



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

September 12, 2017

Mr. Brian Underwood
The Planning Center
2 E. Congress, Suite 600
Tucson, AZ 85701

Dear Mr. Underwood:

Subject: Minor Amendment: Proposed TEP Substation - The Bridges Planned Area Development (PAD-15), Subarea C-II

The minor amendment request, submitted via your email (see attached) to allow for a Tucson Electric Power substation to be located within Subarea C-II at the southeast corner of 36th Street and Kino Parkway, has been approved, subject to the conditions listed below.

Minor Amendment conditions:

1. TEP to establish the proper operational mechanism to ensure that the new signage and landscaping are regularly maintained to the same standards as that which is already in place along the west side of Kino Parkway.
2. LED bollard lighting be installed along the substation's Kino Parkway frontage similar to that already in place along the Parkway's west side.
3. A minimum, ten (10) foot screen wall be comprised of split-face, integrally colored block.
4. Screen wall feature be a graffiti-resistant surface treatment to facilitate easy graffiti removal without visible remnants.
5. TEP to provide a direct contact and phone number for reporting graffiti. This contact information will be disseminated to the surrounding residents by the DRC's neighborhood representatives so as to help ensure timely reporting.
6. TEP to establish a 48-hour response and clean-up timeframe for all graffiti removal once a report is received.

7. Additional design elements are to be incorporated into the 10-foot screen wall along both street frontages so as to minimize the appearance of a monolithic façade and to introduce aesthetic variety and visual interest. These design elements would include horizontal jogs in the wall alignment, as well, as the possibility of select courses of accent-colored split-face block.
8. Any future applications for wireless/cell towers are to be brought before the DRC for its formal consideration prior to any final approvals being granted by the City of Tucson.
9. Any formal development package submittal for the TEP substation will include sufficient graphics, such as elevations of the screen wall showing design elements, as well as other notes addressing the conditions above, and include an approval letter from the Bridges PAD DRC that the above conditions have been satisfied.

Background and Findings

The 3.5 acre substation will be owned and maintained by Tucson Electric Power (TEP) and will be situated on a portion of a 20 acre parcel, currently owned by Pima County. The Bridges PAD lies within TEP's Kino Study Area, which is currently served by five (5) substations, 21st Street, 35th Street, Pueblo Gardens, Drexel, and Fair Street. TEP has determined the current power supply and circuit capacity is insufficient to serve the future load (energy demand) in the Study Area, which includes development planned at the Bridges PAD. Construction of a new substation is more efficient and provides greater circuit capacity, while at the same time allowing for the potential of three of the five existing Kino Area substations to be decommissioned over time. The proposed Kino Substation is a critical component of TEP's plan to add a new 138 kv transmission line from Irvington Substation and eventually connect from the Kino Substation to a new or rebuilt substation in the University of Arizona area.

In 2011, a minor amendment was approved that affirmed Pima County's acquisition of Subarea C-II under the Bond Implementation Program is consistent with the Bridges PAD which calls for coordination between City of Tucson and Pima County to maximize preservation of significant vegetative habitat within the Bridges PAD, while at the same time incorporating the significant vegetative habitat into an integrated regional public trail and recreation network. The Bond Implementation Program outlined that Pima County would provide funding or future operating and maintenance costs. With the sale of the 3.5 acres to TEP, the County will have the necessary funds to construct a passive open space park on the balance of Subarea C-II.

The Bridges PAD allows for minor amendments provided such changes are not in conflict with the overall intent as expressed in the PAD, with any changes conforming to the goals and objectives of the PAD.

