COMMON HACKBERRY IMPERIAL HONEYLOCUST SWAMP WHITE OAK NORTHERN PIN OAK SKINNY GENES OAK BOULEVARD LINDEN FIRST EDITIONS® ST CROIX™ AMERICAN ELM	3
	ORNAMENTAL TREE AUTUMN BRILLIANCE SERVICEBERRY RIVER BIRCH MULTI-TRUNK DAKOTA PINNACLE BIRCH NORTHERN REDBUD PRAIRIE ROSE CRABAPPLE QUAKING ASPEN	18
	SHRUB GARDEN GLOW DOGWOOD ANNABELLE HYDRANGEA LITTLE DEVIL NINEBARK MUGO WHITE BUD PINE GRO-LOW FRAGRANT SUMAC ARTIC BLUE LEAF WILLOW SEM FALSE SPIRAEA HETZ MIDGET ARBORVITAE	198
	ORNAMENTAL GRASS BLONDE AMBITION BLUE GRAMA GRASS KARL FOERSTER FEATHER REED GRASS PENNSYLVANIA SEDGE GOLDEN VARIEGATED HAKONECHLOA HEAVY METAL SWITCHGRASS NORTHWIND SWITCH GRASS STANDING OVATION LITTLE BLUESTEM PRAIRIE DROPSEED	529
	PERENNIAL NARROW LEAF BLUE STAR VISION IN PINK CHINESE ASTILBE APRICOT SPARKLES DAYLILY WALKER'S LOW CATMINT EMERALD BLUE CREEPING PHLOX AUTUMN FIRE SEDUM	443
	LARGE SHRUB IROQUOIS BEAUTY™ BLACK CHOKEBERRY SEA GREEN JUNIPER MEDORA JUNIPER TECHNY ARBORVITAE	42



Landscape Plan

CONCEPT PLANT KEY

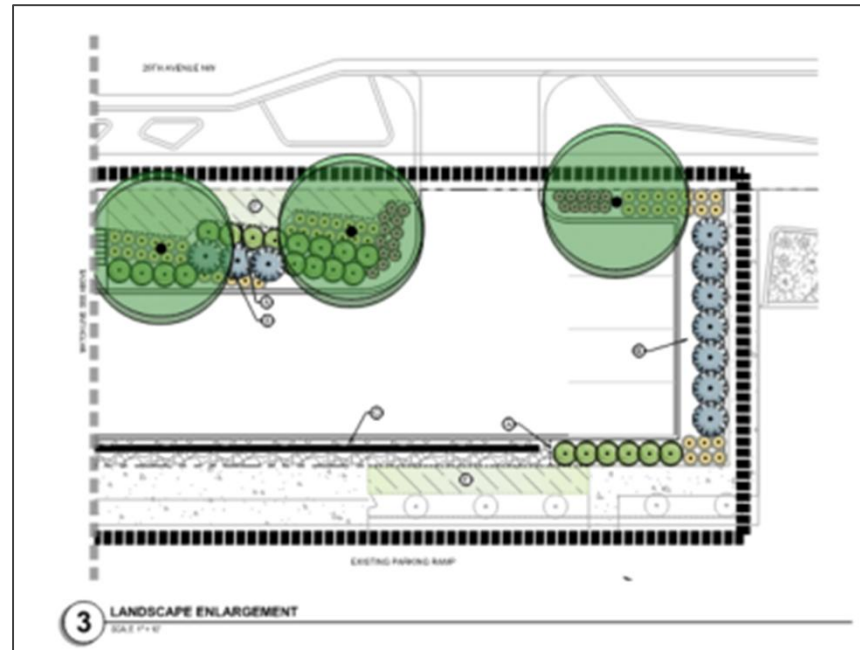
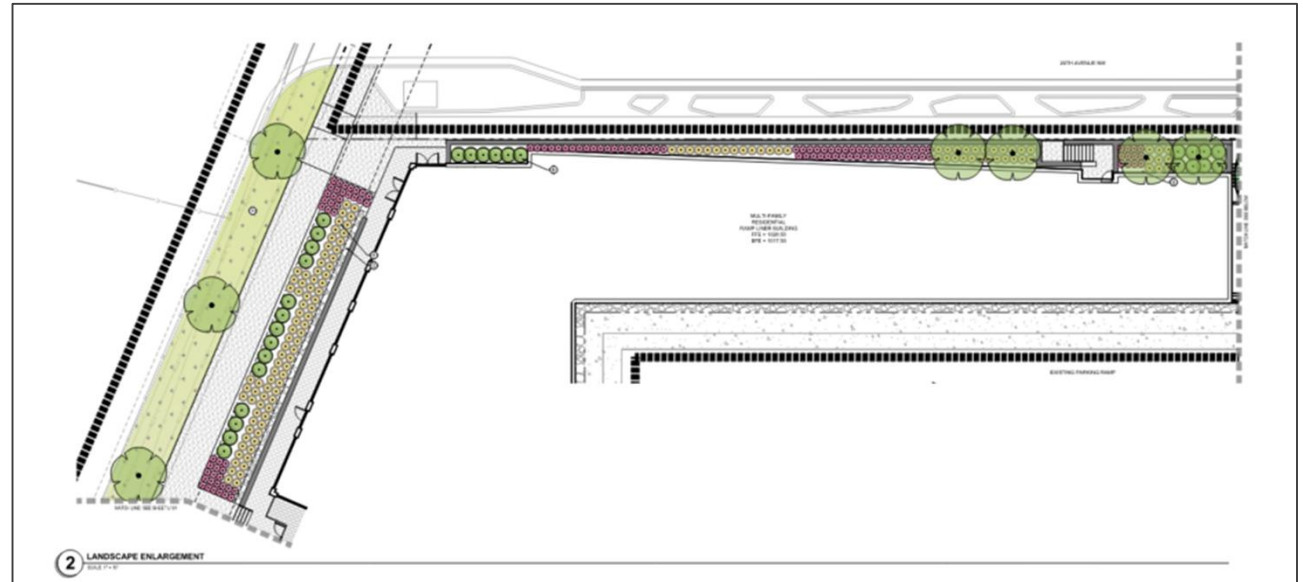
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Building Elevations



