



Conditional Use Permit

KEYSTONE DATA CENTER

JANUARY 15, 2025

AGENDA

1. CENTRA is invested in Reno
2. Site Location, Zoning, Proposed Use, Proposed Design
3. NV Energy power commitment and timeline
4. Project Sustainability Plan
5. Economic Development Impact

CENTRA IS INVESTED IN RENO



CENTRA is a carrier-neutral interconnection data center provider

- CENTRA operates existing data center in Reno at 200 South Virginia since 2021
- Supports local enterprise, internet service providers, and carriers with colocation and interconnection services
- In November 2024, CENTRA expanded presence at 200 South Virginia

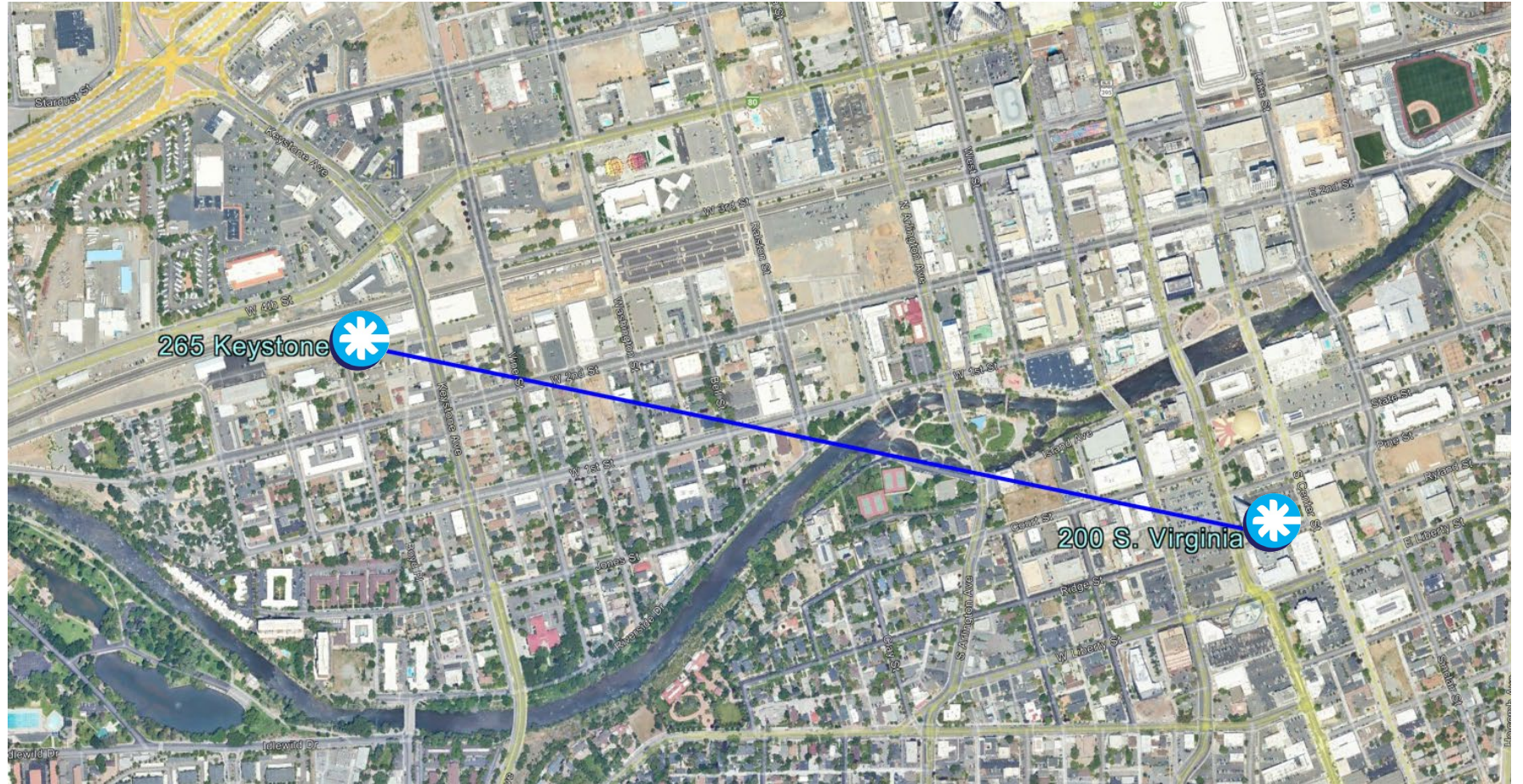


CENTRA IS EXPANDING INVESTMENT IN RENO



265 Keystone Avenue property is 1.2 miles from 200 South Virginia

- 6.67 MW commitment from NV Energy
- Sustainable design and air-cooling technology (no water use for data center)
- Located in site vacant for over 10 years with an existing out-of-code building