Therefore it is determined that this request be considered a minor change, and is supported by the following:

1. The TEP substation can be considered an utility use that is in the greater interest of the larger community;
2. Utility use while not specifically listed as a permitted use in C-II, is an allowed use within the Bridges PAD;
3. TEP substation will provide for a more efficient and provides greater circuit capacity, and will serve as a critical component of TEP's plan to add a new 138 kv transmission line from Irvington Substation and eventually connect from the Kino Substation to a new or rebuilt substation in the University of Arizona area. This is consistent with PAD goals to upgrade utility infrastructure and provide for public improvements which are necessary over time;
4. The TEP substation will provide a funding source for the County's Bond Implementation Program to develop a trail system within Subarea C-II, and is consistent with the guiding objective of the Bridges PAD to establish well

Planning and Development Services Department (PDSO) – 201

North Stone Avenue

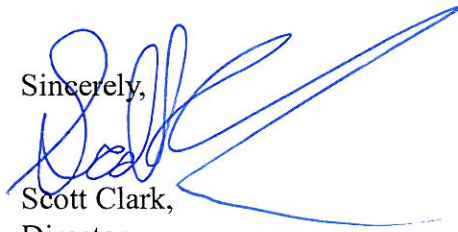
P.O. Box 27210 – Tucson, AZ 85726-7210

Website: www.ci.tucson.az.us/dsd

designed trails to function effectively within the development and link the PAD to existing offsite trail systems;

5. The Bridges PAD Design Review Committee voted 6-0 to approve the substation stressing its strong support for the new substation due to its fundamental importance in ensuring the future power needs of the entire surrounding area. The DCR also offered comments and requests that TEP give due consideration to each of those items (noted in above conditions). The DCR also recognized that the attendant park improvements adjacent to the substation are a wholly separate matter to be facilitated by Pima County, but nonetheless, it is not improper to view the substation and park as a holistic project, given the interrelated nature of the two and the fact the park is essentially being funded by TEP's property purchase.

Sincerely,



Scott Clark,
Director

Planning and Development Services Department

Attachments: Applicant's Request and materials

John Beall - proposed TEP substation at The Bridges

From: Brian Underwood <bunderwood@azplanningcenter.com>
To: John Beall <John.Beall@tucsonaz.gov>
Date: 08/15/2017 5:05 PM
Subject: proposed TEP substation at The Bridges

Hi John,

Thanks for the call earlier and agreeing to take another look at this now that we have some more information to share. Please see Dropbox link below to all the work that has been done thus far. If you need individual copies of the PDP or anything else, just let me know.

