

Staff Summary Report



Development Review Commission Date: **06/26/2012**

Agenda Item Number: **3**

SUBJECT: Hold a public meeting for a Development Plan Review for THE DISTRICT GARAGE located at 929 East Apache Boulevard.

DOCUMENT NAME: DRCr_TheDistrictGarageElev_062612 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for THE DISTRICT GARAGE (PL110169) (Nick Anderson, Tempe Student Housing LLC, property owner; Carrie Cunningham, Humphries & Partners, Architects, LP, applicant) consisting of a building elevation modification to the parking garage. The District is a previously approved mixed-use development consisting of a five to six story, 685,321 sf. 279 unit student housing complex with structured parking and ground floor retail and fitness center, all on +/-5.2514 acres. The District Garage is located at 929 East Apache Boulevard in the MU-4, Mixed-Use, High Density District, the R-5, Multi-Family Residential High-Density District and with a P.A.D., Planned Area Development Overlay District and within the T.O.D., Transportation Overlay District. The request includes the following:

DPR12088 – Development Plan Review including a building elevation modification to the parking garage.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Interim Community Development Director (480-350-8989)

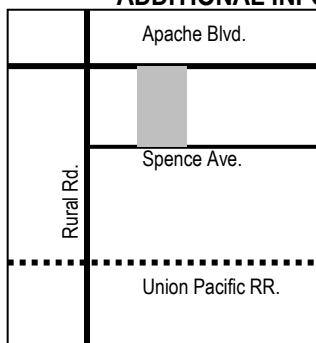
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	+/-5.2514 acres excludes Lot 1 (new Baer’s Den site)
Density (dwelling/acre)	49.68 d/ac. (MU-4: 62.74 d/ac. and R-5: 29.23 d/ac.)
Total Building area	District live/retail/garage: +/-685,321 sf.
Lot Coverage	57 % (58 % maximum allowed)
Building Height	MU-4: 90 ft. and R-5: 58 ft. (these are the maximum allowed)
Building Setbacks	6 ft. Apache front & Spence reverse front, 30 ft West, 41 ft East (5 ft. front, 5ft. reverse front, 30 ft. west and 41 ft. east are the minimum allowed setbacks)
Landscape Coverage	25 % (24 % minimum allowed)
Vehicle Parking	920 spaces (771 minimum required)
Bicycle Parking	300 spaces (256 minimum required)

The Development Plan Review for the District was approved on 11/08/2012. A modified design for the green screen on the garage west elevation is under consideration. A modification to the previously approved design is necessary to synthesize the design with the ventilation requirement for the garage.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
6. Code & Ordinance Requirements
- 7-8. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Design Narrative from Project Architect – Decorative Screen on the Parking Garage West Façade, dated 6/04/12
- 4-5. Design Narrative from Landscape Architect – Decorative Screen on the Parking Garage West Façade, dated 6/13/12
6. Four Points by Sheraton Hotel owner letter, dated 5/30/12
- 7-10. Garage West Elevation and Site Plan, sheet 1 of 4 through 4 of 4.
11. Product Literature-vine: Snail Vine
12. Product Literature-vine: Hacienda Creeper
- 13-14. Product Literature-vine: Queen’s Wreath

COMMENTS:

The District is an approved multi-story mixed-use project with a six level structured parking garage that is currently under construction. The District is located between Apache Boulevard and Spence Avenue and is to the east of the Four Points by Sheraton hotel (at the NW corner of Rural and Spence), the Tempe Chamber of Commerce (at the SE corner of Rural and Apache) and the new Baer's Den Bar. The parking garage structure contained in the District is proposed to be enclosed by the body of the residential building on the south and east sides of the garage. The garage is open on the north to a narrow alley. The garage is open on the west to a tree-lined on-site entrance driveway and beyond to the Four Points by Sheraton hotel.

A modification to the west elevation of the previously approved parking garage is the scope of this Development Plan Review. Previously, a green screen with vines was to cover the greater part of the west elevation of the garage. The modification is part of a design coordination effort to provide some plant material on the west elevation and provide natural ventilation for the intermediate garage levels. Accordingly, the proposed building elevation modification consists of a revised screen design which includes placement of vines in elevated planters and supported by vertical screens on portions of the west garage elevation, and includes metal screens without vines on other portions of the west garage elevation, and leaves the greater part of the garage structure and openings on the west elevation exposed. The concept elevation with this solution has been reviewed by the developer with the owner of Four Points by Sheraton hotel immediately to the west. A letter of support from that owner is included in the attachments.

PUBLIC INPUT

On August 23, 2011, at the hearing which resulted in the Development Review Commission's recommendation of approval of the Zoning Map Amendment and Planned Area Development Overlay for the District, the owner of the Four Points by Sheraton hotel made a short statement in support of the project. The owner considered the proposal to be of benefit to hotel guests and to the area. The owner appreciated the proposed tree row between his property and the project garage, the vine screen proposed on the west elevation of the garage and containment of common amenities for student use within a "sequestered courtyard." The design presentation for the District made on August 23, 2011 was developed and re-presented at the November 08, 2011 meeting. The November 08 meeting resulted in the Development Review Commission's approval of the Development Plan Review for the District including the building elevation, site and landscape design.

The developer has been in communication with the owner of the Four Points by Sheraton hotel regarding the building elevation design modification. A letter of support from the Four Points by Sheraton is included in the attachments.

