

<https://www.rinconheights.com/>

#### Agenda

RHNA meeting

Monday March 11, 2024, 6:00 - 8:00 p.m. via Zoom (invite located at the end of this agenda)

#### Introductions

#### Regular Guests

TPD - CSO Kirsten Hinthorn, Community Resource Officer

Division newsletters of the most recent 4 months can always be accessed here:

<https://www.tucsonaz.gov/police/tpd-newsletters>

UAPD - Lt. Jorge Cazares

County District 5 - Naomi De La Rosa Arellano

sign up for We Are D5 monthly newsletter at: <https://www.adelitasgrijalva.com/newsletter>

City Ward 6 - Diana Amado, Steve K

sign up for Steve K's newsletter at: <https://www.tucsonaz.gov/ward-6/latest-news>

University of Arizona - Julie Katsel

Adoption of Minutes - January 8, 2024

Treasurer's Report

Annual Meeting RHNA Officer Elections

Garden Coordinator

Recording Secretary

Treasurer

Vice President

President

## TEP Midtown Reliability Project

Stacia Reeves - RHNA Rep to Study Group - Reevesstacia@hotmail.com

Daniel Dempsey - our neighbor from Iron Horse Neighborhood, and Undergrounding Advocate

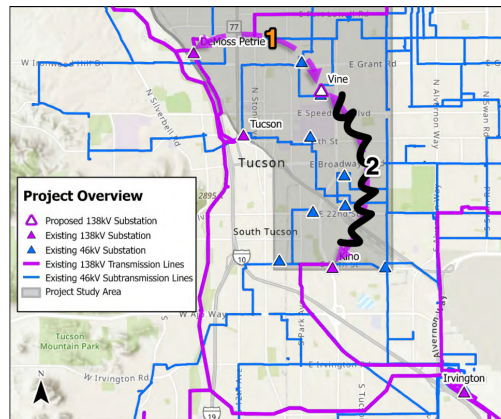
### **A NEW AND BETTER PLAN ENABLING TEP TO ACHIEVE ITS GOAL OF INCREASING CAPACITY AFFORDABLY WITH ZERO OVERHEAD TRANSMISSION LINES IN THE MIDTOWN AREA: THE HALFWAY SOLUTION**

By Daniel Dempsey and John E Schwarz

The Midtown Reliability Project will increase TEP's capacity to deliver electricity to 138kV from the present 46kV. The new Kino substation at the southern end of the project is already connected to 138kV from the Irvington substation. The Demoss-Petrie substation on the northern end also is already connected to 138kV. TEP's proposal is to link the Kino substation to Demoss-Petrie through a new Vine substation, thereby enabling TEP to increase its capacity to 138kV within the area between Kino and Demoss-Petrie.

TEP plans to construct the project overhead, which will require long strings of industrial-sized pylons approximately 100 feet high (the height of a ten-story building) carrying transmission wires for miles straight through the heart of Tucson. There are numerous reasons to avoid such an overhead project: the impact on the character and beauty of Tucson; the significant loss in property values to neighbors and businesses living along the route; the effect on historic neighborhoods; the violation of longstanding City goals and regulations; to name a few.

A very simple and affordable solution exists to avoid overhead lines in much of the midtown area, in fact the whole area from the Kino substation at 36<sup>th</sup> Street on the south all the way north to Grant Road. We call it "the Halfway Solution." The solution is to connect the Vine substation to Demoss-Petrie (1 in the image to the right) but to drop the connection from the Vine substation to Kino (2), which would have cost around \$10 million to construct overhead. That \$10 million saved can be used to defray the legally-required cost to underground the remaining approximate half-mile from the Vine substation to Grant Road (part of the University Area Plan, an adopted plan of the City).<sup>1</sup>



<sup>1</sup> In denying TEP's request for rezoning the Vine substation property in May 2021, the City's Zoning Examiner determined that TEP's project will need to be in compliance with the University Area Plan (enacted in 1989) stipulating that new utilities within the extended area the plan covers be constructed underground wherever possible. Tucson's Unified Development Code (UDC) specifies that the Planning and Development Services Department shall not issue permission to construct virtually anything in Tucson unless it conforms with the UDC and "all other related plans and policies adopted by the Mayor and Council."

