

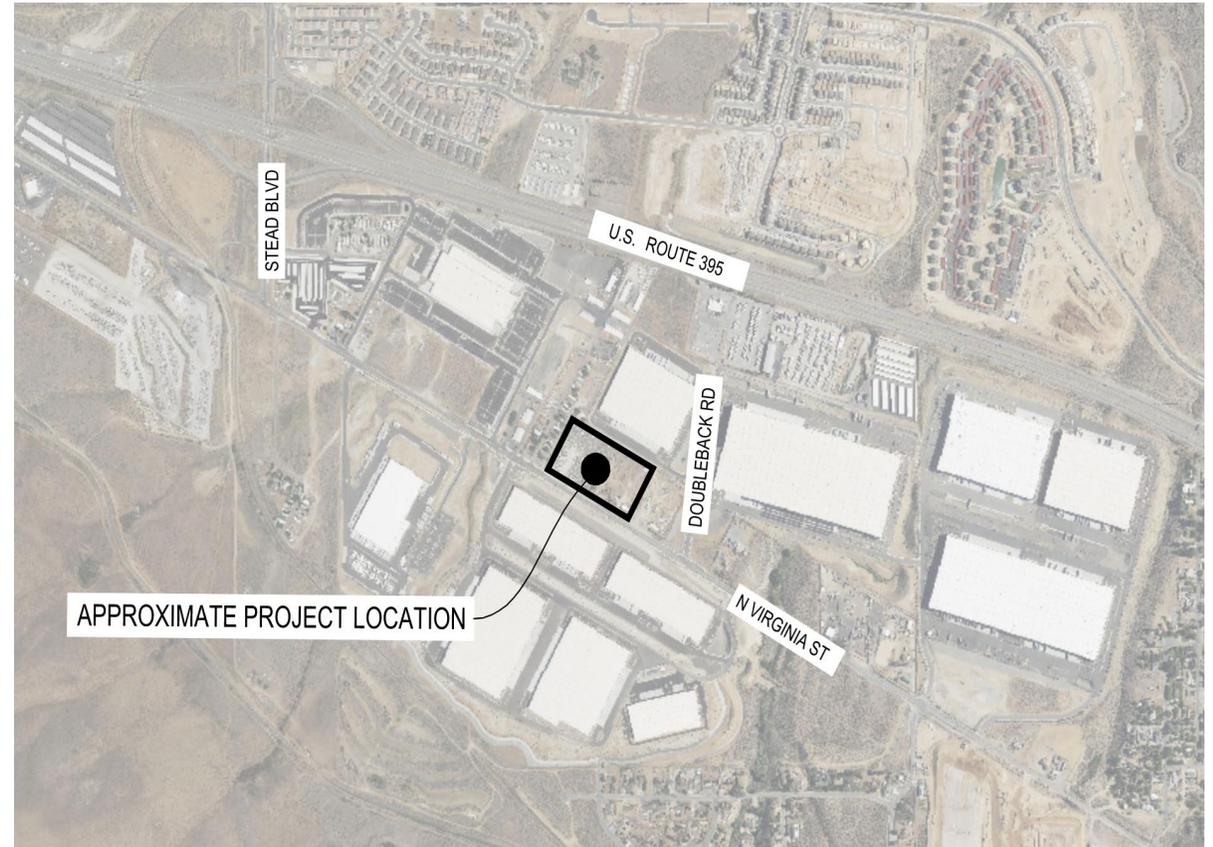
# Oppidan Reno 5MW Edge Data Center

Reno, NV  
Planning Commission  
**January 15, 2025**



# Project Background

- 7.02-acre site located at 9630 N Virginia St
- Zoned Industrial Commercial (IC) and a Master Plan Land Use designation of Industrial (I).
- City of Reno Planner: Jeffrey A. Foster
  - Email: foster@reno.gov
  - 775-393-4165 (Office) or 775-399-5153 (Cell)
- Project Developer:
  - Dylan Rusk
  - CLOP Reno NV, LLC
  - Email: Dylan.Rusk@oppidan.com
  - 612-741-8936



