

Vine Substation

Special Exception Land Use Permit

DESIGN REVIEW BOARD MEETING

NOVEMBER 7, 2025

Introductions

Brian Pugh, AICP

Sonoran Land Resources
Consulting Project Planner

Jared Dickinson

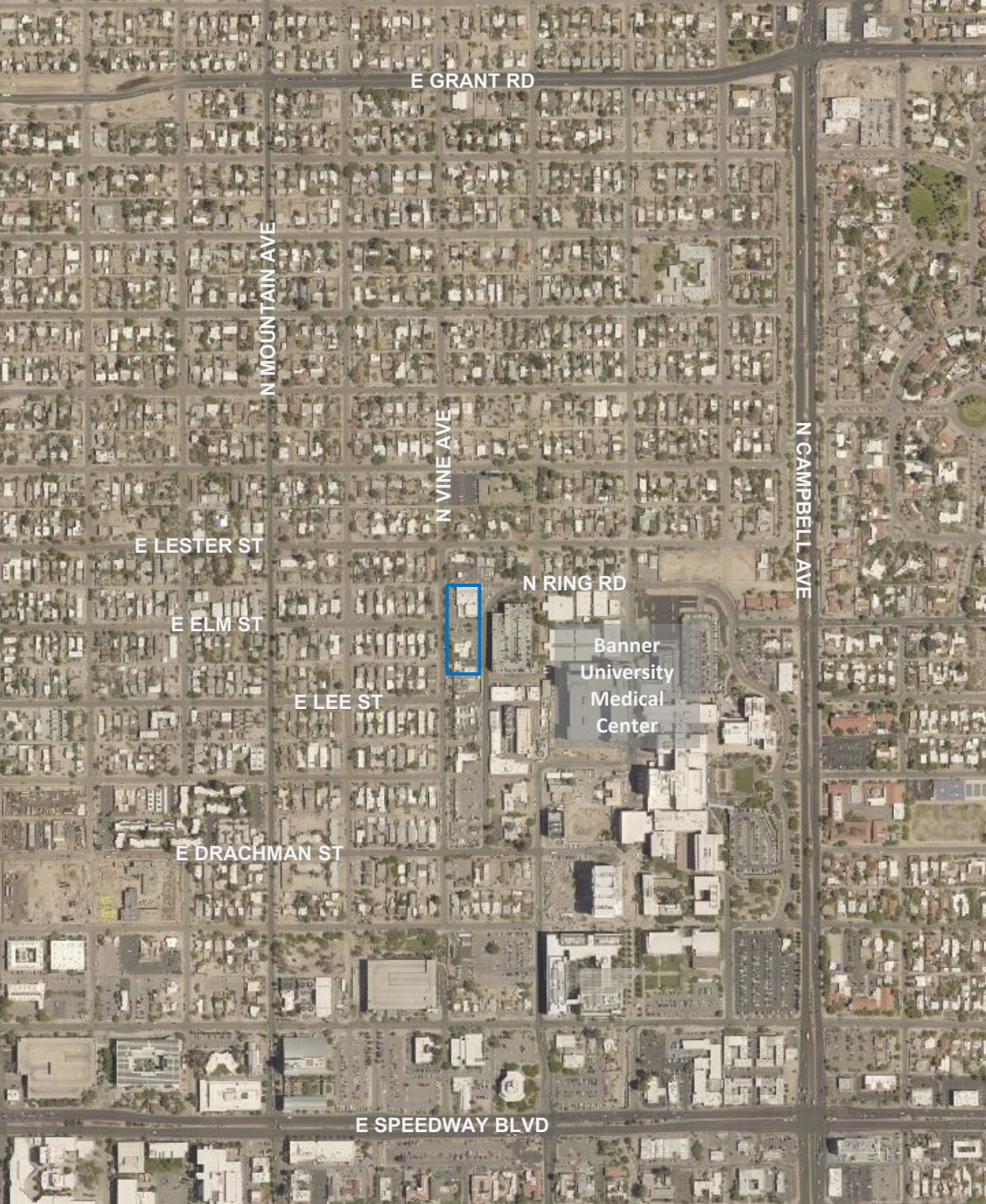
Tucson Electric Power
Environmental & Land Use Planner

