

FREMONT HILL

THE NEW SOUTH

**CHANGING THE NARRATIVE IN THE HI-CREST
COMMUNITY IN TOPEKA, KANSAS**

SENT

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HI-CREST HISTORY

INTRODUCTION

1915

SHAWNEE COUNTRY CLUB GOLF
COURSE CONSTRUCTED

1940s - 1950s

PRIMARY HOUSING
DEVELOPMENT FOR FORBES
FIELD PERSONNEL

01



1964

DECLINE IN MILITARY
PRESENCE

1966

F5 TORNADO OUTBREAK

2018

SENT TOPEKA
FOUNDED

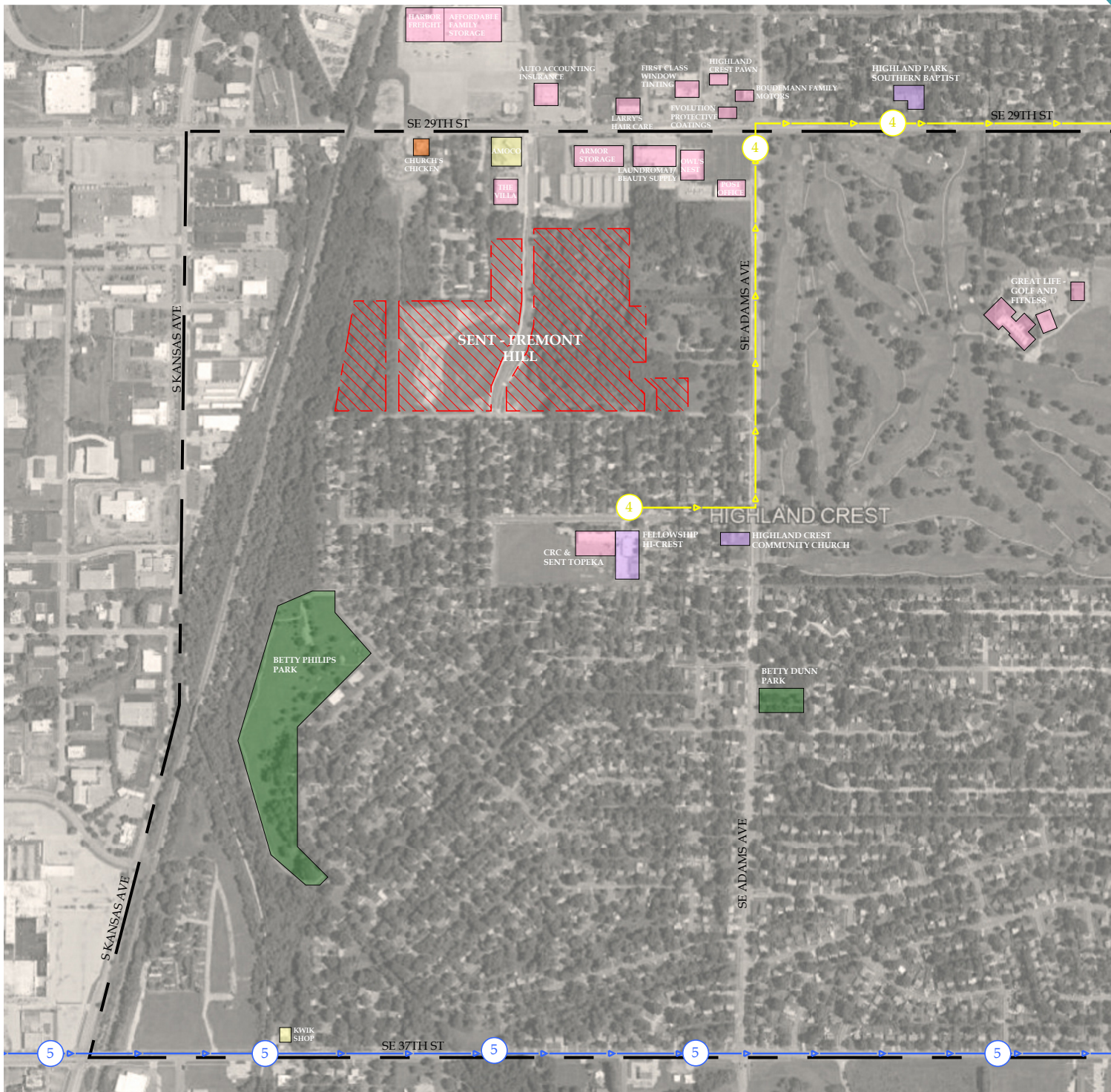
The Highland Crest Neighborhood (Hi-Crest) in Topeka, Kansas is located in the southeast quadrant of the city. The neighborhood is situated approximately two miles south of the Capitol Building and Downtown Topeka. SE 29th Street borders the neighborhood to the north, SE 37th flanks on the south, SE California bounds on the east, and SE Kansas Ave defines the west.

The first development to inhabit the neighborhood was the Shawnee Country Club golf course, constructed in 1915. Home construction in the area began in the late 1940s and 1950s.

Many of the homes originally built in the Hi-Crest neighborhood were constructed cheaply and quickly to house personnel working at Forbes Field Air Force Base. The military force began to decrease in 1964 and the demand to own houses in the neighborhood began to lessen as military personnel left Topeka.