407 & 415 N. Mountain Ave. project by UA School Garden Team - Moses Thompson

Collection of usable items at end-of-semester from apartment complexes - Ruby McKeown

Ruby is beginning a project to gather some of the items students commonly leave behind at the end of each semester - stuff that's virtually new, usable, and can benefit people in need. Ward 6 will be involved to help distribute what's collected to people transitioning into housing and who will need some household goods to help get them started.

NPZ (Neighborhood Preservation Zone) - Stacey, Laura

**On March 14 our proposal goes to the Zoning Examiner in a Zoom meeting which starts at 6 p.m.**

<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>

The Rincon Heights Neighborhood Association and Pie Allen Neighborhood Association are working jointly to establish a Neighborhood Preservation Zone (NPZ) that will help to protect the integrity of these unique neighborhoods. The explicit goals of establishing such a zone are: Encouraging Diversity, Designing Safe Space, Creating Green Space, Maintain Historic and Cultural Fabric, Support Space to Encourage Informal Interaction and Walkability

An NPZ is a special type of rezoning, defined in the City of Tucson's development code. Properties within the zone are held to a design standard and undergo an additional design review when seeking building permits. This additional review helps guide public-facing changes to the neighborhood.

Why we want an NPZ: Proximity to the University of Arizona, and UA's suspension of on-campus dormitory construction has stimulated inappropriate high-rise and high-density development, including Mini dorms and group dwellings. These degrade the integrity of Rincon Heights and Pie Allen National Register Historic Districts. They also compromise longstanding owner-occupiers' quality of life, who have begun fleeing the neighborhood, destabilizing safety, and security for all residents. The NPZ will provide guidance to the development of higher density while preserving the quality of life and the diversity of housing types and residents.

**Written comments need to be submitted to [Tucsonrezoning@tucsonaz.gov](mailto:Tucsonrezoning@tucsonaz.gov) by 5 p.m. the day before (March 13) as do requests to speak in the meeting. The City of Tucson counts up the for and againsts and weighs them in these decisions.**

**If you submit comments, include the code number below in the subject line, as well as the name of the project. Be sure to list all the properties you own, as this counts too.**

**Code number: TP-ENT-0124-00004 Rincon Heights/Pie Allen Neighborhood Preservation Zone Overlay (NPZ) (Ward 6)**

**Comments can also be mailed to Planning & Development Services (PDS) at 201 N. Stone, Tucson, AZ 85726, using the form you received in the mail.**

**As the document linked below shows, NPZs are intended to stabilize neighborhoods by discouraging inappropriate development and nuisance properties that detract from their character and livability.**

[https://www.rinconheights.com/uploads/1/5/5/7/15579966/rincon\\_heights\\_and\\_pie\\_allen\\_npz\\_design\\_manual\\_-\\_final\\_3-3-23.pdf](https://www.rinconheights.com/uploads/1/5/5/7/15579966/rincon_heights_and_pie_allen_npz_design_manual_-_final_3-3-23.pdf)

**Those who read the linked document, or even just look at the pictures, will see it promotes common sense practices I think most of us could agree on – discouraging front-yard obstructions like swimming pools and parking lots that uglify our neighborhood and can delist a historic property.**

Here is a link to an interview that Laura did with KGUN9 News about the NPZ

<https://www.kgun9.com/news/community-inspired-journalism/midtown-news/neighborhoods-south-of-ua-see-special-zoning-status>

[CCRC Report - Melody](#)

[Unsafe intersections and problem chicanes - Melody](#)

[RHNA Community Garden report - Melody](#)

[Miscellany and Adjournment](#)

- Next regular meeting is Monday, May 6, 2024, 6:00 - 8:00, via Zoom (Zoom link to be sent to listserv closer to meeting date)

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Stacey Plassmann is inviting you to a scheduled Zoom meeting.

Topic: RHNA March 2024 meeting  
Time: Mar 11, 2024 06:00 PM Arizona

Join Zoom Meeting  
<https://us06web.zoom.us/j/5206242065?omn=88458401622>

Meeting ID: 520 624 2065

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