Vine Substation – DRB Package

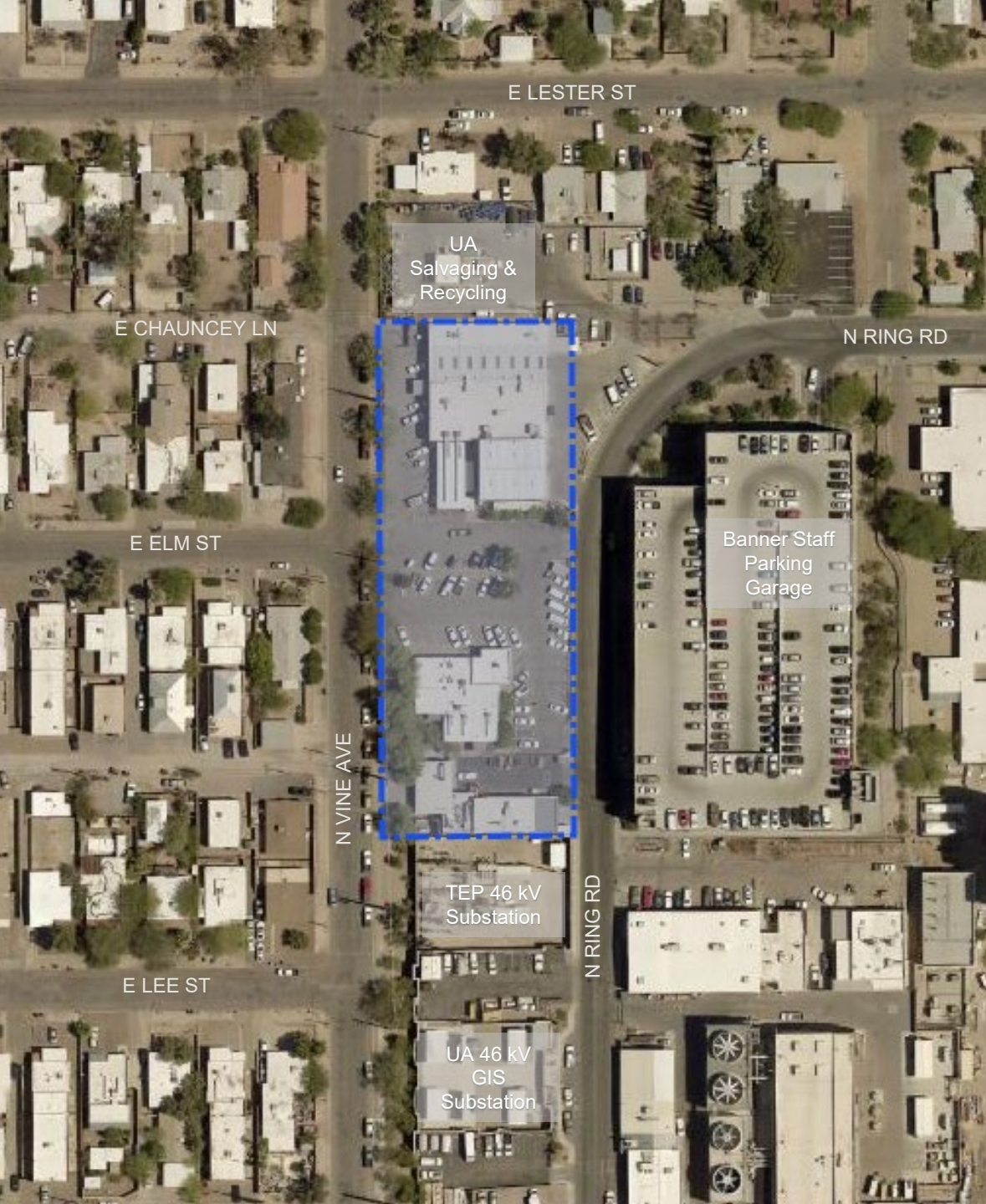


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Location Map

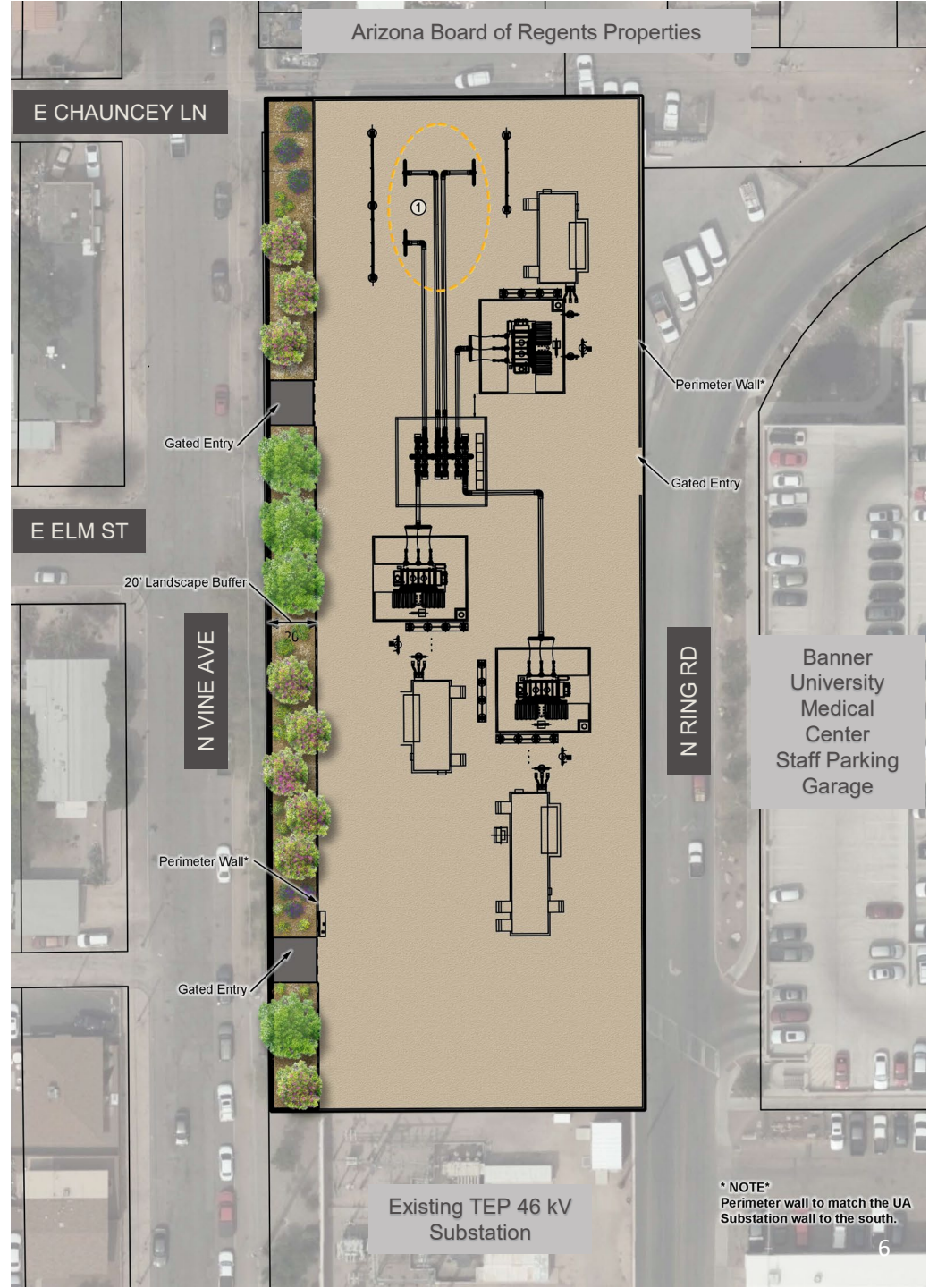


Adjacent Uses

- North: UA salvaging & recycling
- South: Existing 46 kV substations
- East: Ring Road/Banner parking garage
- West: Vine Avenue & residential

Preliminary Development Plan (PDP)

- Project Area: 1.6 acres
- Proposed Use: 138 kV Substation (Distribution System Use)
- Gas-Insulated Substation (GIS)
- Adjacent residential uses located across Vine Avenue
- 20-foot setback on Vine Avenue
- Proposed Height:
 - Equipment Canopy: 25 feet
 - Perimeter Masonry Wall: 13.5 feet (to match wall of existing UA substation)





EXISTING CONDITIONS



PHOTO SIMULATION

VIEW POINT



Photo 1 North

Vine Substation

Route B4

Note:
This is for Visual purposes with two drop-ins from Vine Street and one drop-in from Ring Road. This is dependent on the outcome of the line siting.