# Edge Data Center



## Edge Data Center

- Focuses on processing data closer to the user to increase speed
- Single operator with a long-term investment
- Strategically located to benefit the community
- Prioritizes speed and proximity to users
- Smaller size and resource demand

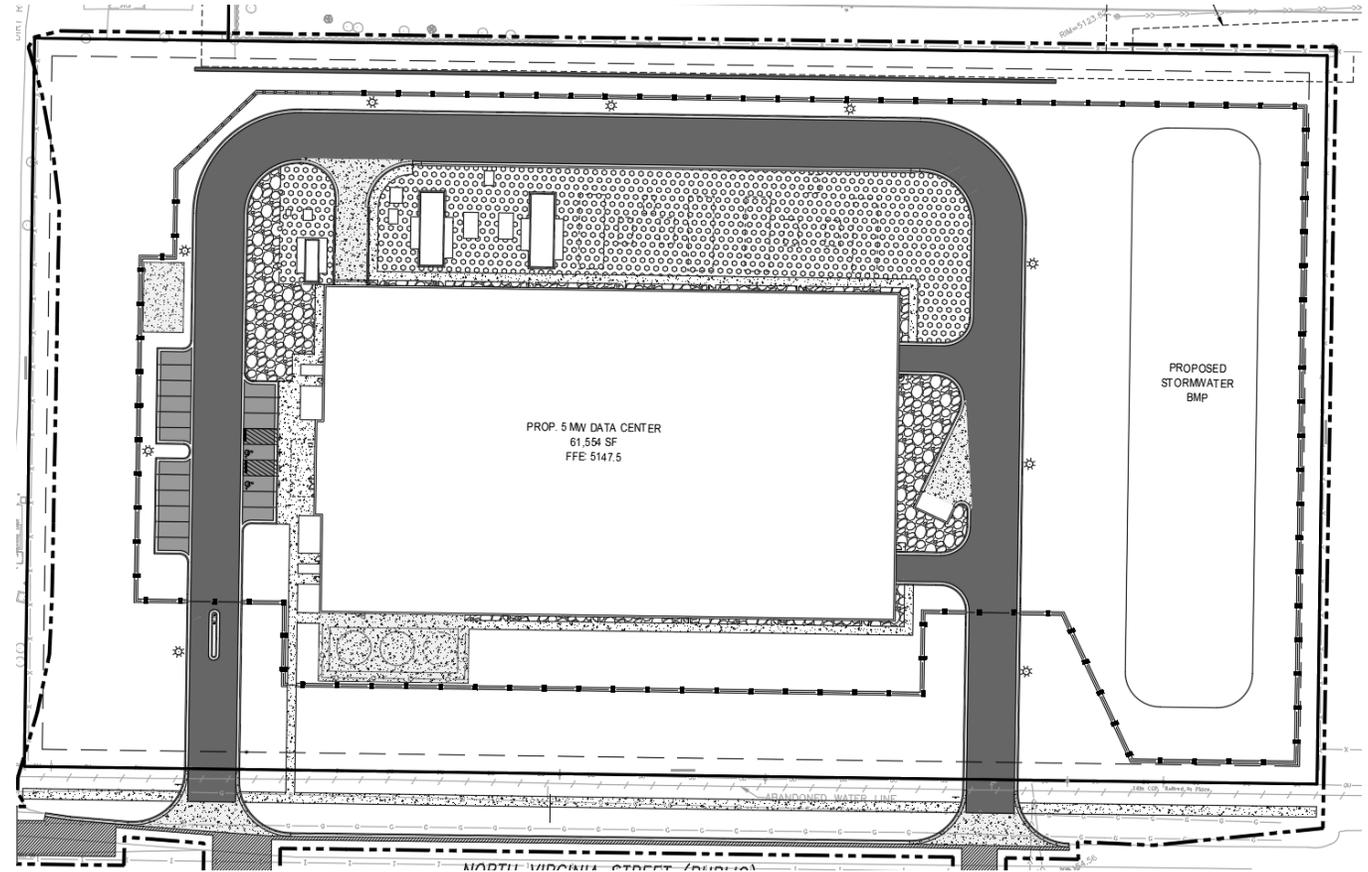
- Compared to -

## Colocation (Colo) Data Center

- Provides server storage for rent
- Multiple users within shared environment
- Larger size and resource demand depending on economic model