As of publication of this report, there have been no other communications from the public regarding the project.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Elevation

The proposed modification will reduce the amount of metal screen with foliage on the west elevation of the garage and allow this elevation to contribute to the natural venting requirement of the garage. The architect and landscape architect have substituted a composition that makes use of a layered concrete and metal screen design. The painted concrete structure with horizontal openings is superimposed with vertical metal screen elements of uniform width spaced in a somewhat irregular row along the length of the elevation. Each screen extends from the second level to the top of the structure. Each of the screen elements contains a portion which contains a horizontal planter box and vine. The screen elements with vines are equally sized in width and height. The planters are at the bottom of each element and (by condition of approval) a growth break is added at the top to prevent vine creep onto areas that are required for ventilation. The screen elements with vines are not placed at a uniform height but are staggered to add interest to the elevation.

Elevation-Landscape

The landscape architect has selected three vines for use on the elevation. The first level and roof deck are not affected. Screens with vines and planters positioned on the third level are Snail Vine (pale purple flower), on the fourth level Hacienda Creeper (red-orange flower) and on the fifth level Queen's Wreath (pink flower). The variety of vines adds color accents to the elevation. Each

planter is drip irrigated. Separate irrigation valve stations are provided for each of the three vine planter levels so each vine type has its own drip station. This arrangement allows fine tuning of water quantity for each vine type.

Site-Landscape

Currently, an existing oleander hedge on the eastern border of the Four Points by Sheraton hotel buffers the hotel from the portion of the District site that contains the garage. Condition 17 of the approval for the new Baer's Den provides for the installation of a tree buffer along the entire length of the western perimeter of the District in advance of the construction of the District. The previous condition was contingent on the demolition of the Spence Avenue Apartments near the location of the garage, which has been completed. This condition is repeated in the subject approval.

Section 6-306 D Applicable Approval criteria for Development Plan Review

1. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The reduction of vine area on the west elevation of the garage increases the overall exposure of the development to afternoon sunlight. Tree placement along the west property lines near the beginning of the sequence of construction rather than at the end help to assist with human comfort and privacy on this site and adjacent sites.
2. *Materials are of a superior quality, providing architectural detail appropriate with their location and function while complementing the surroundings;* the multi layering of the west elevation consisting of painted concrete with apertures, metal screen without vines and screen with planters and vines creates an interesting composition.

CONCLUSION

Based on the information provided by the applicant and the analysis provided above, staff recommends approval of the requested Development Plan Review for a building elevation modification for the District garage. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The proposed project meets the approval criteria for a Development Plan Review.
2. The developer has taken the proposed modification to the adjacent hotel opposite the elevation that is modified and has secured that owner's consent to the modification.

DPR12088

CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Submit construction documents to the Community Development Building Safety Division for the garage permit deferred submittal items (garage screen and garage photometry) for building permit by June 26, 2013 or the Development Plan approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of this Development Plan Review approval.
2. Complete a Security Plan for the District including the garage, as outlined in the Code-Ordinance Requirements of the November 8, 2011 approval letter. A Security Plan for the District is required between Owner/Management Company and the Tempe Police Department. In fulfillment of this condition, make contact with the police department and review the security points of the permitted construction documents, including the security camera system programmed for the District and the provisions of conditions of approval for DPR11164 #10 (access control to resident areas), #11 (balcony design), #12 (exit security-visual surveillance), #13 (public restroom security) and #14 (garage security). After contact(s) a security plan may be completed and filed with the police department.

Site Plan

3. Install west landscape (tree) buffer adjacent to the hotel property. Do not wait for installation of rest of landscape for the District but install this buffer to allow an extra growth season for trees ahead of construction of the building and garage. Remove compaction and construction debris from planting soil, install concrete curb, 36" box Live Oak (*Quercus virginiana*) trees, supporting irrigation system and steel vertical picket fence along the entire west perimeter of the District in accordance with condition 17 of DPR11120 (as modified by the Development Review Commission on August 23, 2011) and in accordance with the approved landscape plan for the District (BP111764). Complete installation within sixty (60) days of issuance of deferred submittal permit for the District garage. Ensure minimum 4'-0" clear width of the curbed buffer planting area, which may include the steel vertical picket fence and the trees but may not include the width of the concrete curbs. After installation, take care to protect the soil and trees of the buffer from construction dumping or other damage during the remainder of construction. Installation of root guard under pavement as well as purple trailing lantana and desert carpet plant groundcovers and decomposed granite rock groundcover within the curbed area may at contractor's option be deferred until the regular landscape installation at the conclusion of the construction sequence.
4. Provide 6'-0" high steel vertical picket access control fence along west property line in accordance with condition 6 of DPR11164 and in accordance with the approved landscape plan for the District (BP111764). Install fence as part of the west landscape buffer in accordance with detail 5/L-10 of the approved landscape plan. Complete installation of this access control fence within sixty (60) days of issuance of deferred submittal permit for the garage.
5. Do not disturb existing oleander hedge on hotel property adjacent to the west perimeter of the site.

Building Elevations

6. Indicate material and finish of metal screen and detail installation of screen to garage structure. Design the screen so it is not accessible and climbable by persons from the ground or from any intermediate or top level of the garage.
7. Design the metal screen with a growth break between the portion of screen on which vines may climb and the portion which is restricted from vines due to garage ventilation requirement. Design screen with segregated vine portions to satisfaction of building safety plan check so ventilation requirement for garage is fulfilled.