Site Location

265 Keystone Avenue

- APN 010-610-17
- 3.26 Acres

South of Union Pacific Railroad
and West of Keystone Avenue



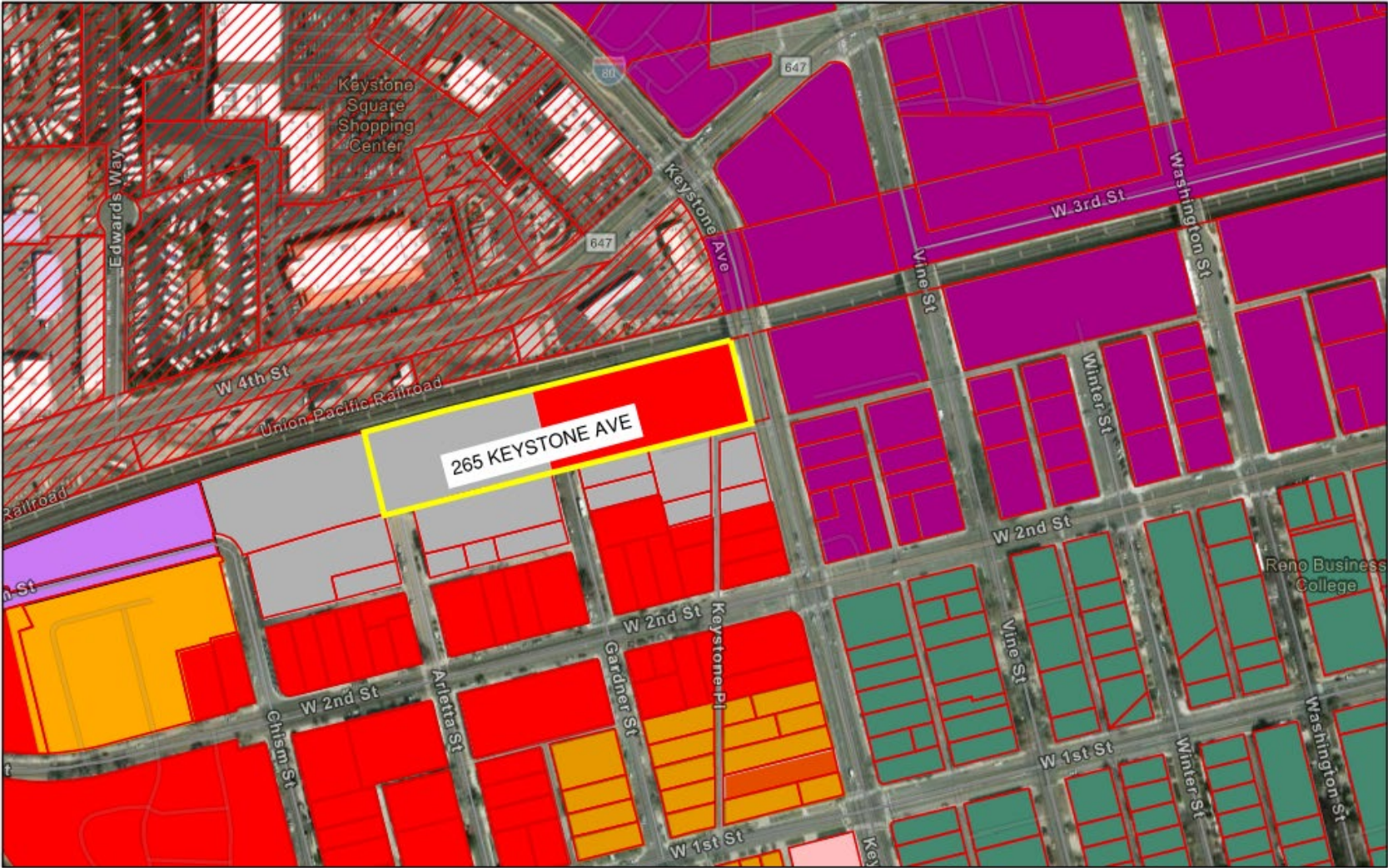
Site History

- Site has been vacant for over 10 years
- Site has existing out-of-code building with boarded windows, asbestos, and a history of unhoused activity