# Site Plan

- 61,554 SF 5MW Data Center
  - 6-8 Full Time Staff
  - 24/7 Secure Facility
  - 8,430 SF Office Space
  - Remainder Server Storage
- 19 Parking Stalls
- Two Drive Entrances from N Virginia St.
  - In coordination with RTC
- 8' Tall Perimeter Security Fence
- Emergency Generator Yard
- Water Storage Tanks
- Stormwater Management



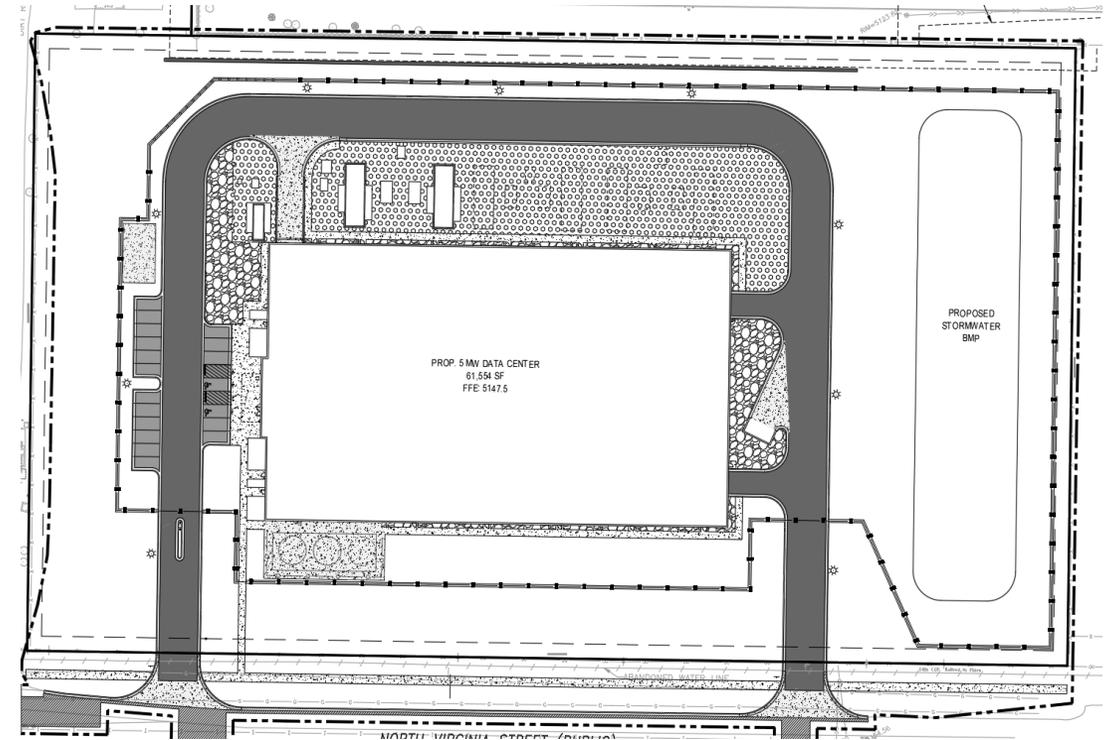
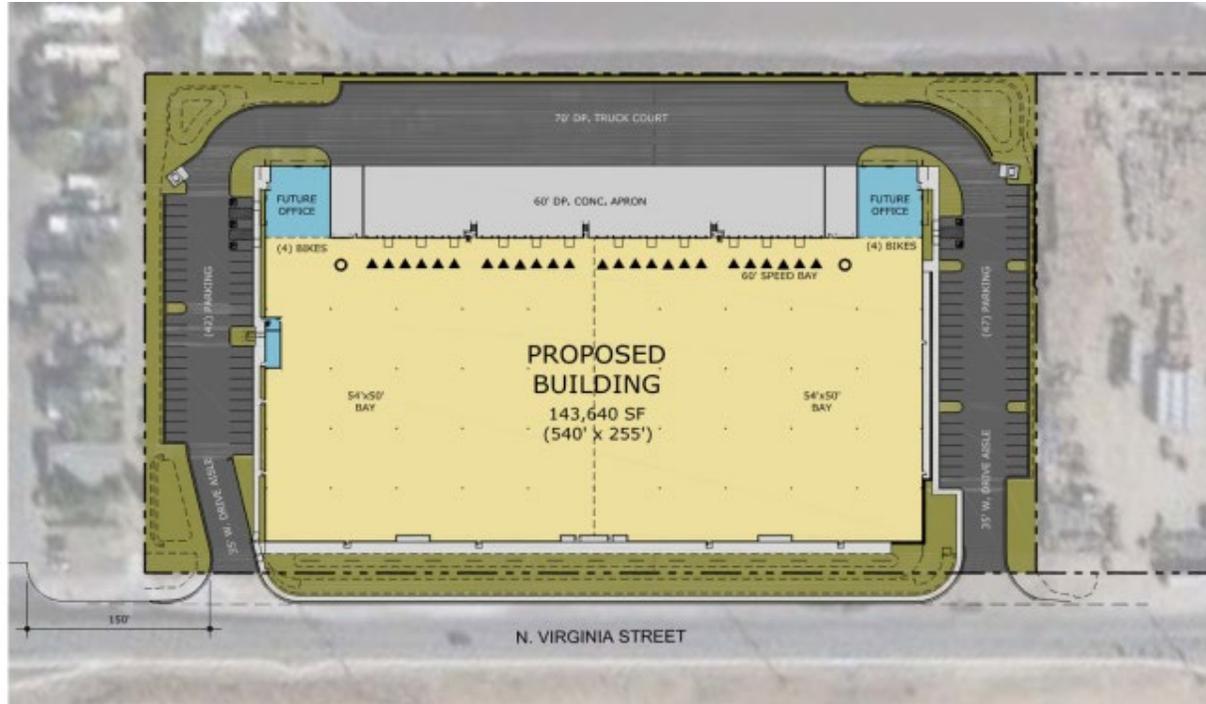
# Traffic