Lighting

8. Complete the security light photometric plan for the garage. For the northeast portion of the garage that is in the MU-4 District, conform to the illumination requirements of Zoning and Development Code Section 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan" (these guidelines automatically apply to the main body of the garage located in the R-5 District).

9. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
10. Limit freestanding lights on roof of garage to twelve (12) foot height as measured from adjacent parking grade. Provide house side shields to screen light to west and south of garage.

Landscape

11. Provide vines as indicated by the landscape architect for the garage west elevation, as follows: third level: Snail Vine (*Vigna Caracalla*), fourth level: Hacienda Creeper (*Parthenocissus Speciosa* 'hacienda creeper'), and fifth level: Queen's Wreath (*Antigonon leptopus*). Substitute a plant groundcover for Hacienda Creeper installation at the garage west elevation at grade to avoid natural ventilation interference at ground level. Provide landscape and irrigation construction documents for the vine installation on the west elevation as part of the deferred submittal for the garage. Provide 5 gallon vine installation. Indicate quantity and placement of individual vines in each planter. Provide separate irrigation valve station for each upper level vine type as indicated by landscape architect. Comply with water distribution piping requirements for irrigation within building for upper level garage planters.

CODE & ORDINANCE REQUIREMENTS:

THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- SITE PLAN REVIEW: Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Review dated 6/13/2012. Direct questions regarding comments to the appropriate department and coordinate modifications with all concerned parties prior to permit application. Construction Documents will be reviewed by planning staff during building plan check to ensure consistency with this Planning Entitlement Review approval.
- BUILDING SAFETY: Provide ventilation of all parts of garage.
- SECURITY PLAN: Contact Crime Prevention Unit Officer Dan Brown (dan_brown@tempe.gov or 480-858-6330) to initiate process for Security Plan.

HISTORY & FACTS:

- August 8, 2011 Applicant held a neighborhood meeting for the District at the Four Points Sheraton hotel. The scope of this project includes proposals for the District and the new Baer's Den. The entire site includes lots 4, 5, 6 and 7 of the Jen Tilly Terrace subdivision. The northern edge is Apache Boulevard and the southern is Spence Avenue. To the west are The Four Points by Sheraton Tempe hotel with frontages on Rural, Apache and Spence and the Tempe Chamber of Commerce at Rural and Apache. To the east are Pete's Fish & Chips facing Apache and DeLario Residential Condos facing Spence.
- August 23, 2011 Development Review Commission, by a 5 to 1 vote (Commissioner Attridge dissented), approved the Development Plan Review including site plan, building elevations and landscape plan for the reconstructed (new) Baer's Den Bar and Grill on 0.259 acres and clean-up of the entire District site of 5.616 acres. On the same evening the Development Review Commission, by a 5 to 1 vote (Commissioner Delton dissented), recommended to City Council approval of the following requests:
- Zoning Map Amendment from CSS, Commercial Shopping and Service to MU-4, Mixed-Use, High Density District on +/-3.427 acres (5 parcels) facing Apache, from CSS, Commercial Shopping and Service and R-4, Multi-Family Residential General to R-5, Multi-Family Residential High-Density District on +/-2.189 acres (7 parcels) facing Spence, and for insertion of +/-3.510 acres (8 parcels) into the T.O.D., Transportation Overlay District.
 - Planned Area Development Overlay to establish development standards for density (in MU-4 District) and building height, building setbacks, building lot coverage and landscape lot coverage on +/-5.616 acres.
- As of publication of this report, the New Baer's Den has been constructed and is open for business.
- September 22, 2011 City Council, by a 7 to 0 vote, adopted Ordinance No. 2011.41 for a Zoning Map Amendment and Planned Area Development Overlay for the District located at 941 East Apache Boulevard.
- September 22, 2011 City Council, by a 7 to 0 vote, approved a Final Subdivision Plat for The District on Apache to consolidate twelve parcels into three lots and dedicate public right of way on +/-5.5108 net acres. Lot 1 of this plat is for the new Baer's Den, lot 2 is retained for the old Baer's Den (an existing structure) and 3 is reserved for the District. This plat was recorded on January 24, 2012 (MCR # 201200058248).
- November 08, 2011 Development Review Commission, by a 7 to 0 vote, approved the Development Plan Review including site plan, building elevations and landscape plan for the District consisting of a five to six story, 685,321 sf., 279 unit student housing complex with structured parking and ground floor retail and fitness center, all on +/-5.2514 acres (lots 2 and 3 of the District on Apache), located at 941 East Apache Boulevard in the MU-4, Mixed-Use, High Density District, the R-5, Multi-Family Residential High-Density District and with a P.A.D., Planned Area Development Overlay District and within the T.O.D., Transportation Overlay District.
- March 22, 2012 City Council, by a 7 to 0 vote, approved a Final Subdivision Plat for the District on Apache, II to consolidate two lots into one lot on +/-5.2515 net acres. The consolidation joins lot 2 and lot 3 as defined in the previous subdivision plat (the District on Apache) into one lot. This lot completes the subdivision needed for to construct the District on Apache to the east, south and southeast of the new Baer's Den.
- April 20, 2012 Building Permit (BP111745) issued for the District Garage. The following are deferred submittals of this permit: the green screen on the west elevation of the garage and photometry (security light levels) for the interior of the garage.
- May 10, 2012 Demolition Permit (BP120749) issued for the old Baer's Den. As of publication of this report, the new Baer's Den is open but the old Baer's Den has not been demolished. The old Baer's Den is the original one-story wood and metal establishment located in the north center of the site, facing Apache. Removal