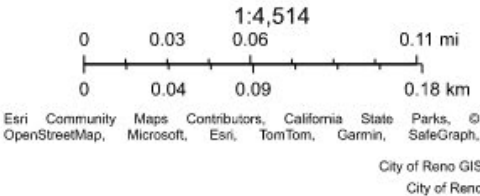
Zoning Summary

City of Reno Zoning Map



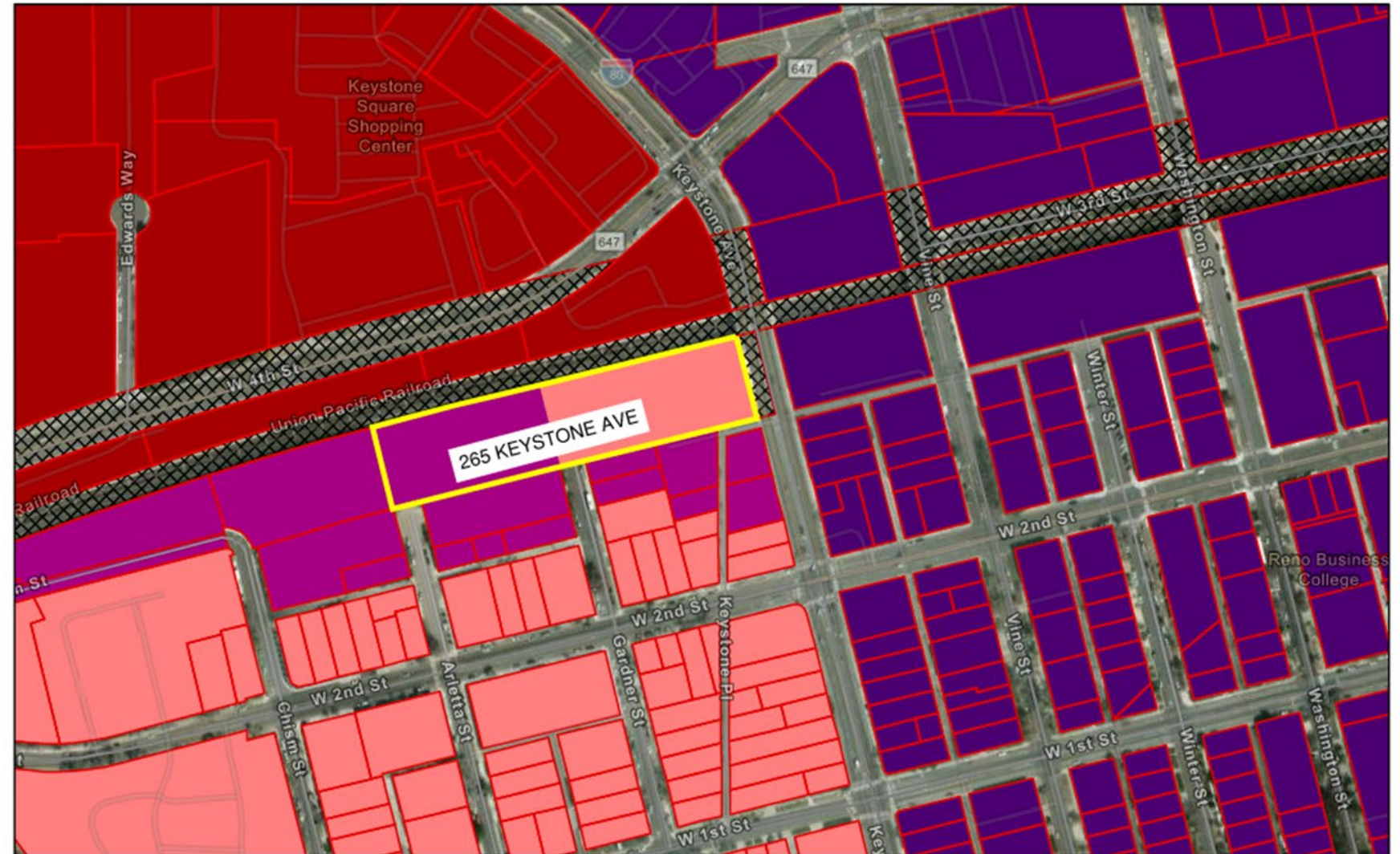
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Roads		Zoning Designations	
LOCAL STREET		Multi-Family Residential (21 units/ acre) MF-21	Mixed Employment ME
MAJOR ROAD		Multi-Family Residential (30 units/acre) MF-30	Mixed-Use Downtown N.W. Quad. Dist. MD-MWQ
Other		Mixed-Use Urban MU	Mixed-Use Downtown Planning Dist. MD-PD
Parcels - City of Reno		General Commercial GC	Industrial I
		Professional Office PO	Specific Plan District SPD



Master Plan Land Use Summary

City of Reno Master Plan Map



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Roads

LOCAL STREET

MAJOR ROAD

Other

Parcels - City of Reno

Master Plan Land Use

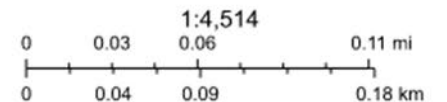
DT-MU

ME

NOLU

SMU

UMU



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City of Reno GIS
City of Reno

Proposed Use

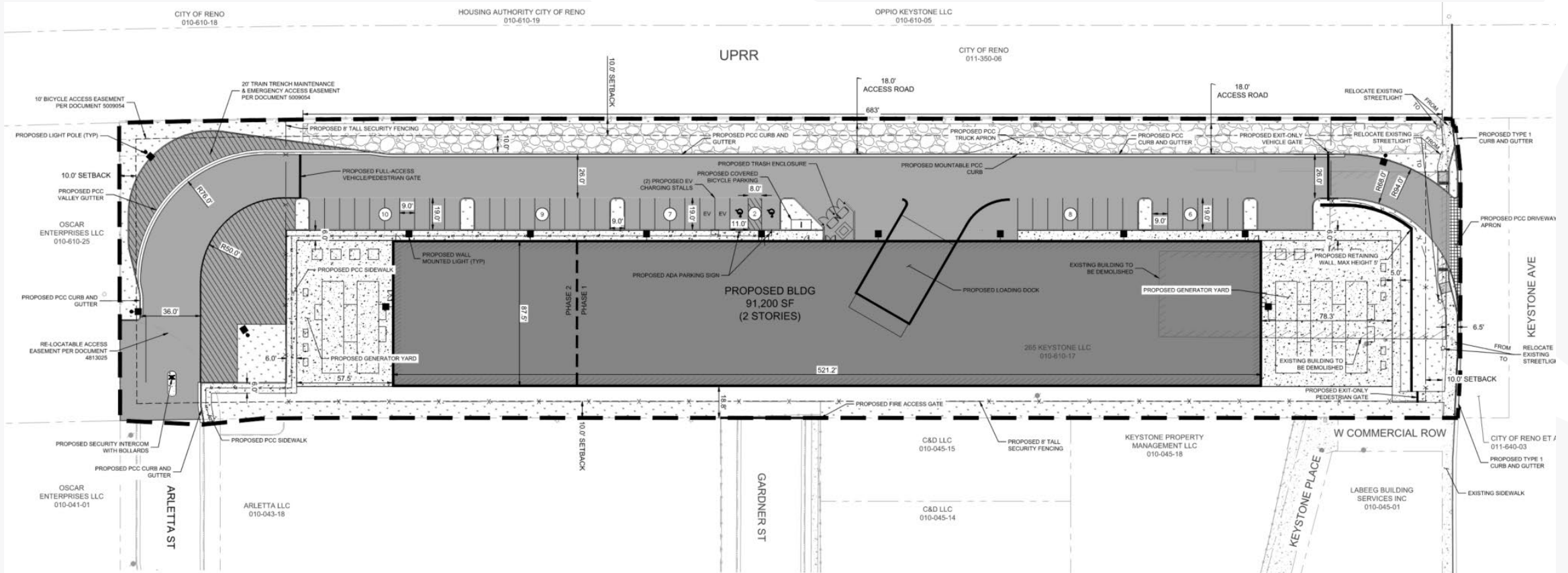
- 91,200 SF (two stories) interconnection data center intended to expand CENTRA's capacity to serve customer colocation and interconnection needs
- 7 data halls with 6.67 MW capacity
- Air-based cooling technology and air-cooled equipment for heat rejection

