

# HOUGHTON ROAD CORRIDOR TUCSON, ARIZONA

## PRELIMINARY DRY UTILITIES ASSESSMENT

Prepared for

Arizona State Land Department

Task I-B-1 Deliverable

UPP No. 47-111563

JUNE 27, 2008

## EXECUTIVE SUMMARY

Utility West, LLC has completed the onsite utility investigation for the Houghton Road Corridor site. Utility West has contacted the power, telecommunication, and gas company's which provide service and have existing facilities within the subject site. These utility companies include Tucson Electric Power Company (TEP), Qwest, COX, AT&T, Southwest Gas (SWGAs), and El Paso Gas Company.

TEP, Qwest, COX, and SWGAs have distribution lines and provide service to the subject site. These lines are within or adjacent to the major roadway's right-of-way. AT&T and El Paso Gas have transmission lines which parallel the inter-state crossing the subject site.

Utility West met with each utility company's engineering department and customer service department to determine the existing facility capacity constraints. Each service provider expressed concerns of the limited existing infrastructure; currently, the utility infrastructure would not support a large mixed-use land plan. The utility system improvement of infrastructure is a direct relationship to the land plan. The planning engineers require system loads and calculations.

Each utility company is prepared to provide planning and engineering assistance for the necessary system improvements. The standard primary extension agreements and marketing conditions apply for the subject site; it is also understood the developer is responsible for providing the necessary easements, as required. Utility West has provided a probable estimated cost for the utility facilities, standard one-mile joint trench utility configuration.

TEP, Qwest, COX, and SWGAs companies have been contacted by Utility West at a conceptual design level for the understanding of system capacity and utility constraints. Additional client information, i.e. product size, square footage, ac tonnage, electrical loads, and telecommunication needs (voice, video and data), is required for further utility analysis. The developer must comply with the standard plant extension policy of each utility company. Based upon the findings in this report, all utility companies will require infrastructure improvements.

## **INTRODUCTION**

The existing utility infrastructure, i.e., power, telecommunications, and natural gas facilities, are limited to the current land use development of the subject site. Currently, most of the utility companies utilized the existing roadway right-of-way as their main distribution path through the subject site.

The dry utility service provider for electrical power is Tucson Electrical Power (TEP); voice, video, and data (v^D is Qwest Communication (Qwest); cable TV/data/communication is COX Communication (COX); and natural gas is Southwest Gas Corporation (SWGAs). All utility companies were contacted and "Will Serve" letter was requested indicating each utility's availability for the subject site.

In preparing this report, Utility West has investigated the subject site, scheduled meetings with each service provider, established an interview with the area's utility engineer or designer, obtained existing distribution plans, and reviewed the extension policy and procedures from each utility service provider.

The main existing arterial roads provide pathways for most of the utility distribution lines. Construction of these distribution lines includes joint-use aerial attachment to wood pole structures, joint-trench underground facilities, or separate utility installation.

As the power, telecommunication, and natural gas demands increase due to planned growth of the subject area, each utility company will provide design and engineering, and extend facilities with the new land owner for the development in performing the necessary infrastructure improvements in the development of this master plan.

## **CONCLUSIONS AND RECOMMENDATIONS**

Each dry utility company has been contacted by Utility West at a conceptual level for the understanding of system capacity and utility constraints. Under the current conditions there appears to be sufficient dry utilities to initiate a start up development on the subject site adjacent to existing development or where utilities are present. Improvements to dry utility infrastructure required to serve the ultimate project will be highly dependent on the land usage. Additional development information, i.e. product size, square footage, actonnage, electrical loads and telecommunication needs (voice, video and data), is required for further utility analysis.

Once the land use has been defined, the individual utilities should be contacted with this information for their determination of the locations of load centers, substations, communication hubs and any other improvement needs for the area. The developer must comply with the standard plant extension policy of each utility company. Based upon the findings of this report, there are anticipated infrastructure improvements required for all of the dry utility services contacted for full project buildout.