

**Curiosity  
brings you home  
to Capstone**





## In the city. By the river.

We're curious to know: what do you think about living in a community that's both close to nature and to city life? What would it be like to live in a place where working, socializing and recreating could happen on your doorstep?

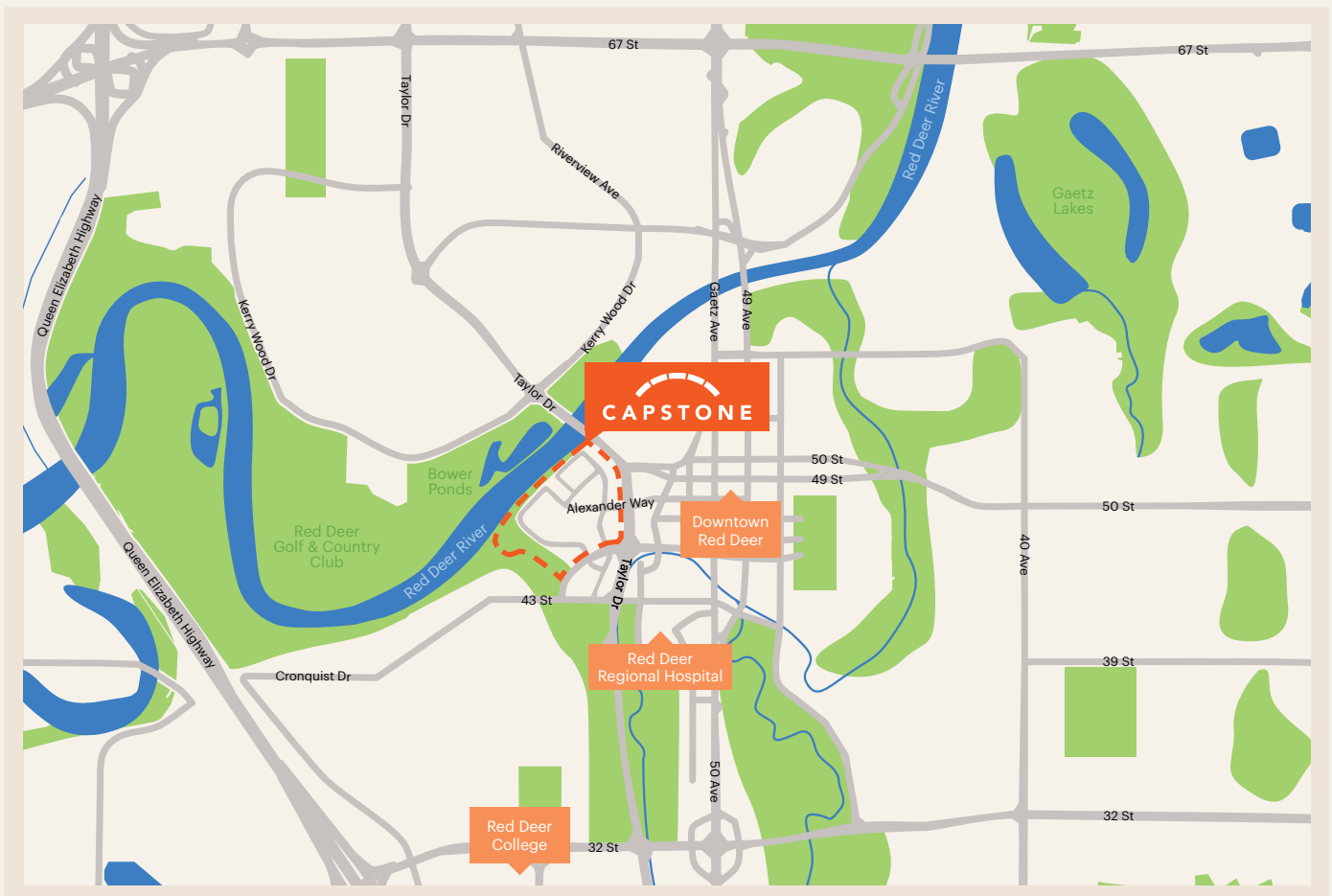
You can find out at Capstone, a master-planned and mindfully-designed mixed-use community along the city's riverside, with the Red Deer River's trails, park spaces and the city's Historic Downtown a short bike ride or stroll away.