Compatibility with Surrounding Uses

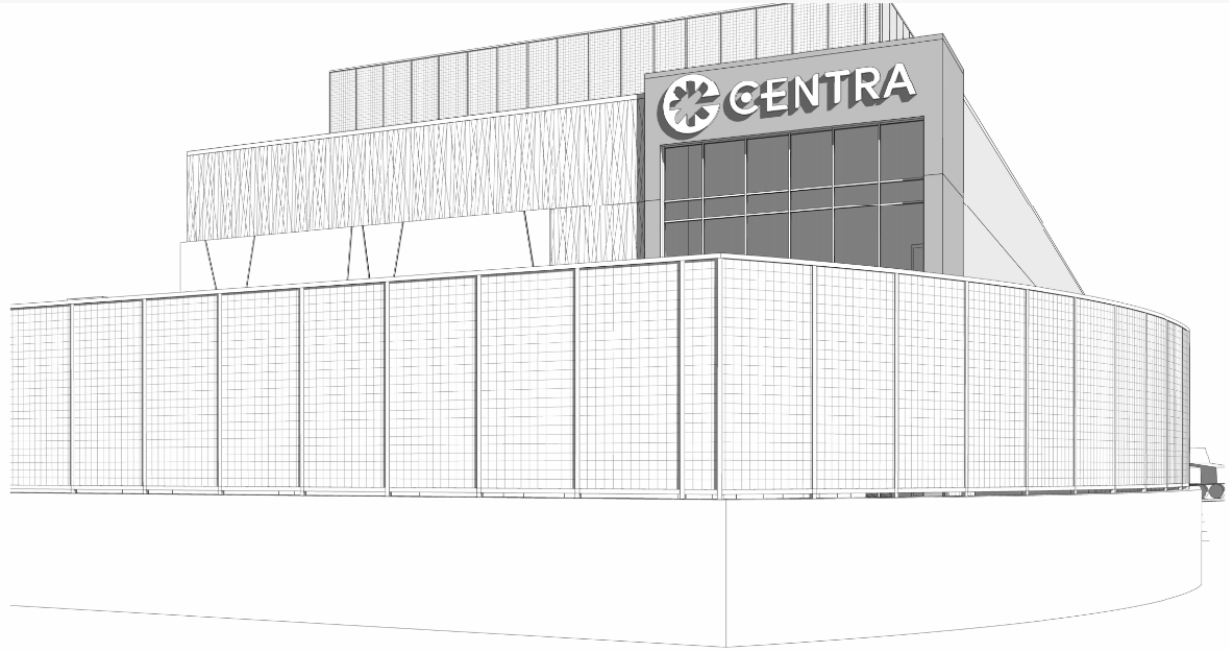
- Site has been vacant for over 10 years
- Multiple data center and telco uses in the surrounding area
 - South of the site is a CenturyLink Data Center (14,000 SF, 2-story building) as well as other telecommunications point of presences (PoPs), and commercial and industrial warehouses
- Surrounding area falls within the Industrial, Mixed-Employment, and General Commercial zoning designations
 - North of the site is the railroad tracks
 - East and West of the site are other Industrial/Mixed Employment type uses
 - There are a few conforming and nonconforming residential uses south of the site separated from the site by industrial/commercial uses

Proposed Site

- 91,200 SF two-story building with generator yards on east and west side
- Truck Dock located on north side of building, south of Maverik Gas Station
- Site Security Fencing
- Screening surrounding generator yards and rooftop equipment
- Parking spaces required: 28
- Parking spaces provided: 42
- EV charging spaces provided: 2
- ADA spaces provided: 2