2 OVERALL ELEVATION - WEST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH WEST SIDE
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



Building Elevations



1 OVERALL ELEVATION - SOUTH
3/32" = 1'-0"



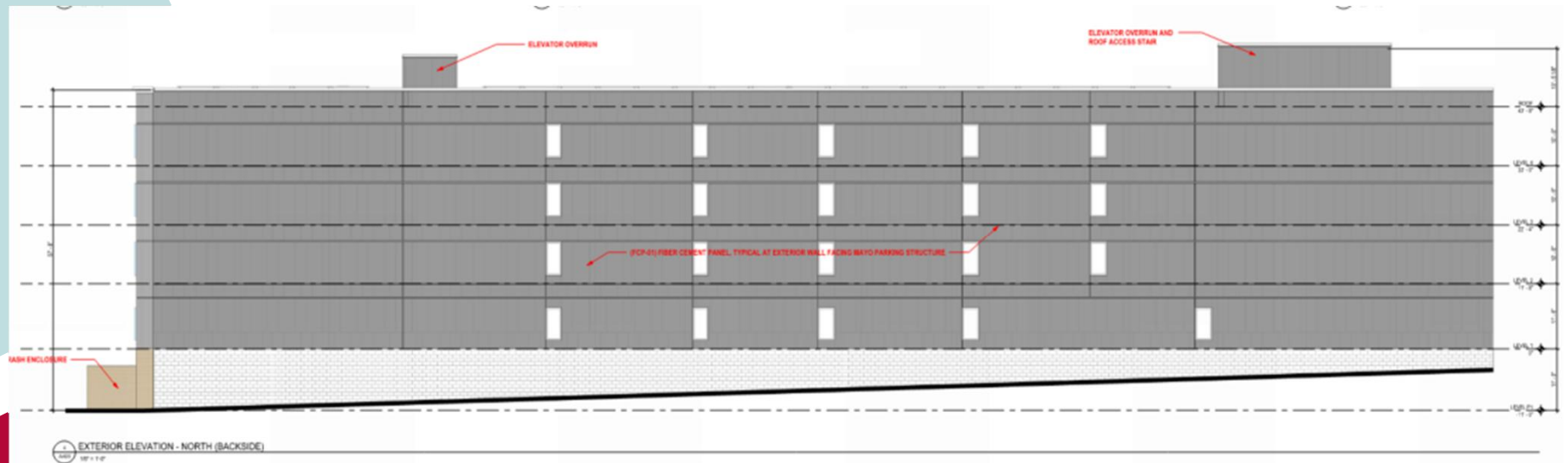
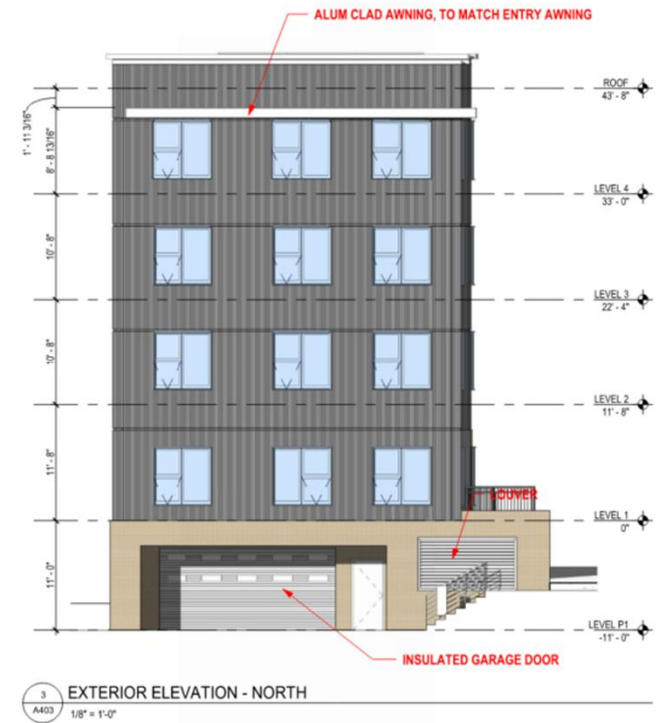
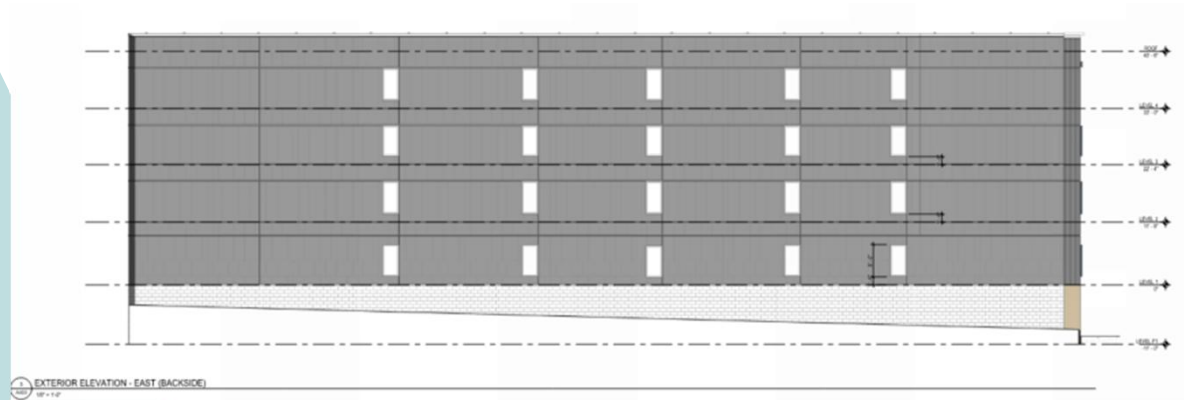
3 OVERALL ELEVATION - NORTH
3/32" = 1'-0"



4 OVER ELEVATION - EAST
3/32" = 1'-0"



Building Elevations



Concept Building Renderings



Design Concept Images for Reference Only



Concept Building Renderings



Design Concept Images for Reference Only



Photometric Plan

TYPE AA



Site & Area

PureForm

P20 small round area light



Garco PureForm LED area small round features a sleek, low profile design and is available with two light engines. ComfortEdge optics provide a unique and lower glare lighting solution designed to enhance visual comfort for pedestrian applications, while precision optics maximize efficiency and spacing. PureForm P20 is available with multiple optical distributions with output up to 17,000 lumens. A full range of control options provides additional energy savings.