---

- Data Center has minimal traffic compared to typical industrial use with little to no anticipated impact to surrounding neighborhood and overall traffic conditions
- Estimated Trip Generation per the ITE 11<sup>th</sup> Edition
  - Weekday Daily Trips: 61
  - Weekday PM Peak Hour Total: 6
- Note ITE is based on square footage and overestimates traffic compared to operational needs
- Daily traffic is limited to security staff going to/from work once the facility is operating
- Typical operations include sporadic maintenance vehicles and deliveries



# Approved Plan vs Proposed Plan

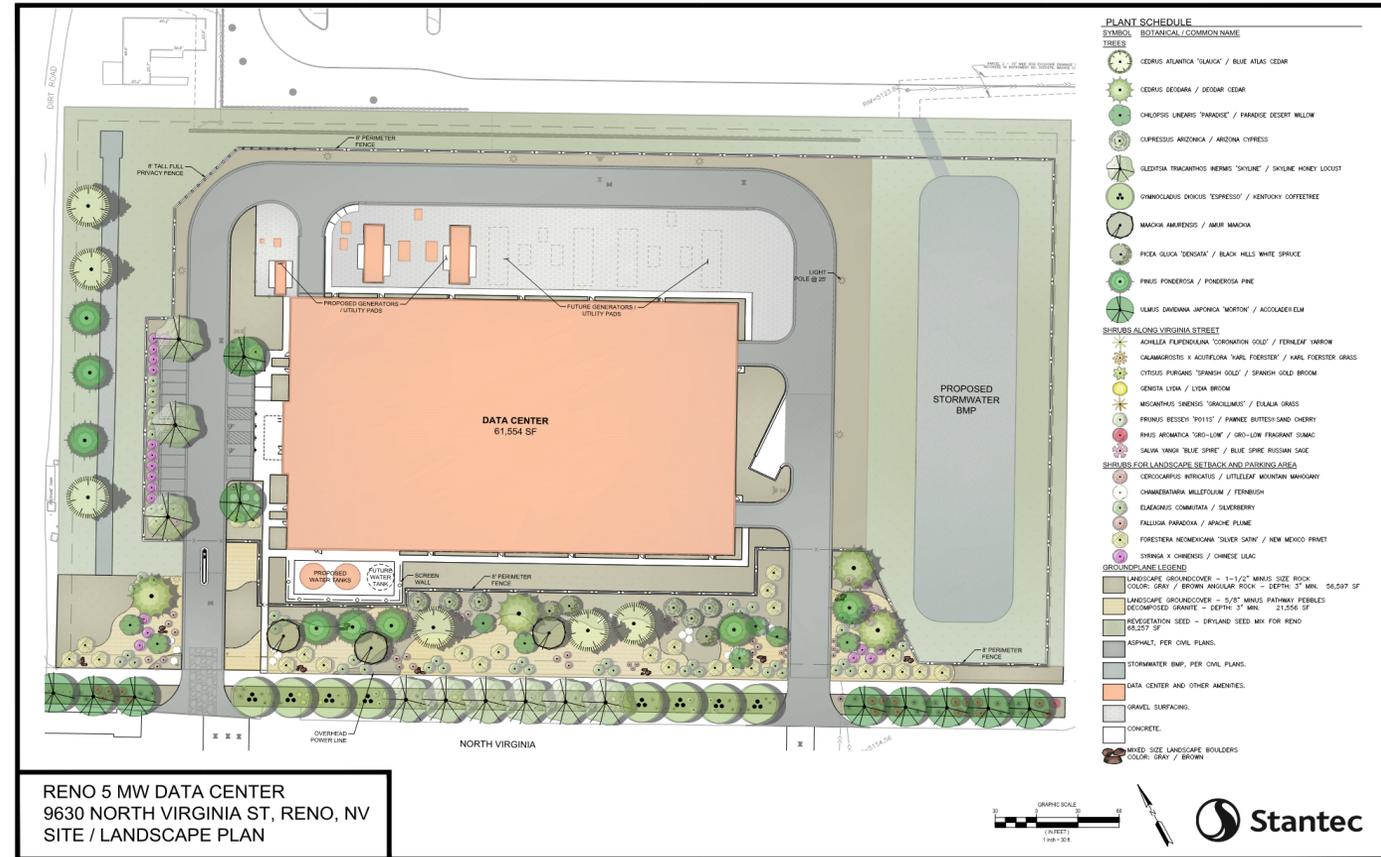


# Neighboring Uses



# Landscape Plan

- Front yard landscaping requirements: 1 tree per 6 shrubs per 300 SF of required front yard landscape area
  - 23 Trees required/provided. 50% of required trees shall be evergreen (12 evergreen trees required/provided)
  - 138 shrubs required/provided
- Street landscaping requirements: planted at a rate of 1 tree per 6 shrubs for every 30' of frontage along N Virginia Street
  - 22 trees required/provided
  - 132 shrubs required/provided
- Parking lot landscaping requirements: 1 tree for every 10 parking spaces
  - 2 trees required/5 trees provided
- 6 trees added to the west property line adjacent to the residential



# Screening

- Screening from adjacent residences provided by panels along perimeter fence.
- Security Fence has been revised to remove the curved anti-climb feature per request made at the Ward 4 Neighborhood Advisory Board Meeting.

**Impasse II**

Power Utility   Federal & Military   Petro-Chemical   Data Center

**High Security Steel Palisade Fence**

Maintaining a secure perimeter is your first line of defense against potential threats. An Impasse II fence serves as a visual deterrent backed with heavy steel components that give a higher level of protection compared to the traditional chain link or architectural mesh fence alternatives. Impasse II is the best choice for securing at risk facilities or protecting specific assets within a property.