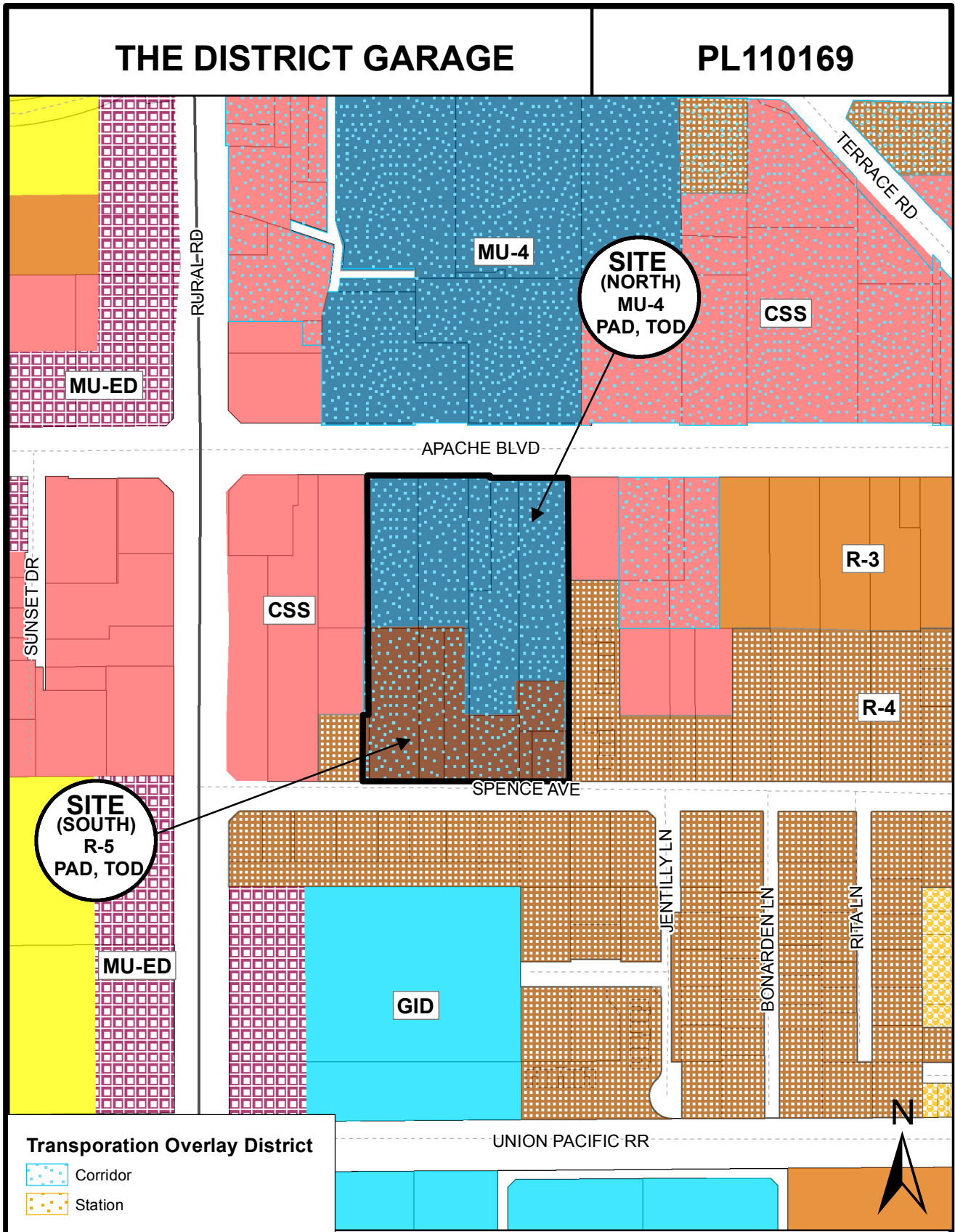
of this structure is required to make way for the District.

June 08, 2012

Building Permit (BP111764) issued for the District Residential and Mixed-Use structure.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



THE DISTRICT GARAGE (PL110169)



HUMPHREYS & PARTNERS ARCHITECTS, L.P.

June 4, 2012

Attn: Kevin O'Melia
Planning Division
Community Development Department
City of Tempe

Re: **The District on Apache (Parking Garage) – HPA # 11122**
Tempe, Arizona
Tracking Number: DS 110458
Plan Check Number: PC 110891
Design Narrative – Decorative Screen on the Parking Garage West Façade

Dear Mr. O'Melia:

Per DPR11164, the "exposed west elevation is used for ventilation and a landscape canvas." In order to "balance the ventilation needs of the parking garage with a living wall of plant material," the amount of planting material needed to be reduced to meet the garage ventilation calculations as interpreted by the City of Temp Building Safety Division. In the permit review process, the Building Safety Division indicated that a vegetative screen would not be allowed to be considered in the openness calculations. As such, the amount of planting needed to be reduced.