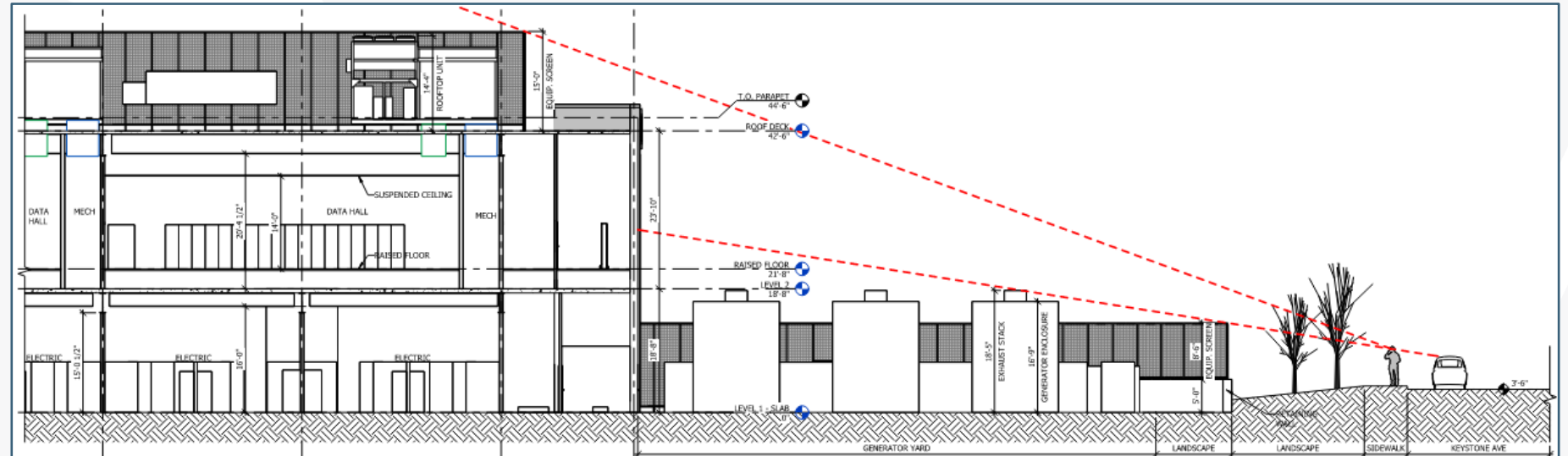


Architectural Renderings

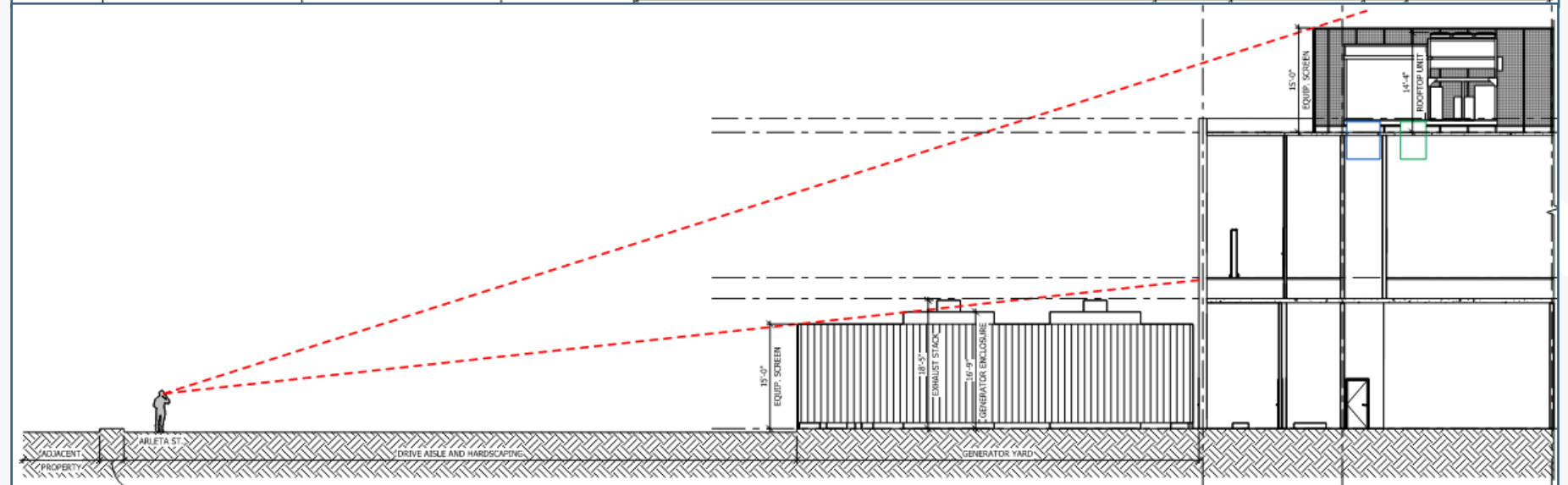


Sightline Study

From Keystone Ave



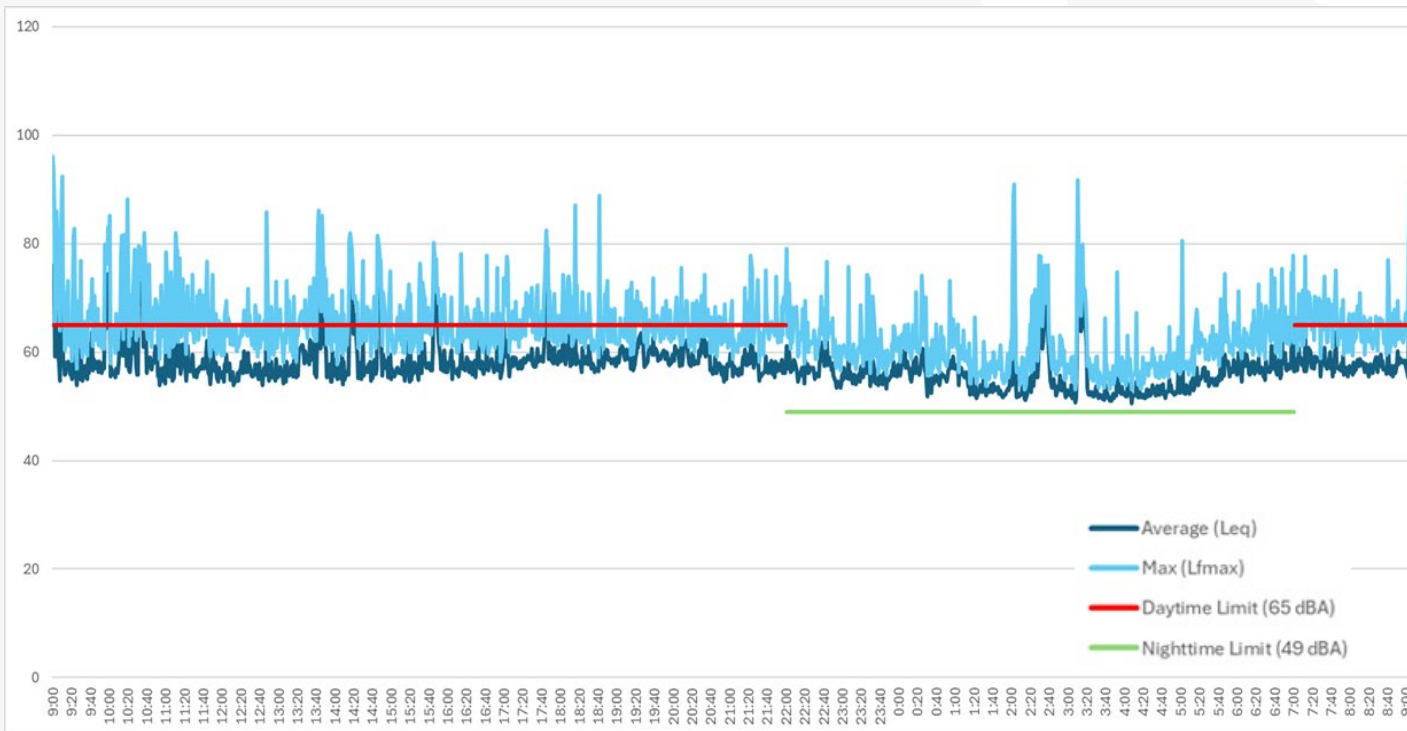
From Arletta St



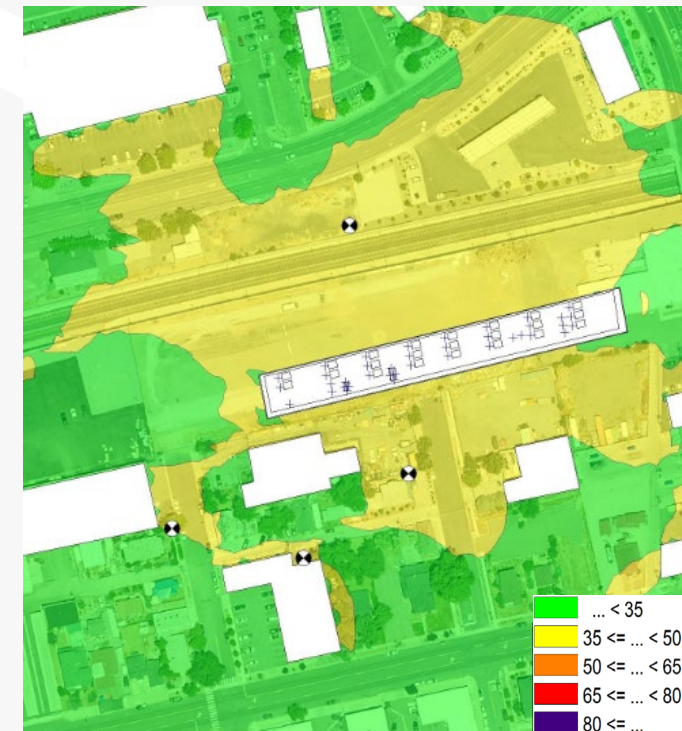
Acoustical Study

- Existing noise levels measured onsite at 53 dBA, above code maximum of 49 dBA
- Project includes \$500,000 investment to keep proposed noise levels 10 dBA below existing condition
 - Acoustical barriers surrounding rooftop cooling equipment
 - Silencers will be installed on cooling equipment

Existing Condition Sound Levels



Proposed Condition with Mitigation



Landscape Plan

- 200% of excess landscaping beyond minimum requirement
- Minimally irrigated with drought-tolerant plantings
- Trees, shrubs and accents, grasses, and decomposed granite
- Site landscaping allows for incorporation of bike path along train trench wall within existing 10' easement
- CENTRA is aware of bike path easement and supportive of its development for residents and employees



NV Energy

- Day 1 Utility Power Usage: 3 MW
- Day 1 Utility Power Availability: 6.67 MW of power

CENTRA to apply for NV Green Energy Rider (NGR)