Have a great evening,
Brian

<https://www.dropbox.com/sh/7gyit643q0lamyn/AAAvoSe9orNQOORNXV9SoOXFa?dl=0>



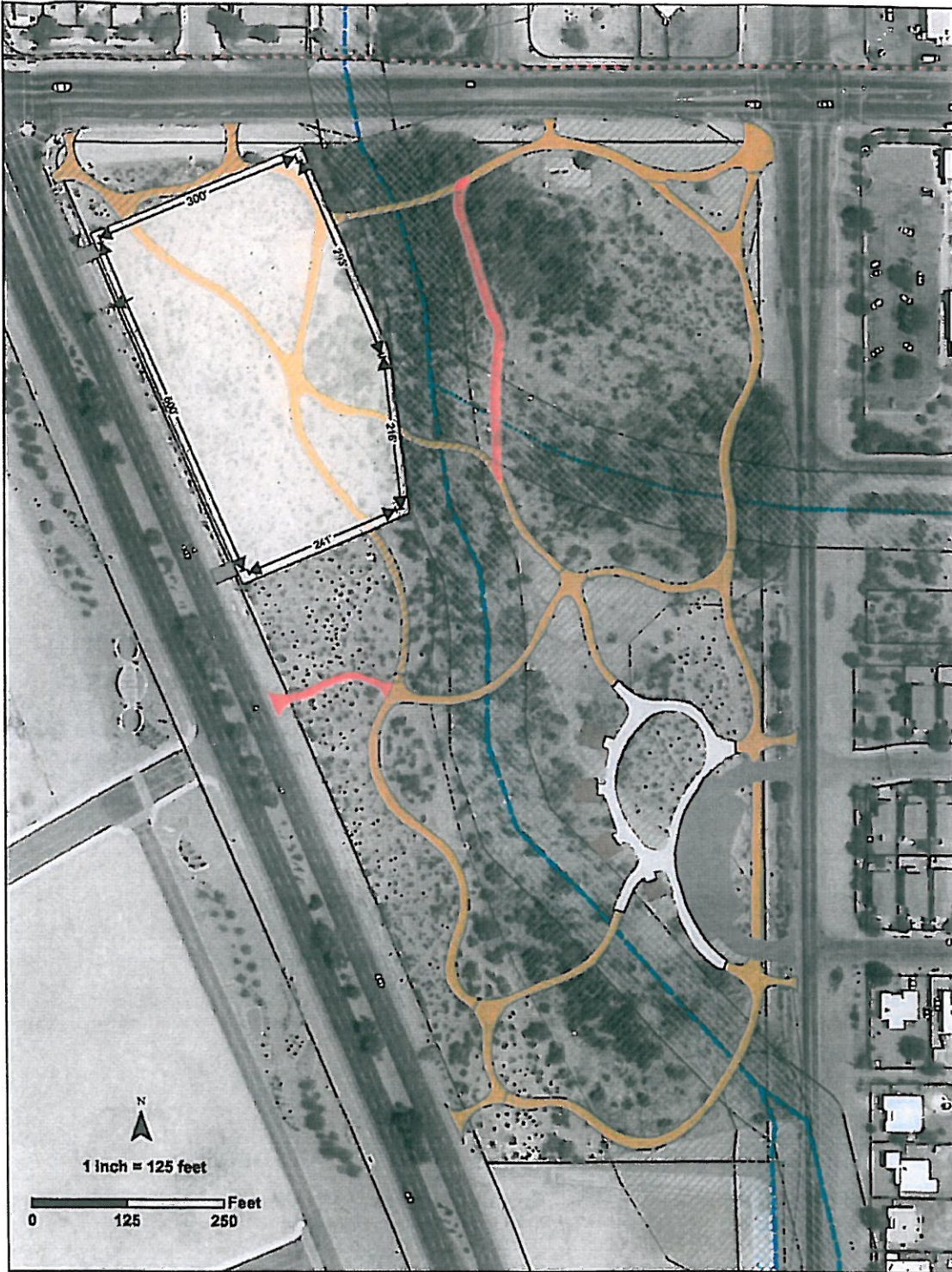
BRIAN UNDERWOOD | Project Manager

THE PLANNING CENTER

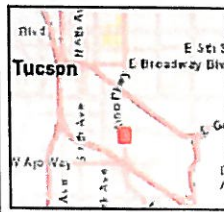
2 E Congress Ste 300 Tucson, AZ 85701

Office: 520-623-6176 Direct: 520-209-0626





Legend		
	Proposed Kino Sub Location	
	Existing 46 kV Transmission Line	
	Pima County Proposed Trail System	
	Xeroriparian B Area	
	Washes	
	100-500 CFS	
	500-1000 CFS	
	Parcels	
	TEP Proposed Trail	
	Proposed Remove	
	Proposed Add	



**Preliminary Development Plan
Kino Substation 138kV**

Sources: EBRI, TEP, PAG, Pima County GIS, and PAG 2016 Imagery.

Date: 3/10/2017

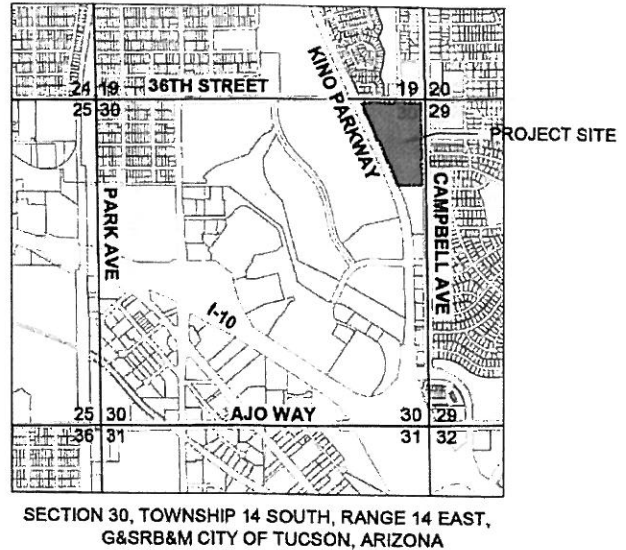
Document Path: Y:\Projects\Kino_Substation\Working\MXDs\Kino_Sub_PDP_c3.mxd

