



C I T Y O F
RENO
Memorandum

DATE: January 15, 2025
TO: Reno City Planning Commission
THROUGH: Mike Railey, Planning Manager 
FROM: Jeff Foster, Associate Planner
DEPT: Development Services Department
SUBJECT: Item 6.4 – LDC25-00026 (Keystone Data Center)

The applicant previously proposed several conditions of approval to address their commitment to sustainable development, most of which were included in the staff report. Subsequently the applicant proposed one additional condition regarding solar energy (see attached letter). As a result, staff is proposing the following condition to formalize this additional proposal.

15. Prior to approval of a building permit for vertical construction, the applicant shall submit plans demonstrating that a photovoltaic (PV) system is incorporated into the building or site design to the satisfaction of the Development Services Department.



January 14, 2025

Mr. Jeff Foster
Associate Planner
Development Services Department
1 E First Street
Reno, NV 89505

RE: LDC25-00026 Keystone Data Center - Sustainability Commitments

Dear Jeff,

In response to comments received from the Reno Planning Commission and to solidify Ellis Partners' commitment to sustainable development, we propose the following Conditions be applied to our conditional use permit:

- **Photovoltaic ("PV") Array** – As part of our design development process, Applicant is investigating multiple options to utilize a photovoltaic system on the data center. We are exploring options for a roof-mounted PV Array as well as possibly integrating PV panels into the south façade of the data center. We will continue to explore this and will ensure the roof and infrastructure can accommodate such systems. Prior to approval of a building permit for vertical construction, the applicant shall submit plans demonstrating that a photovoltaic (PV) system is incorporated into the building design to the satisfaction of the Development Services Department.
- **EV Chargers** – Our design will include a minimum of two on site EV chargers as part of the project.
- **Reduced Water Usage** – Applicant has incorporated key water reducing features into the design of the data center. We are utilizing a refrigerant based cooling system, in lieu of water, and we will specify and install low flow domestic water fixtures for our pantries, restrooms, and other areas of the building. This does not apply to hose bibs serving the exterior equipment areas.
- **Low VOC Materials** – Applicant commits to our design specifying and utilizing low VOC materials (where available) on the building shell and interior finishes of the building.
- **Construction Waste Management Program** – Applicant is committed to requiring source separation and diversion from landfill, where possible, of construction debris. This will be incorporated into the General Contractor's scope and will be tracked as part of the project.

Applicant is committed to developing sustainable data centers, and we look forward to developing an incredible facility with the City of Reno.

Should you have any questions, please do not hesitate to contact me at (303) 994-2670.

Sincerely,

A handwritten signature in black ink that reads "Chuck Corcoran". The signature is written in a cursive, flowing style.

Chuck Corcoran
VP, Engineering & Operations