Program which offers up to 60.3% of renewable energy
(eligible to apply in October 2025)



DISTRIBUTION PLANNING DEPARTMENT PLANNING MEMO

Date:	October 1, 2024	ISD:	6/15/25
Project ID:	3012406170	Source Fdr:	RNO247
EPD:	6,667 KVA	Reviewed by:	Jhonette Lazaro
Planner:	William Su	Cc:	
Subject:	E-NCP- 265 KEYSTONE AVE-FP-COMM-E-CORCORAN		

Note

- At the request of the customer, the minimum requirements will be based on service at the Primary level.
- This project will relocate a portion of RNO247 that runs through their property.

Minimum Requirements

Relieve RNO247 with **NOW218**

To serve this project, **RNO247** must first be relieved by **NOW218**.

1. Remove 300' of 3-1000 MCM cable between vault 56480P at location (2) and GSI-126 position "C" at location (5).
2. Install approximately 700' of 1-1000 MCM in 3 of 4-4" conduit from vault 56480P at location (2) to GS550 position "A" at location (3). [This creates a feeder tie between **NOW218** and **RNO247**]

Service From RNO247

3. Install 1-1,800 kVAR overhead capacitor bank on pole 262930 at location (4).
4. Serve from the north source feeder on pole 262927 at location (1).