TEP
Tucson Electric Power
1000 N. 1st Ave., Suite 100
Tucson, AZ 85701
User Name: UA55809

TUCSON ELECTRIC POWER – KINO SUBSTATION
PROJECT NARRATIVE

Background:

This proposal is a request to amend The Bridges Planned Area Development (PAD) for an approximately 3.5-acre power substation located at the southeast corner of 36th Street and Kino Parkway in the City of Tucson. The 3.5-acre substation will be owned and maintained by Tucson Electric Power (TEP) and will be situated on a portion of a 20-acre parcel (APN: 132-13-0780) owned by Pima County. The Bridges PAD designates the property as Open Space and Pima County has explored various passive use alternatives for it. With the sale of 3.5 acres to TEP, the County will then have the necessary funds to construct a passive open space park on the balance of the property. The park area is designed to cause minimal impact on the existing natural vegetation on-site while providing open space amenity and visual relief for persons recreating in the area, walking their dogs or simply passing through. It will feature walking paths, shade ramadas and a small parking area, with potential monument signage at the corner of Campbell Avenue and 36th Street that would also be funded through TEP's land purchase.



Approved by the City of Tucson Mayor and Council in 2007, The Bridges is a 350-acre master-planned mixed-use development located at Interstate-10 and Kino Parkway that includes a mix of commercial, retail, office, residential and open space uses as well as a research park affiliated with the University of Arizona.

Purpose and Need:

The Bridges falls within TEP's Kino Study Area, which is currently served by five (5) substations, 21st St, 35th St, Pueblo Gardens, Drexel, and Fair St. TEP has determined the current power supply and circuit capacity is insufficient to serve the future load (energy demand) in the Study Area, which includes development planned at The Bridges. TEP then approached Pima County to acquire this site to develop the proposed Kino Substation, which will not only provide adequate power for future growth, but will also improve reliability in the Kino Study Area. The power transmission voltage of the existing substations is 46 kV (kilovolts) and the new substation will be 138 kV, which is more efficient and provides greater circuit capacity. Construction of a new 138 kV substation also allows potentially three of the five existing Kino Area substations to be decommissioned over time.

The proposed Kino Substation is a critical component of TEP's plan to add a new 138 kV transmission line from Irvington Substation on Irvington Road and Contractor's Way, which will, in a second phase, connect from Kino Substation to a new or rebuilt substation in the University of Arizona area. The line would then proceed to the 138 kV Tucson Station at E. 5th Street and N. Queen Avenue. The planned in-service date is May 2021 for the Kino Substation and radial line from Irvington to Kino, and it is anticipated that the public process will take approximately two years to complete.

Design Compatibility:

The proposed Kino Substation facilities have been configured to fit inside the proposed screen wall in the northwest corner of the 20-acre parcel. The substation's location in an already somewhat disturbed area, is designed to minimize encroachment into the riparian vegetation surrounding the 18th Street Wash, which runs north-south through the site. Attractive landscape plantings will also surround the entire perimeter of the 10-foot decorative screen wall, with the potential for 10 feet of additional landscaping within the Kino Parkway right-of-way, if permitted by the City of Tucson Department of Transportation.

The configuration of the substation also leaves a wide triangular area at the southeast corner of the Kino and 36th intersection that will feature a monument similar in design and materials, but smaller than the existing Bridges monument on the southwest corner of Kino and 36th Street. The monument will have "The Bridges" moniker as well as the yet to be determined name of the Pima County open space park area. A pathway will connect from 36th Street, through the monument area, to the existing sidewalk on the east side of Kino Parkway and the existing grade of the area behind the monument may also be raised to create a tiered landscape heavily planted with shade trees, mid-story vegetation and groundcovers.