The amended design maintains the look of the living wall by interweaving open screen with the planters and vegetative screen. The overall look will maintain the feel of a living wall where the open areas are strategically located to meet the ventilation requirements while, at the same time, creating visual interest with the alternating pattern of planting and open mesh. The first tier of the parking garage is screened by the tree canopy that lines the drive, so the screen has been omitted from this tier.

For ventilation purposes, the areas that are shown with the planting are not included in the open area. The areas covered in open screen (shown without planting) are calculated at 85% open, deducting the area of the screen.

Please don't hesitate to call, if you have any questions or comments.

Cordially,
Carrie Cunningham
Project Coordinator

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

5339 Alpha Road • Suite 300 • Dallas, TX 75240

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972 701 9639 fax
carrie@humphreys.com • www.humphreys.com



June 13, 2012

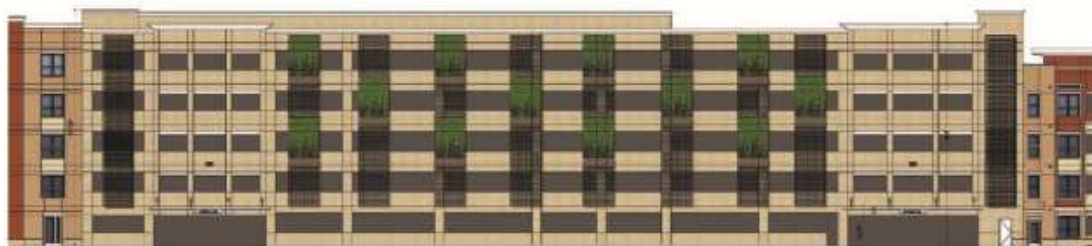
Attn: Kevin O'Melia
Planning Division
Community Development Department
City of Tempe

Re: **The District on Apache (Parking Garage) – HPA # 11122**
Tempe, Arizona
Tracking Number: DS 110458
Plan Check Number: PC 110891

Design Narrative – Decorative Screen on the Parking Garage West Façade

From: Daniel R. Erlandson, Landscape Architect, AZ 30102

As illustrated by the Architect, The amended design continues to maintain the look of the living wall by interweaving open screen with the planters and vegetative screen. The overall look will maintain the feel of a living wall where the open areas are strategically located to meet the ventilation requirements. We feel that this will create visual interest with the alternating pattern of planting and open mesh.

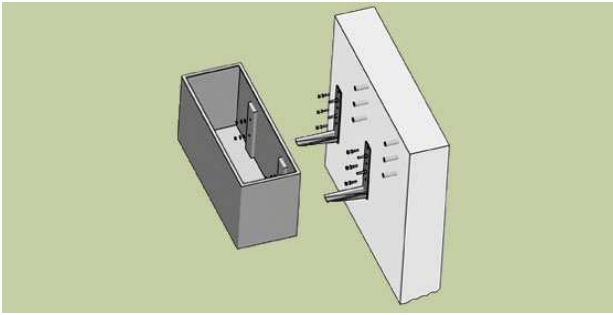


1 WEST ELEVATION - PARKING GARAGE
SCALE: 1/8" = 1'-0"

GREEN SCREEN: CALCULATED AT 0% OPEN
OPEN MESH: CALCULATED AT 85% OPEN
GARAGE OPENING: CALCULATED AT 100% OPEN

We have based our design off of the Wilshire Planter Box produced by Tournesol Siteworks (see attached product brochure). We have increased the number of planters, as recommended by the mesh screen representative in order to achieve full coverage on the secured mesh panels. Each planter size is roughly 2'-0" wide x 2'-0" tall x 15'-0" long and is directly mounted to the parking garage wall.

humphreys & partners . landscape architecture, llc
5339 alpha rd suite 300 dallas, tx 75240
p 214.269.5150 F 972.701.9639 www.hplastudio.com



Mounting Diagram



Planter boxes at install

There are three vines chosen for the planters staggered for full coverage throughout the seasons. Ground level (below grade) Queens Wreath (*Antigonon leptopus*) and Hacienda Creeper (*Parthenocissus X Hacienda Creeper*). Third Level- Snail Vine (*Vigna caracalla*), Fourth Floor repeats Hacienda Creeper and fifth level Queen's Wreath. All plant boxes will be irrigated by a drip system with separate valves at each floor. See attached pdf files for plant information.



Plant material / mesh screen examples

Please feel free to contact me with any further questions or comments.

Sincerely,

hpla, llc

Daniel R. Erlandson, clarb, **leed® ap**
Landscape Architect AZ #30102

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May 30, 2012

Derek Anderson
Residential Housing Development
1302 Waugh Drive, #305
Houston, TX 77019

Re: The District – Proposed Green Screen Options

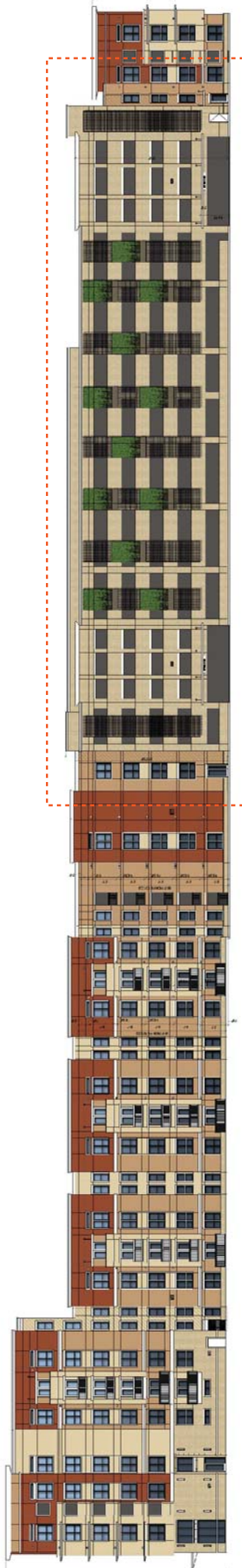
Dear Derek,

Thank you for including the Four Points in the decision making process for the parking garage screen options especially since a significant number of our guest rooms will face your parking garage. Clearly, the Green Screen PDF (Tempe Sheet 2012 05 02 Green) is in our opinion the best solution as well as the most attractive option with the live plant material we have seen including the original submission.