Power Profile Comparisons



Power profile equivalent to a 300,000 SF casino

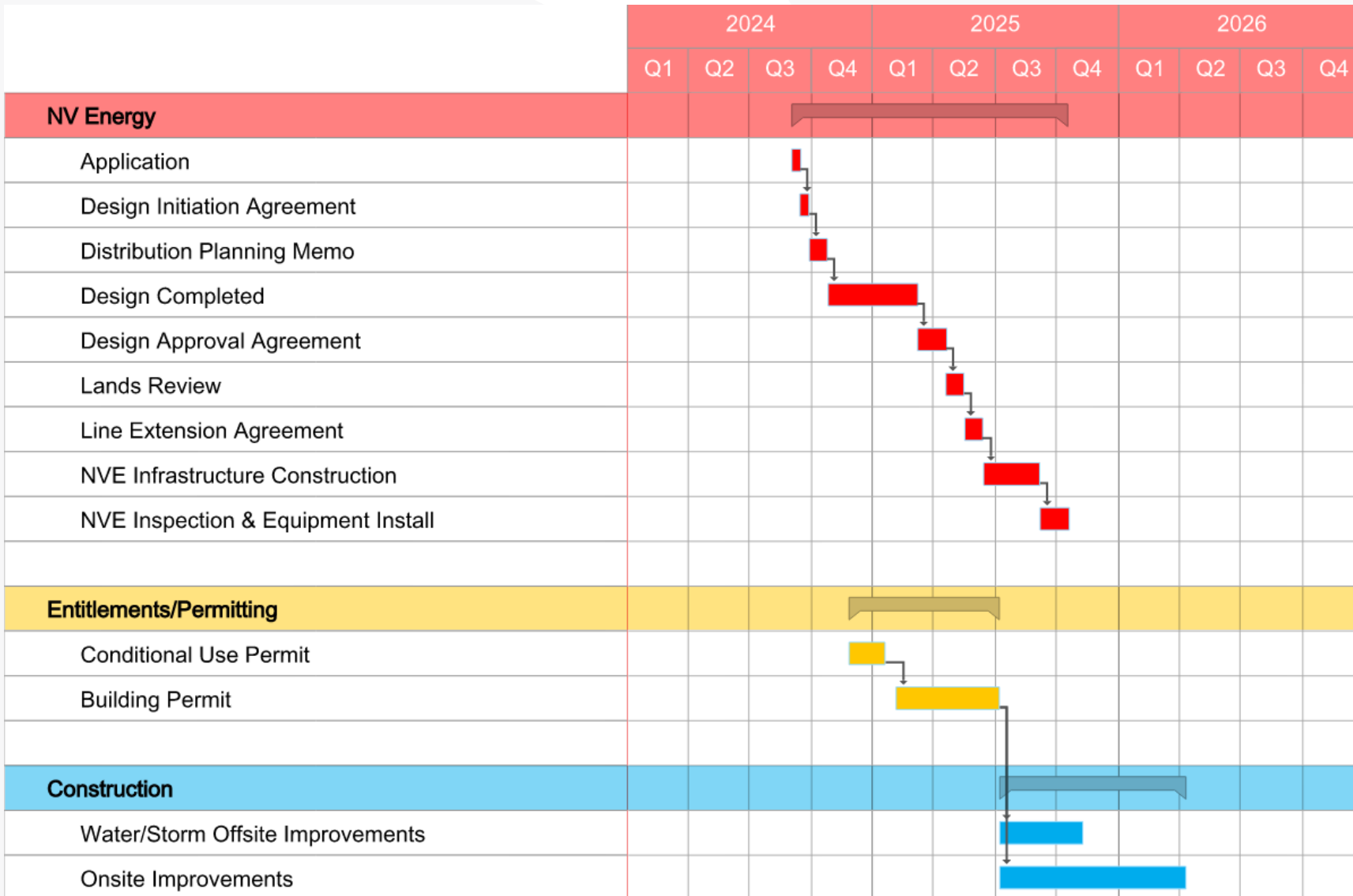


Power profile equivalent to a 500,000 SF manufacturing warehouse



Annual power profile equivalent to ¼ of Mall of America

NV Energy & Project Schedule



- NVE Improvements will be energized early Q4, 2025
- Building permit anticipated early Q3, 2025
- Construction of proposed data center and offsite utility improvements anticipated by Q2, 2026



Sustainability Commitments – Conditions of Approval

- Solar Commitment – Install a photovoltaic (PV) system on the building to incorporate solar energy generation
- Reduced Water Usage – efficient air based cooling system in lieu of water-based, and using low flow domestic fixtures
- EV Chargers – a minimum of two EV chargers will be provided
- Low VOC Materials – low volatile organic compounds (VOC) materials on the building shell and interior finishes
- Construction Waste Management Program – source separation and diversion of construction debris from landfill will be incorporated into the construction scope



Sustainability Elements

COOLING

- Waterless-based cooling technology and air-cooling equipment for heat rejection

FIRE

- VESDA early warning smoke detection and fire suppressant plan

END-OF-LIFE EQUIPMENT

- Electronic recycling and data destruction program including the installation of collection bins to properly recycle end-of-life electronic equipment with the goal to make it easy for participants to properly dispose of e-waste

CENTRA data center will use less water than gas station or restaurant (e.g., 1.8 acre/feet versus approx. gas station usage of 2 acre/feet)

Master Plan Sustainability Elements

- SD. 8 Urban Heat Island Effect and SD.15 Low Impact Development
- SD.14 Site Balancing
- SD.16 Outdoor Water Use
- SD.22 Indoor Water Use
- SD.23 Energy Efficiency
- SD.24 Renewable Energy
- SD.25 Recycle Building Materials
- SD.28 EV Charging Stations
- SD.29 Bicycle Facilities
- SD.30 Pedestrian and Bicycle Connections

Redevelopment Opportunity

Tax Revenue

CENTRA will generate ~ **\$106 million** over the next 30 years for the city (Sales tax - \$94M + Property Tax - \$12M)