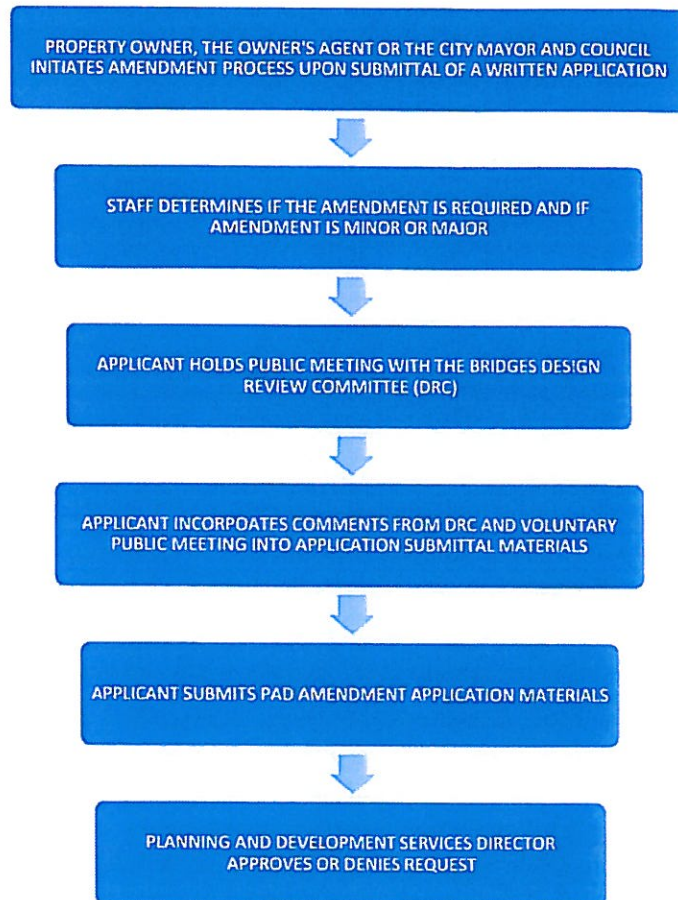
Since electrical power facilities are not expressly listed as an approved land use within the Open Space designation, TEP is requesting a minor amendment to the Bridges PAD to allow this use. The PAD amendment will include any necessary development standards and design guidelines to establish appropriate requirements for setbacks, landscape borders, materials, colors, etc.

TEP is seeking input from a variety of stakeholder groups on the proposed location of the substation as well as additional site improvements. These stakeholder groups include Pima County Officials, the City of Tucson, surrounding neighbors/neighborhood associations, the Southside Community School and The Bridges Design Review Committee. Such improvements may include low seat-walls, additional landscaping and interpretive signage at the park entry located at the southwest corner of 36th Street and Campbell Avenue.

Planned Area Development (PAD) Amendment Process:

As outlined in Section C.7: *Interpretation of the PAD District and Regulations and Requirements* of the PAD, an amendment to the approved PAD may occur through the process outlined by the City of Tucson *Unified Development Code* which is demonstrated below. The City of Tucson Planning and Development Services (PDSD) staff determined that the proposed substation would

constitute a minor amendment to the PAD document, which can be approved administratively and does not require a neighborhood meeting. However, TEP would like to give the public an opportunity to provide feedback on the proposed Kino Substation and to learn about the investments TEP is making to accommodate future growth and improve system reliability in Tucson. The public meeting will be held in late August or early September and the minor PAD amendment application will be submitted shortly thereafter.



Next Steps:

A detailed schedule outline with dates for milestones such as meetings, submittals, review periods, hearings, permitting, etc. is attached. The schedule includes the Kino Substation timeline in the context of the larger plan from Irvington to Kino.