Best regards,

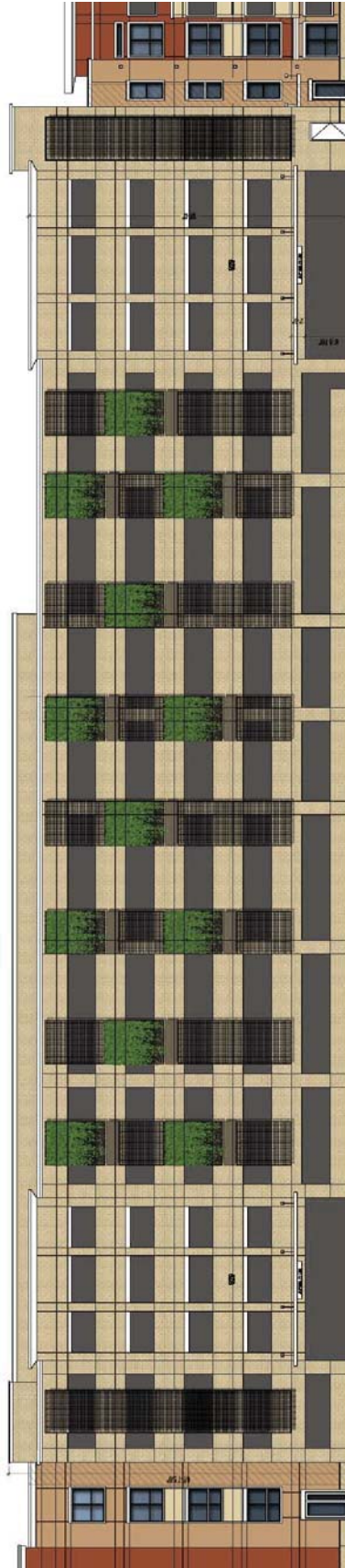
Bill Swank

William E. Swank
President – Development & Construction



2 WEST ELEVATION - OVERALL
SCALE: N.T.S.

ATTACHMENT 7



1 WEST ELEVATION - PARKING GARAGE
SCALE: 1/32" = 1'-0"

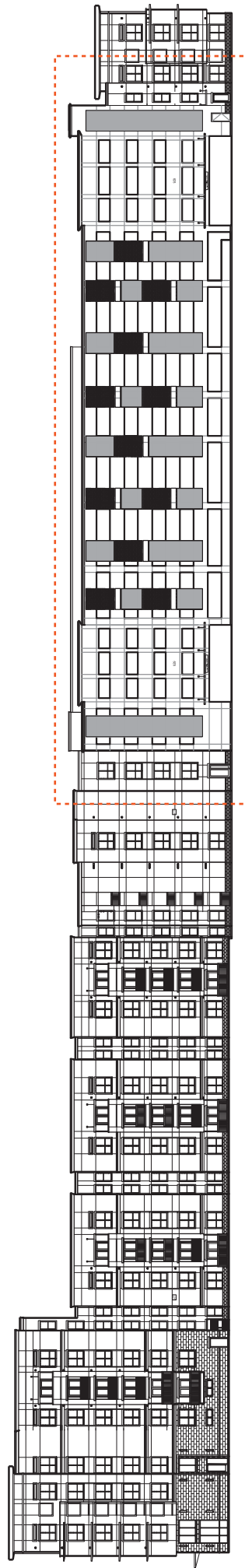
-  GREEN SCREEN: CALCULATED AT 0% OPEN
-  OPEN MESH: CALCULATED AT 85% OPEN
-  GARAGE OPENING: CALCULATED AT 100% OPEN