Capstone is envisioned to be a vibrant, healthy, inclusive and passionately optimistic city neighbourhood that's connected to new ideas, explores fresh ways of living, and is designed for life in Red Deer today and in the future. To date, The City of Red Deer has invested \$42 million in making Capstone ready for you, with new streets and wide, welcoming sidewalks, a new Riverwalk and generous green spaces. A thriving business community with more than 120 retailers and operators is already part of the neighbourhood, and a regional hospital slated for major expansion is adjacent. Downtown, with its one-of-a-kind shops and popular restaurants, is an eight-minute walk away. It's just the beginning for the master plan vision which in the future (or at full build out) will make Capstone home to over 2,000 new condominium and townhome residences as well as 5,000 new residents.



## A place for people.

To design the neighbourhood, The City of Red Deer worked in collaboration with the master planners at Gehl, a firm celebrated worldwide for its dedication to planning 'people-first' communities, neighbourhoods and cities. Gehl's 'City Shaping Themes' laid the groundwork for a welcoming, vibrant community that's active and energetic from dawn to dusk. And every part of our development is carefully planned to enhance the connections between Capstone, its neighbours and downtown, make public spaces a focus, enliven streets, and weave residential areas throughout to create a cohesive and innovative community fabric—one that allows Red Deerians to connect to the river, one another, well-being and culture.





## Everyday, refreshed.

In Capstone, you'll choose your lifestyle in a neighbourhood of multi-family condos and townhomes set alongside scenic streetscapes and lush riverside parks. You'll stroll to the grocery, enjoy a brisk run down Riverwalk, hike through your choice of 100 kilometres of multi-use trails, do some business and browse shops downtown. Offices, healthcare clinics and street-level retail will be just outside your door.



## Living balance.

When you live where you work, as many Cap Citizens will, commute time becomes free time. Capstone's abundant spaces are an invitation to linger with friends, relax with family or hang out with four-legged companions. Riverwalk and Canada 150 Square are complete, and Welcome Square at the corner of Alexander Way and Taylor is in the works. The Green Spine, with its tall grasses, ponds and picnic areas, makes Capstone a community both inclusive and enriching, where people, places and passions come together.





## Be a Cap Citizen.

Capstone will be home to a community of social people engaged with community, active people who love nature, and enthusiastic people with an affinity for culture. These Cap Citizens are inquisitive learners who like to explore and try new things, want to learn about nature, explore active lifestyles, and look behind the curtain at the orchestra. Sound like you? The community will provide opportunities for you to quench your interest in your neighbours, your desire to learn from one another and your curiosity about the art and science of living.



## Neighbours like you.

You and your fellow Cap Citizens will find your passion and share with others—Capstone will be a place where every interest finds a home. You can enjoy dawn along the riverside, soak up the sights and sounds of sunsets over the river, play at Bower Ponds, or just go for coffee. You can follow art walks that go from downtown to the riverfront, join a book club, take a seat for a dance performance or music recital, or just take a stroll together. Capstone will be rooted in nature and embraced by culture.



# Master Plan Math



Investment in Canada  
150 Square: **\$4.6 million**



Number of residents at  
build-out: **5,000**



Number of businesses  
in Capstone: **120**

Length of Green Spine,  
Capstone's linear park:  
**375 metres**



Number of nearby recreational  
ponds: **2 (at Bower Park  
and Green Spine)**



Number of craft beer  
breweries and kombucha  
makers: **1 and 1**



Acres of developable  
City-owned parcels  
in Capstone: **18**



Kilometres of multi-use  
trails accessible from  
Capstone: **100+km**



Distance to the shops  
of Historic Downtown:  
**8 minutes on foot**

Horizontal improvements/  
construction began: **2013**



Number of residences at  
build-out: **2,000 units**



Length of Riverwalk  
through Capstone: **1km**



## Our partners

When the team at The City of Red Deer seized the opportunity to imagine a new way of living in our city, we chose a team that understood the vision and could help us bring it to life. The City of Red Deer Land and Economic Development team along with City Planning, Engineering, Recreation, Parks, Culture and others, have deep attachments to and intimate knowledge of

the city. What's more, a collaboration with renowned names like urban design firm Gehl, research experts Colliers and Stone Olafson—not to mention well-known builders, construction experts, developers and more—make Capstone a benchmark in mixed-use communities not just in the country, but in the world.

### Be Capstone curious

Find out more about life in a city neighbourhood where nature and the Red Deer River live on your doorstep. Explore the kinds of condominium homes where you, your friends and family might live. You might find that you're a Cap Citizen!

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**CAPSTONE**