



# CAPSTONE Partners LLC

STRATEGIC PARTNERING IN REAL ESTATE

## The Village at Idlewild Park Luxury Residential Community

### ▪ Strategic Project Partners

**Architect –**  
Stewart Ankrom Architect

**Planner –**  
CFA

**Civil Engineer –**  
Summit Engineering

**General Contractor –**  
Naisbitt Company

**Construction Lender –**  
KeyBank Real Estate Capital

**Broker–**  
Dickson Realty

### ▪ Project Statistics

**Total Liveable SF:**  
195,275 SF

**Number of Homes:**  
216 plus clubhouse

**Land Area:**  
9.27 acres



### Background

Capstone Partners acquired this well located urban in-fill site, a former drinking water treatment facility, close to downtown Reno. The property is located adjacent to Idlewild Park, a large regional park, and the Truckee River. The Reno Central Business, Government and Cultural Districts are within 5 minutes of the property.

### Result

After a lengthy entitlement process that included a masterplan change and re-zoning of the property from public facility to high density residential, demolition and construction commenced September 2004. The “new urbanist” design, unique to Northern Nevada, incorporates a central axis “boulevard” of internal streets, parking and walking paths, and incorporates Arts & Crafts design theme. The first homes were completed in late 2006, with the final completion in the Summer of 2007.

[www.villagereno.com](http://www.villagereno.com)

