



3950 East Irvington Road
Mail Stop RC131
Tucson, AZ 85714

City of Tucson Design Review Board
Planning & Development Services Dept.
201 N. Stone Avenue
Tucson, Arizona 85701

May 10, 2021

RE: Special Exception Land Use Permit – TEP Patriot Substation

Dear Board Members:

This design review package is being submitted as part of the Zoning Examiner Special Exception Land Use process to permit the construction of a new 138 kilovolt (“kV”) electric power substation (the “Project”) on the southwest corner of Escalante Road and Kolb Road. Tucson Electric Power Company (“TEP”) is proposing the construction of the Patriot Substation to strengthen electric reliability for residential and commercial customers in central Tucson and help satisfy growing energy needs in our community. The Project is located on 15.78 acres (the “Property”) on Escalante Road and Kolb Road. (See *Location Map*.)

The Design Review Board’s (“DRB”) role within the SELU process is to review certain aspects of the application (landscaping/screening/exterior wall design, color and materials) for the proposed Patriot Substation and offer a recommendation to the Zoning Examiner as part of the SELU process on those items. Because this is part of a larger project, TEP wanted to provide additional background to the DRB below.

A. Purpose and Need

TEP is proposing the construction of the Patriot 138/13.8 kilovolt (kV) distribution substation on 15.78 acres on the Davis-Monthan Air Force Base (DMAFB). The Project will support the Department of Defense (DOD) mandate to enhance energy resilience and provide back-up support for other TEP substations in east Tucson. The Project will strengthen electric reliability for customers, meet future energy needs, and expand power capacity in the area to help drive economic development around DMAFB.

B. Proposed Substation

The Property is zoned SR and an SELU Permit is required to establish the Distribution System use under the Utility Land Use Group in SR zone. There are use-specific standards for the development of a substation within the context of a residential zone. The Property has R-2 zoning on the north and east sides and SR zoning on the west and south

Per use-specific standard UDC § 4.9.11.A.8, the Project shall be presented to the City’s DRB, which shall review architectural style, building elevations, materials on exterior facades, color schemes, new

mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. Because there are no buildings associated with this application nor vehicular use areas, the focus of the DRB in this SELU application is the landscaping, screening, wall design, colors and materials.

Please see the attached *DRB_PPT_05.10.21Final* and *TEP Substation - DP - 2021-04-30* for your review.

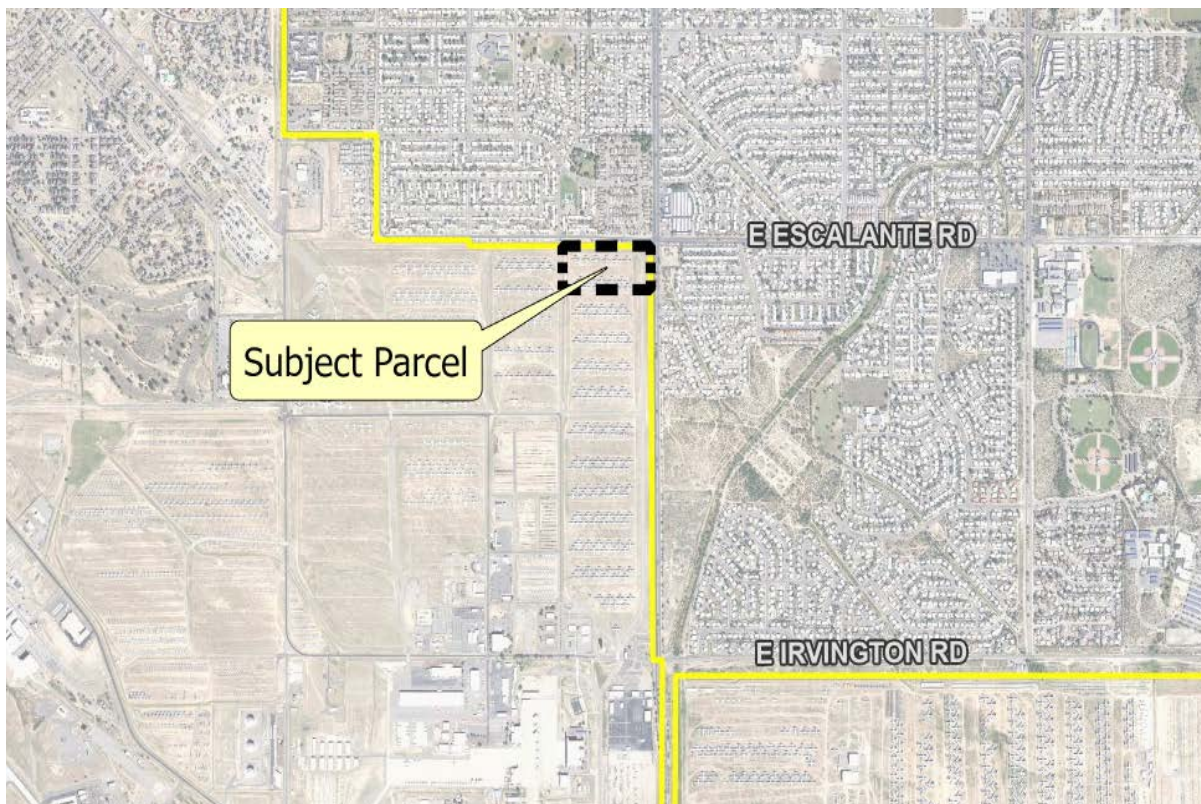
C. Conclusion

We thank the DRB for reviewing the landscaping/screening and wall design, color and materials for this Project. We believe the perimeter treatment acknowledges the existing uses in the area and provides a more aesthetically pleasing and consistent wall/landscape treatment along Escalante Road and Kolb Road. We request your recommendation of approval to the Zoning Examiner on these items.

Sincerely,



Brian Pugh, AICP
Environmental & Land Use Planner
Tucson Electric Power



Location Map