Jobs

100+ local construction jobs and ~15-20 permanent on-site operations jobs. *RFP for Construction – prioritizing local firms*

Economic ripple effect

Data centers are critical infrastructure that improve digital services for consumers, businesses, and educational institutions in Reno



Summary

- Land use and project design is compatible with the surrounding development and consistent with the Reno Master Plan and the zoning in which the site is located
- Sustainable Development Conditions of Approval offered, up to 60.3% of power from NVE will be renewable energy, waterless cooling technology
- Contributes positively to local economy generating tax revenue, jobs, and economic ripple effect on a site that has been vacant for 10 years



APPENDIX



CENTRA's purpose-built, neutral interconnection facilities reflect modern design principles in high-growth digital infrastructure markets

Sustainability



PUE 1.2



No water usage

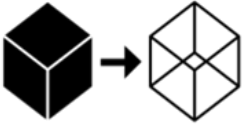


Renewable

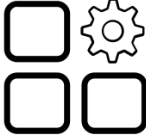


LEED-certified

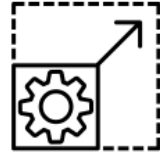
Flexibility



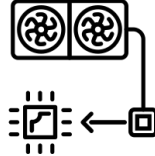
Digital
Twin



Modular Power
+ Cooling



Extendable
Space Design



Air Cooling

Reliability



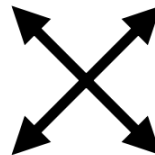
2N + Catcher
Power Design



Tier III+



N+1 Mechanical
Design

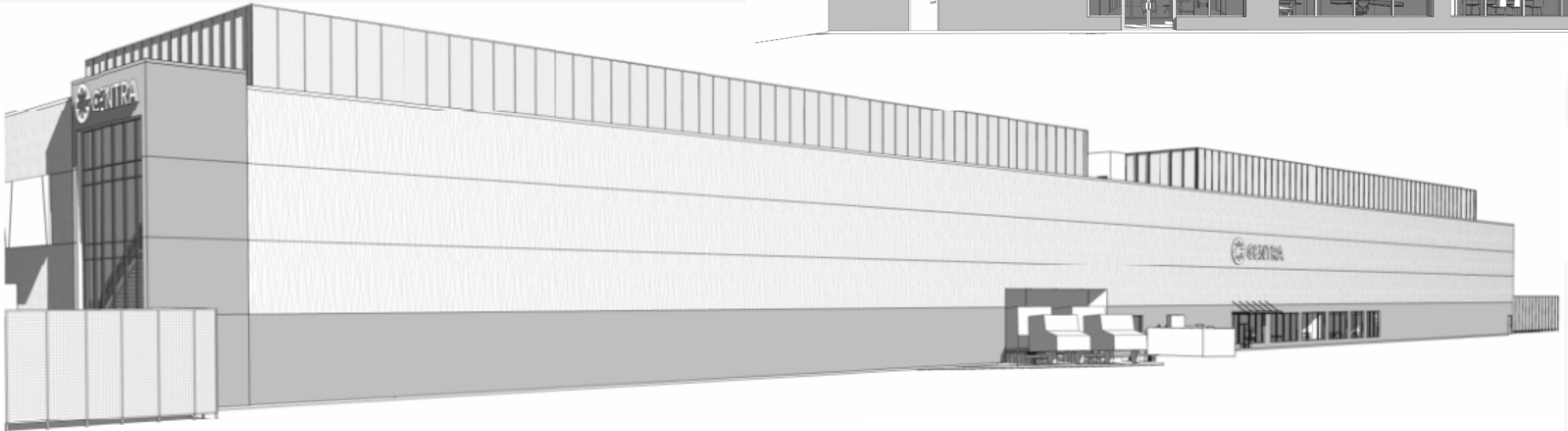


4 Diverse
Entrances

- Pursuing renewable energy programs in all markets
- Targeting a Power Usage Effectiveness (PUE) of 1.2
- All new facilities pursuing LEED certification
- Tier III+ facility design requirements
- Air cooling technology and equipment for heat rejection
- Sustainable fire-resilient design with efficient cooling, motors, and lighting



Architectural Renderings



Reno-Sparks Indian Colony

3. MONITORING AND DISCOVERY RIGHTS AGREEMENT.

3.01 Covenant Running with the Land

City/Agency enters into this Agreement with the intent of binding all successors and future owners, lessees, security interest holders and holders of other interests in the Property (collectively referred to as “Owner”). Any Owner who takes title or has any interest in the Property or any portion of it takes subject to and is bound by these covenants. These covenants may be enforced by RSIC and Owner. This Agreement does not create a property interest in the Property, only a contractual right enforceable as a matter of contract law, including injunctive relief.

- Site monitoring agreement in place
- CENTRA has proactively engaged RSIC, forging a collaborative relationship



RENO-SPARKS
INDIAN COLONY

NV Energy

- NV Energy will-serve letter for the project, committing to provide the requested power



December 17, 2024

Attn: Centra Digital
Subject: Electric Service
265 Keystone Ave, APN 10-610-17

Dear Ben Standish,

This letter is to inform you that the property mentioned above lies within NV Energy electric service territory boundaries. Provided all necessary fees and contracts are negotiated in a proper and timely manner, in accordance with our filed rules and tariffs, we will provide electric service to your proposed project.

The necessary utility extensions and services will be made from the nearest source of adequate capacity in accordance with our Rules and Regulations on file and approved by the Nevada Public Utilities Commission.

Please contact me at (775) 834-4399 if I can be of assistance.

Sincerely,

Melissa Schoenbachler

Melissa Schoenbachler
Sr. Business Development Advisor