THE DISTRICT ON APACHE - PARKING GARAGE
TEMPE STUDENT HOUSING, LLC

06/04/12 HPA #2011122
TEMPE, AZ

SHEET 1 OF 4





ATTACHMENT 8

1 WEST ELEVATION - OVERALL
SCALE: N.T.S.

THE DISTRICT ON APACHE - PARKING GARAGE
TEMPE STUDENT HOUSING, LLC

TEMPE, AZ HPA #2011122

06/04/12

SHEET 2 OF 4

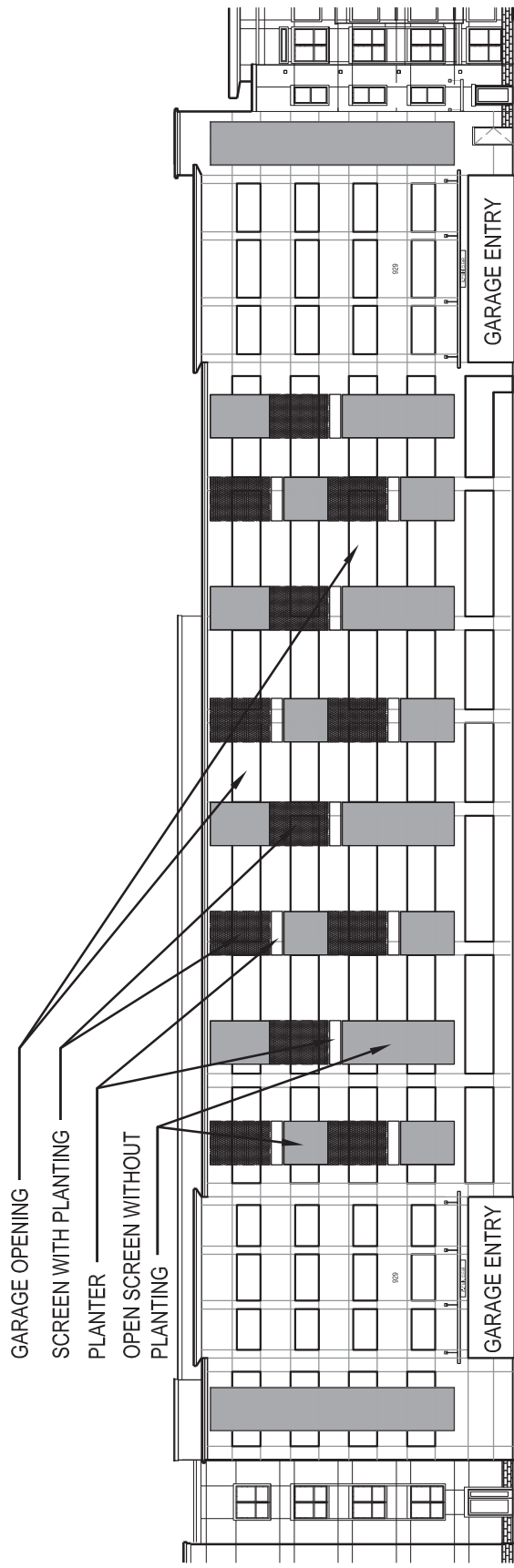
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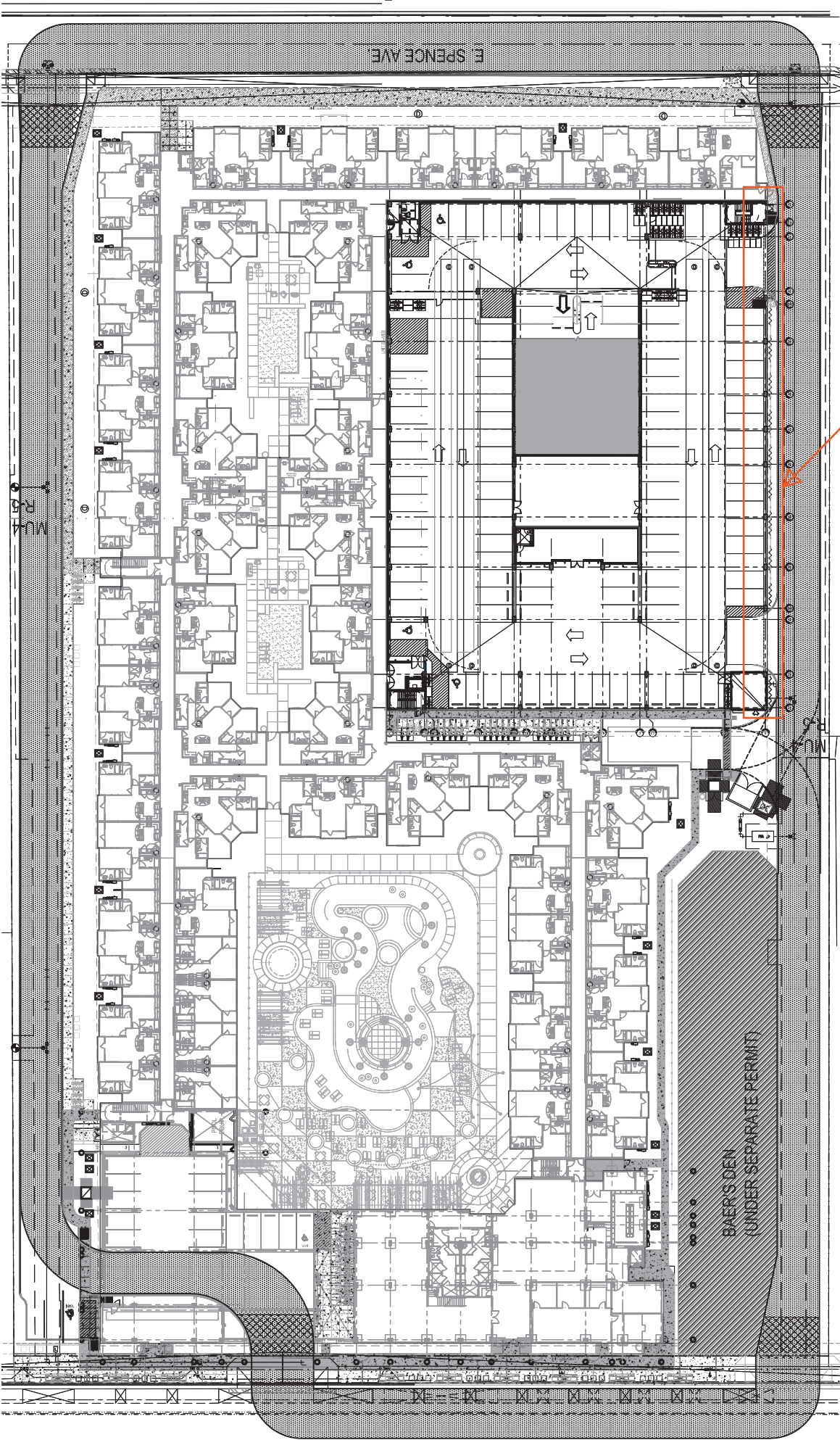
1 WEST ELEVATION - PARKING GARAGE
SCALE: 1/32" = 1'-0"