**Anti-Scale Option: Deter & Delay**

The Impasse II Anti-Scale fence system option decreases the pale spacing to deter the assailant from climbing and increase the delay time when trying to cut or pry through the fence. To further increase delay time from a possible perimeter breach, expanded metal fillers can be positioned between the pales and rails, allowing the facility more time to react.

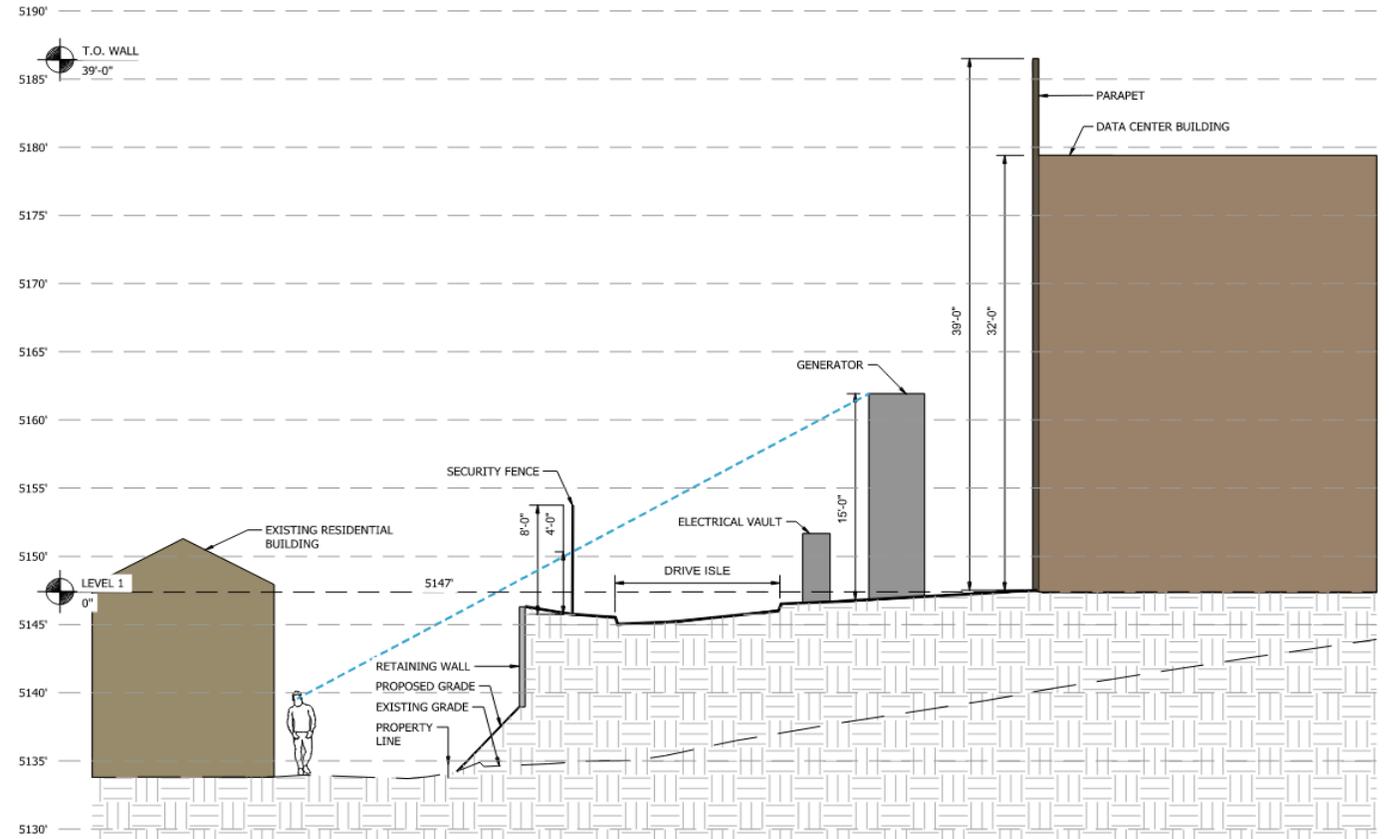
**Colors**

Black   Bronze   White   Sand

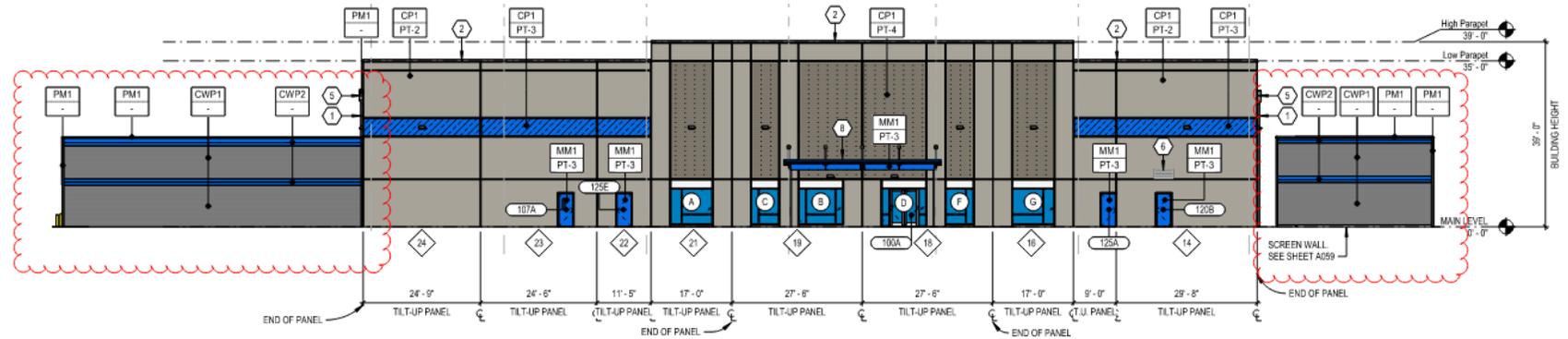
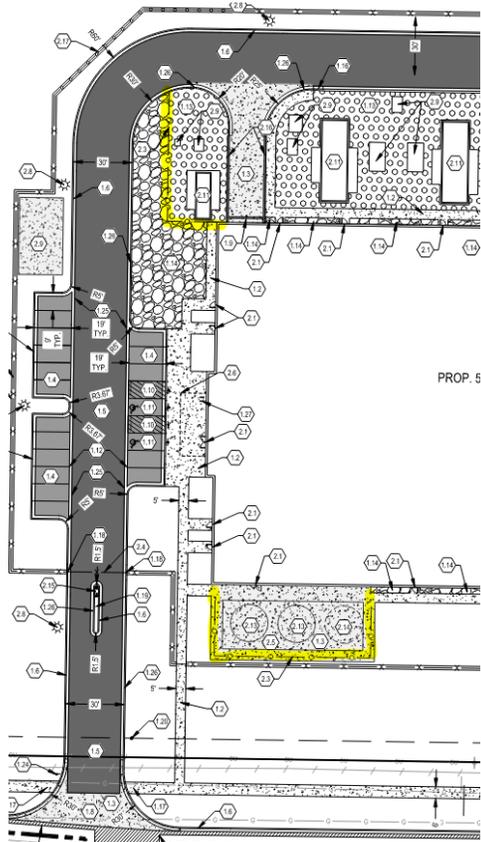
**Styles**

Guardnet   Trident   Stronghold





# Screening (Continued)



1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

Additional screening from residences and street frontage provided by architectural building screen walls that compliment the building facade

