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House of Refuge offers housing, hope

By Colleen Sparks

As a veteran and long-time respiratory therapist who worked long hours at her job, Tammy Lemonds never imagined she would end up homeless ... but life knocked her down.

Luckily for the single 44-year-old, a non-profit called House of Refuge Sunnyslope came to her rescue, not only putting a roof over her head but also boosting her spirits. For 31 years, the faith-based organization has been providing long-term, transitional housing to men, women and children while offering them life skills, spiritual guidance, practical support and camaraderie intended to help them successfully move into their own homes.

In a quiet neighborhood not far from its headquarters on North 7th Place south of Cinnabar Avenue, people who had struggled with homelessness now live in several different houses and apartment-style homes on 11 different properties. They share

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Grant Crone (left), of MMPR Marketing and project developers Mark Ortman and Walter Crutchfield of Vintage Partners celebrate the Modern Phoenix Week groundbreaking of the ARRIVE Phoenix development, which will include a hotel, a popsicle stand, pool, pool bar/restaurant, Cartel Coffee shop and penthouse-level, "Mad Men" style bar at 400 and 444 W. Camelback Road (Photo by Vintage Partners).

Developers give new life to aging buildings

By Colleen Sparks

Developers are getting new life out of aging office buildings in the area, renovating and redesigning them to create modern, luxury apartments, hotel rooms and innovative workspaces. They say the transformed buildings will meet the needs and desires of people in North Central Phoenix and tourists, who like walking to restaurants and stores and taking the light rail to entertainment venues and jobs.

One such project is at 400 and 444 W. Camelback Road. The development is a partnership among Vintage Partners, a multi-disciplined real estate development company; Venue Projects, a Phoenix redevelopment practice that focuses on adaptive reuse projects; and ARRIVE Hotels, a national hotel chain. Two buildings on the site that had been used for offices are being turned into the main part of ARRIVE Phoenix, a new ARRIVE Hotels location. Three additional, one-story buildings are being constructed between the two mid-century towers and will house a popsicle stand, pool, a pool bar/restaurant and Cartel Coffee shop.

The businesses are expected to open Nov. 1. Walter Crutchfield, partner with Vintage Partners, grew up in North Central Phoenix and is thrilled to rejuvenate the buildings, which were constructed in the late 1950s.

"The city of Phoenix is very helpful for adaptive reuse because they don't want to see our historical buildings being torn down," Crutchfield said. "A project like this preserves the buildings, gives them a new use and a new life. I went to Royal Palm Elementary with my wife of 38 years. It's the core of our lives and our family."

In North Central Phoenix, 18 different adaptive reuse projects have qualified for funding through the

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