THE BRIDGES PLANNED AREA DEVELOPMENT (PAD)

DESIGN REVIEW COMMITTEE

August 3, 2017

Mr. Larry Lucero, Senior Director of Government Relations
Ms. Renee Darling, Senior Environmental & Land Use Planner
UNISOURCE ENERGY CORPORATION/TUCSON ELECTRIC POWER
88 E. Broadway Boulevard
Tucson, AZ 85701

**RE: THE BRIDGES (PAD-15) - Design Review Committee (DRC) Approval
Proposed TEP Substation – SEC Kino Parkway @ 36th Street**

Dear Mr. Lucero and Ms. Darling:

Thank you for your July 26, 2017 presentation to the Bridges Design Review Committee (DRC) regarding TEP's proposed substation at the southeast corner of Kino Parkway @ 36th Street. Subsequent to the presentation, the DRC met in private to formally consider and render its decision on the proposal. At that meeting, the DRC voted 6-0 to approve the substation as proposed and as conceptually illustrated in the booklet prepared by TEP and The Planning Center and as distributed at the meeting. A copy of the booklet is attached for reference purposes to the same email by which this letter is being transmitted.

In rendering the above decision, the DRC wishes to stress its strong support for the new substation due to its fundamental importance in ensuring the future power needs of the entire surrounding area. In this regard, the Committee wishes to do nothing to inhibit the City approval process or the ultimate construction of the facility. With this in mind, the DRC offers the following comments and requests TEP's due consideration of same:

- The landscaping along Kino Parkway and 36th Street, together with the proposed Bridges and park monument signage, help to further strengthen the southbound arrival experience to The Bridges. It is therefore a key element of the project's image, making the on-going maintenance and upkeep of TEP's frontage improvements a critical matter. The DRC requests that TEP establish the proper operational mechanism to ensure that the new signage and landscaping are regularly maintained to the same standards as that which is already in place along the west side of Kino Parkway.
- The DRC requests that LED bollard lighting be installed along the sub-station's Kino Parkway frontage similar to that already in place along the Parkway's west side.
- The DRC requests that, at a minimum, the ten foot (10') screenwall be comprised of split-face, integrally colored block.
- The DRC requests that the screenwall feature a graffiti-resistant surface treatment to facilitate easy graffiti removal without visible remnants.
- The DRC requests that TEP provide a direct contact and phone number for reporting graffiti. This contact information will be disseminated to the surrounding residents by the DRC's neighborhood representatives so as to help ensure timely reporting.

- The DRC requests that TEP establish a 48-hour response and clean-up timeframe for all graffiti removal once a report is received.
- The DRC requests that additional design elements be incorporated into the 10' screenwall along both street frontages so as to minimize the appearance of a monolithic façade and to introduce aesthetic variety and visual interest. These design elements would include horizontal jogs in the wall alignment, as well as the possibility of select courses of accent-colored split-face block.
- The DRC takes no unilateral position at this time as to any future applications for wireless/cell towers within the sub-station. The Committee does request, however, that TEP (as the then-owner of the property) bring any such tower applications before the DRC for its formal consideration prior to any final approvals being granted by the City.

The Bridges Design Review Committee formally requests that TEP give due consideration to each of the above items when finalizing its future minor PAD amendment application for submittal to the City of Tucson. It is the DRC's expectation that these items will be respectively addressed in the contents of that application.

Lastly, the Committee fully recognizes that the attendant park improvements adjacent to the substation are a wholly separate matter to be facilitated by Pima County. Nonetheless, it is not improper to view the substation and park as a holistic project, given the interrelated nature of the two and the fact that the park is essentially being funded by TEP's property purchase. With this in mind, the Committee requests that TEP closely coordinate all of its activities with the County and do whatever might be in its power to help facilitate the construction of the park improvements within the same basic timeframe as the substation.

Should you have any questions regarding the above, please call (cell phone 520.850.0917) or email (jportner@projectsintl.com) me directly.

Best Wishes for a Successful Project:
THE BRIDGES DESIGN REVIEW COMMITTEE



Jim Portner, Chairman

cc: Mark Kerr, Ward 5 Chief of Staff
Diana Durazo, Special Assistant to the County Administrator
Willie Blake, Western Hills II Neighborhood Association
Sara O'Neil, South Park Neighborhood Association
Cindy Ayala, Pueblo Gardens Neighborhood Association
Kevin Tarbox 5151 East, LLC
Eric Davis, Retail West Properties, LLC
Bruce Wright, University of Arizona Tech Park
Phil Swaim, AIA, Architect At-Large Member
Joe Murray, Duo Architecture