# NV Energy – Power Utility



**Signed Design Initiation Agreement 8/6/2024**



**Started bi-weekly calls with Project Engineer 9/12/2024**



**Received Prelim Design 1/9/2025**



***Expect to Receive Design Approval Agreement 1/24/2025***



***Execute Line Extension Agreement 2/24/2025***



***Construction Notice-to-Proceed***

**Planning Memo** – dated 8/14/2024

**Project ID:** \*\*\*\*\*4542

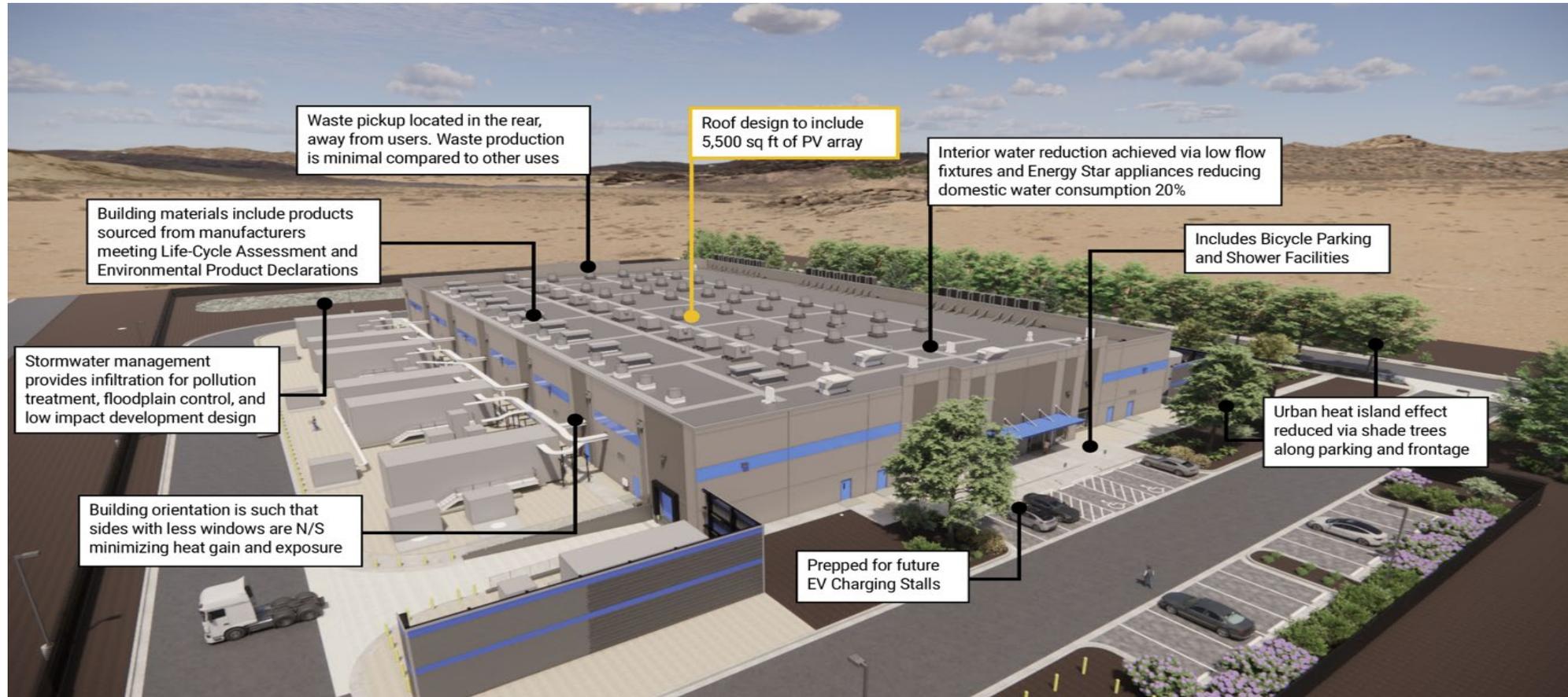
**Est. Power Delivery:** 9.233 kVA

**Power Delivery:** 24.9kV

Served from Peavine 120/25kV Bank 1

All conduit will be underground

# Sustainable Design Principles



# Renderings



South Elevation



Front Entrance

# Renderings (Continued)



West Elevation



Southeast Corner

# Renderings (Continued)

---



Northwest Corner



Southeast Corner

# Renderings (Continued)



View from N Virginia Street Frontage - Existing



View from N Virginia Street Frontage - Proposed

# Thank You

**Dylan Rusk**  
**Developer**  
**Oppidan / CLOP Reno NV, LLC**  
**Email: [Dylan.Rusk@oppidan.com](mailto:Dylan.Rusk@oppidan.com)**  
**612-741-8936**

---