Project:	
Location:	
Cat.No:	
Type:	
Lumens:	Qty:
Notes:	

TYPES BB & CC



Wall Mount

LED wall sconce



Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Project:	
Location:	
Cat No:	
Type:	
Lamps:	Qty:
Notes:	

TYPE DD



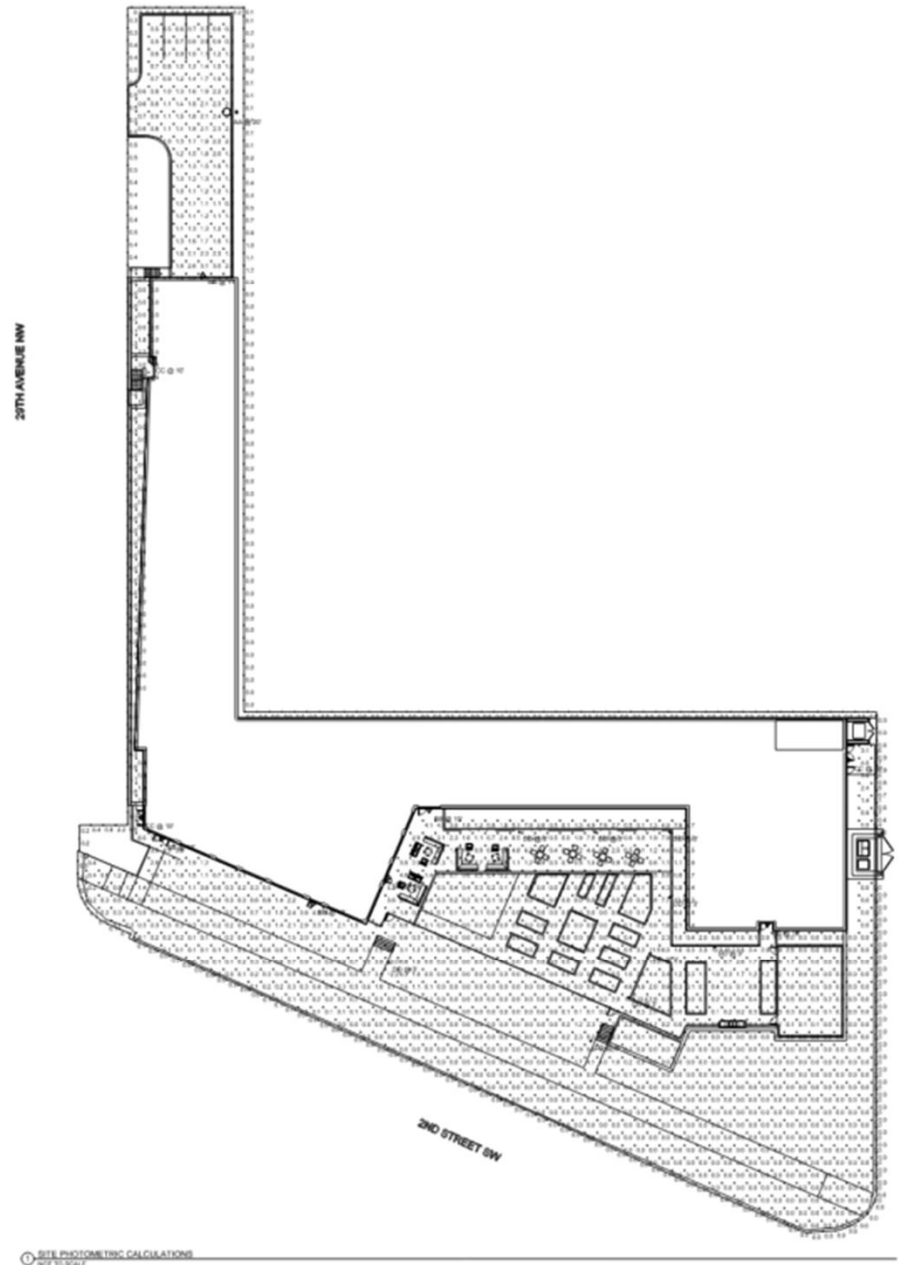
Site and Area

PureForm



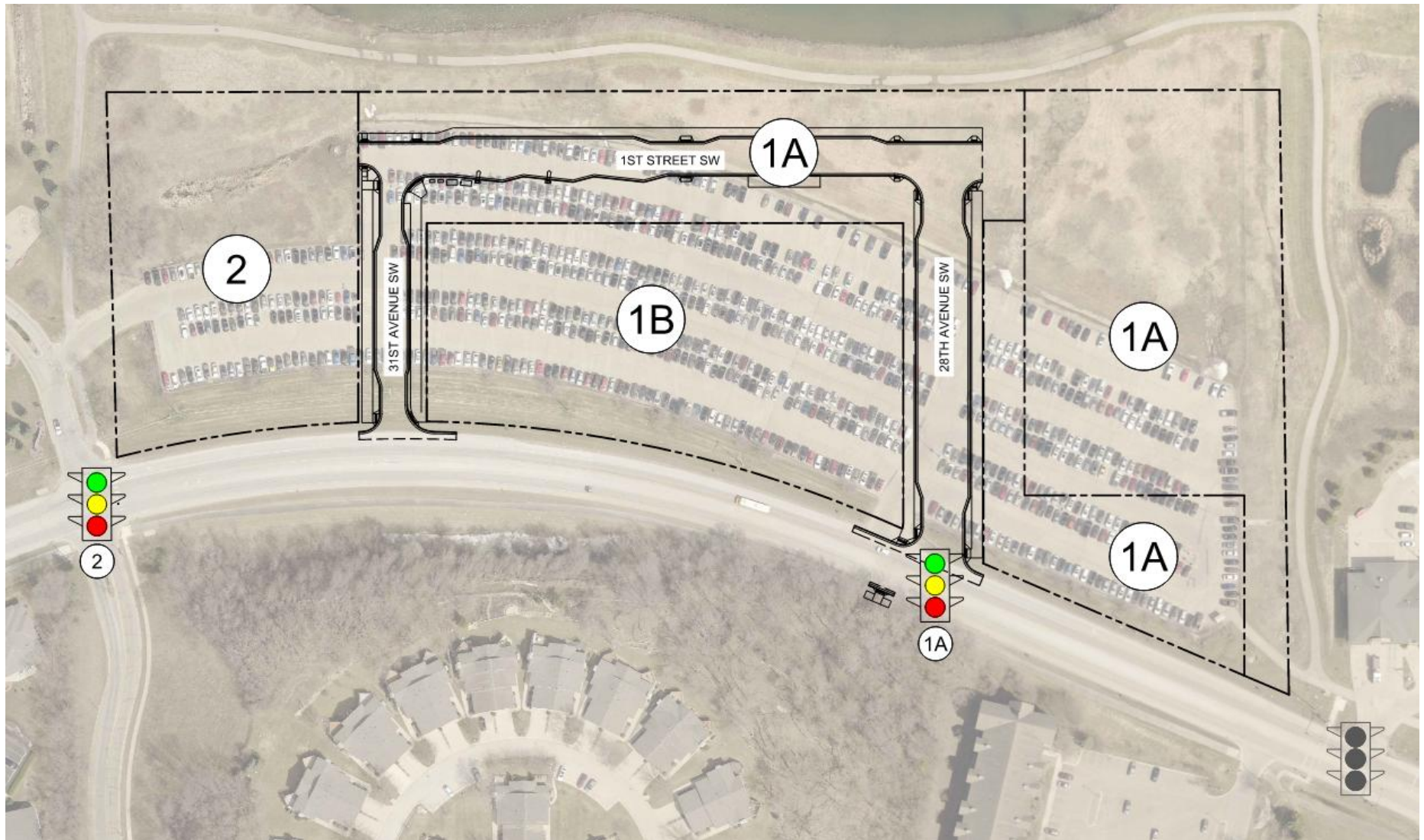
Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty.
Notes:	



Traffic Impacts

- Phase 1A – Traffic Signal at 29th Avenue & 2nd Street
- Phase 1B/2 – Traffic Signal at Avalon Cove Court & 2nd Street



Q & A



Still have questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507) 328-2600