EXISTING CONDITIONS



VIEW POINT



Photo 2 South

PHOTO SIMULATION

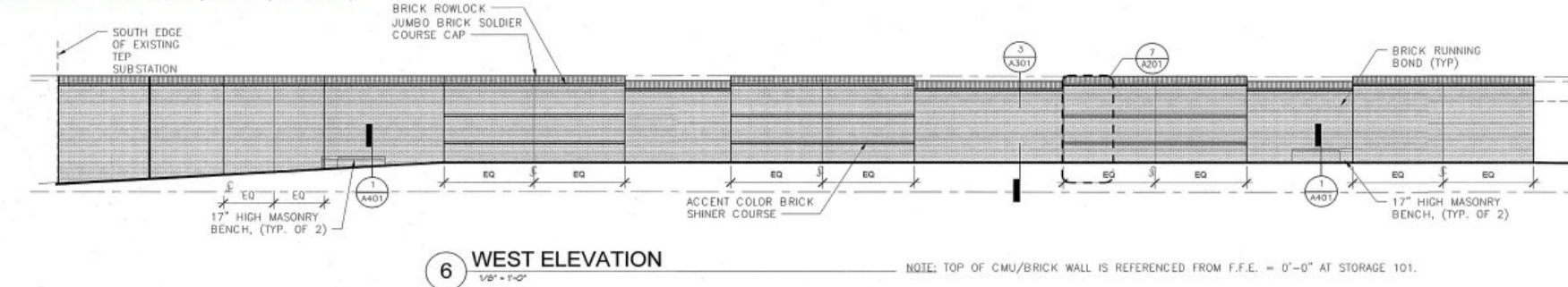


Vine Substation

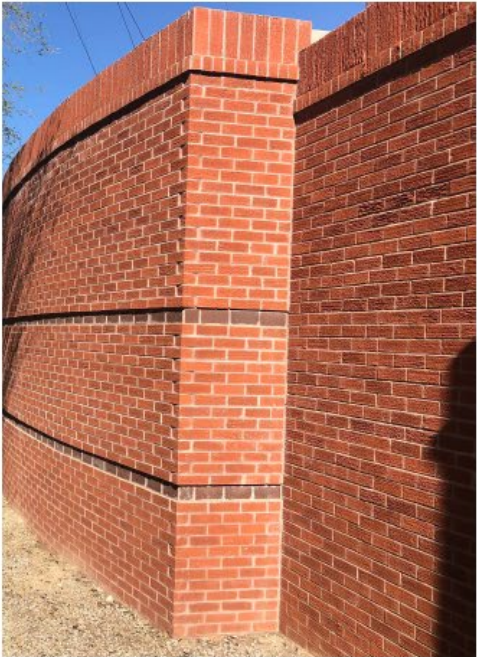
Route B4

Note:
This is for Visual purposes with two drop-ins from Vine Street and one drop-in from Ring Road. This is dependent on the outcome of the line siting.

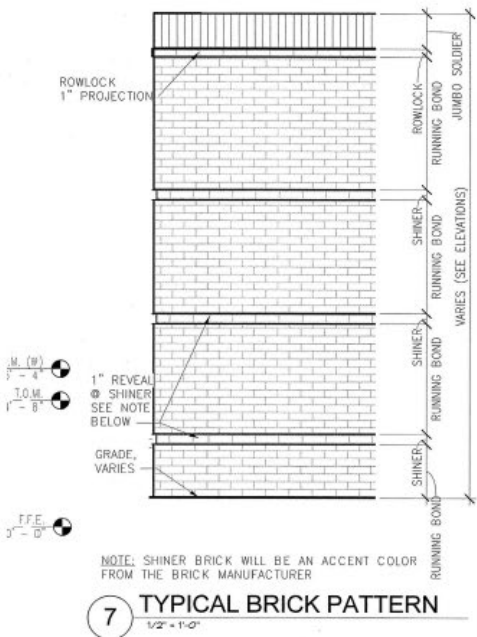
Elevation Shown for Graphic Purposes Only



Proposed Gate to Match Example Imagery



Proposed Wall to Match Example Imagery



Elevation Shown for Graphic Purposes Only

Vine Substation

PROPOSED PERIMETER WALL & GATE

Note:
Wall details were provided by University of Arizona and were created by GLHN Architects in September of 2011 for the adjacent substation. The proposed wall for the Vine Substation will be similar to wall shown here. The proposed gate will be similar to gate shown and as present at the Kino Substation. Gate will be 13'-5" tall.



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DESERT WILLOW



LITTLE LEAF ASH

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INDIAN MALLOW



LITTLE LEAF CORDIA



MOUNT LEMMON MARIGOLD

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VERBENA



WHITE LANTANA

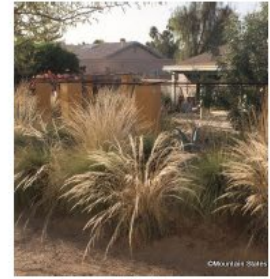
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HESPERALOE



MEXICAN FENCE POST



BULL GRASS



PARRY'S AGAVE

Vine Substation

PLANT PALETTE

Note:
Plant materials and example imagery are provided for context only.
Final plant material may vary. Trees shall not exceed twenty feet in
height due to overhead powerlines.



EXAMPLE 1



EXAMPLE 2



EXAMPLE 1



EXAMPLE 2

Note:
Every effort will be made to include water harvesting techniques similar to the C2E project that exists in the Jefferson Park Neighborhood north of the site. Water harvesting may not impede pedestrian needs or the function of the substation.

Questions?

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<https://www.tep.com/vine-substation/>