THE DISTRICT ON APACHE - PARKING GARAGE
TEMPE STUDENT HOUSING, LLC

TEMPE, AZ HPA #2011122

06/04/12





E. APACHE BLVD

E. SPENCE AVE

1 SITE PLAN
SCALE: N.T.S.

SCREEN ON PARKING GARAGE WEST ELEVATION

THE DISTRICT ON APACHE - PARKING GARAGE
TEMPE STUDENT HOUSING, LLC

TEMPE, AZ HPA #2011122

06/04/12

SHEET 4 OF 4

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Snail Vine

Scientific Name: *Vigna caracalla* (L.) Verdc.
 Synonym: *Phaseolus caracalla*, *Phaseolus gigantea*
 Family: *Fabaceae*



Recommended Temperature Zone:
sunset: 12-24
USDA: 9-10

Frost Tolerance: If the frost kills the top in Phoenix, cut to ground, and it will restart in spring.

Heat Tolerance: A good vine for the low deserts, it tolerates reflected heat

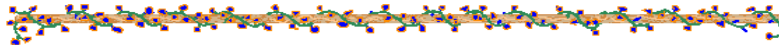
Sun Exposure: Full sun

Origin: Central America to tropical South America

Growth Habits: Fast growing perennial vine to 20 feet

Watering Needs: Regular water

Propagation: Seeds, easily by layering in spring



The Snail Vine (Vigna Caracalla) is a beautiful vine and well worth growing. It is not very hardy. It generally dies back in winter, doesn't really do well below 50 or 40 degrees. Being a fast grower, it catches up the following spring, growing fast when the weather turns warm and twining up everywhere. The genus is named after Dominico Vigna an Italian botanist of the 17th century. The species is named after the city of Caracas in Venezuela.

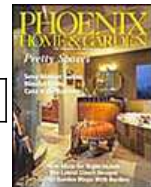
Blooming Habits:

Flowers are usually pale purple, possibly with cream or yellow markings. Their shape reminds of a snail.

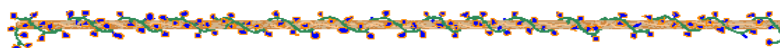
Fruiting Habits:

Sponsors:

- www.springhillnursery.com
- Michigan Bulb - 120 x 60
- Lawns Banner!
- Gurney's 120 x 60 A



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PARTHENOCISSUS SP. HACIENDA CREEPER™

Hacienda Creeper™ resembles Virginia Creeper, but is much smaller and slower-growing. This self-climbing, deciduous vine has bright green palmate leaves. With adequate fall chilling, the foliage will turn a deep red color. It forms a dense screen when grown on a chain link fence, and is also suitable for use as a groundcover or espalier. It is adapted to full sun or part shade, poor soils and some drought. Hardy to 0°F. USDA Zone 7.



AT A GLANCE SUMMARY	
SIZE (H X W)	25 feet long
FLOWER COLOR	None
FLOWER SEASON	None
EXPOSURE	Full sun, part shade
WATER	Low to moderate
GROWTH RATE	Fast
HARDINESS	0° F, USDA Zone 7
PRUNING	Trim as needed



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Antigonon leptopus
 Queen's wreath
 Polygonanceae Family

*Compiled by the Master Gardeners
 of the University of Arizona Pima County Cooperative Extension.*

HOME



Antigonon leptopus

Form: twining vine, clings and climbs with curled tendrils
Seasonality: deciduous in Tucson, perennial elsewhere
Size: climbs to 30-40ft
Leaves: ovate, heart-shaped and undulate, soft, pronounced veins on underside
Flowers: on branch terminals, reddish or light pink, or white; bloom in fall; blooms are persistent until frost
Fruit: dark seed incased in papery, straw-colored sheath
Stems/Trunks: climbing perennial vine
Range/Origin: Central Mexico and South America, long in use as landscape plant
Hardiness: tip damage at 32°F dies to ground in mid to low twenties

LANDSCAPE VALUE:

- attractive herbaceous vine
- thrives on hot walls
- striking flower display in cooler season

CULTURAL REQUIREMENTS:

- **Exposure:** full sun, takes heat; okay in part shade
- **Water:** regular, 1 per week in hot

- season; growth rate increases with supplemental water
- **Soil:** tolerant of most; better in prepared soil
 - **Propagation:** seed or cuttings
 - **Maintenance:** low; winter cleanup of dead (frozen) foliage high in canopy or complete plant if frozen to ground



close-up of flowers

NOTES:

aka Coral vine

regrows rapidly in spring



underside detail on
leaf of *Antigonon leptopus*