In 1966, a category F5 tornado tore through the center of Topeka. Nearly 800 homes were destroyed and over 3,000 homes were damaged. Those displaced by the destruction found affordable rental options in Hi-Crest. The neighborhood quickly shifted from owner-occupied to renter-occupied housing, a trend that continues today.

HI-CREST NEIGHBORHOOD OVERVIEW





MAP ANALYSIS

-  BUSINESS
-  RELIGIOUS ENTITY
-  FAST FOOD RESTAURANT
-  GAS STATION/ CONVENIENCE STORE
-  USD 501 PUBLIC SCHOOL
-  PARKS AND GREEN SPACE
-  CALIFORNIA LINE - EVERY HOUR, 9:15AM - 2:15PM & EVERY HALF HOUR 2:45PM - 6:15PM
-  INDIANA LINE - EVERY HOUR, 6:41AM - 5:44PM



CURRENT CONDITIONS & NEEDS

In July of 2020, the City of Topeka conducted a Citywide Housing Market Study and Strategy Executive Summary. The following are a sampling of some of the **findings, and needs** discovered in the Housing Market Study that SENT is working to address.

- 1** The average rent in Topeka for a 2-bedroom unit is \$788 per month including utilities. Thirty percent of households are cost-burdened from the monthly expense of their living situation. Qualified households have difficulty finding suitable homes priced at an affordable rate.

A \$16 per hour wage is needed to afford the average \$788 2-bedroom unit of decent quality, or about \$32,000 per year. Many entry-level jobs at facilities like Reser's, Frito-Lay, Mars, and others pay \$9 to \$12 per hour.

Therefore, 1/3 of households cannot afford the average rent, and there is significant racial disparity in this number. Residents need the ability to find quality, affordable rental housing priced below \$700 per month, or more quality for-sale homes priced between \$120,000 and \$225,000. Renovations of existing housing and construction of new housing types can meet this need.

Cost Burdened - Residents pay more than 30 percent of their income on housing.

- 2** Many of Topeka's neighborhoods built before 1960 have housing condition challenges caused by years of disinvestment, including Hi-Crest. Expanding programs and funds to re-invest in the existing housing stock would improve outcomes for residents and enhance neighborhood stability.
- 3** Topeka's homeless rate is 35% higher than the national average. Topeka also has the 58th highest eviction rate in the US, while only being ranked 220th in population density. Residents face housing vulnerability due to lack of housing choices, lack of job opportunities, being cost-burdened, and other factors. Supplying additional transitional housing for homeless individuals and providing families with additional supportive services as well as protections and programs for tenants facing eviction continues to be in demand.
- 4** Nearly 80% of all housing units permitted in the last decade in Topeka were for single-family homes, compared to about 60% of permits in many of Topeka's peer cities. There continues to be a need for more diverse housing types including duplexes, fourplexes, townhomes, and small multi-family properties.



SENT TOPEKA INTRODUCTION

In March of 2018, a non-religious, community development, non-profit organization was formed focusing on revitalizing neighborhoods in Shawnee County, starting with Hi-Crest. This organization, SENT Inc., works holistically to address the education, housing, and health needs of the Hi-Crest neighborhood.

Step-by-step and Home-by-Home, SENT is knitting together government, private, and non-profit partners to re-invest in Hi-Crest. SENT's hope is for Hi-Crest to become a neighborhood of choice in Shawnee County.

**SENT - STRENGTHENING AND EQUIPPING
NEIGHBORHOODS TOGETHER.**



02



MISSION STATEMENT: Intentionally walking with neighbors through loving relationships and strategic development.

VISION STATEMENT: Holistic transformation of Neighborhoods in Shawnee County.

CORE VALUES

SENT approaches their goals and challenges of Holistic Transformation through the lens of a number of core values; Relocation, Redistribution, Reconciliation, Listening to the Community, Leadership Development, Holistic Approach, and Empowerment.

1 RELOCATION

SENT's first core value is relocation to the Hi-Crest neighborhood. A person who relocates will understand most clearly the real problems faced by those who live in the neighborhood. Then those people are able to look for real solutions. Effective community development plants and builds communities that have a personal stake in the development of their neighborhoods.

2 REDISTRIBUTION

Redistribution means equalizing power and choice to the members of the community.

3 RECONCILIATION

Communities who work towards reconciliation are communities who overcome obstacles to understand and respect one another's race and culture.

4 LISTENING TO THE COMMUNITY

SENT works to affirm that people are not viewed as projects, but as people with dreams and ambitions that are important to listen intently to be understood and valued.

5 LEADERSHIP DEVELOPMENT

SENT values building leaders indigenous to the community to serve within the community.

6 WHOLISTIC APPROACH

Community development requires a holistic approach to ministry that deals with social, economic, political, cultural, emotional, physical, moral, judicial, educational, and familial issues of each person. SENT aims to acknowledge the complexity of the issues that face the community instead of focusing on a single component.

7 EMPOWERMENT

SENT seeks to affirm the inherent dignity of every person within their work.



INITIATIVES

SENT has three primary Strategy Initiatives to enact change within the community.

EDUCATION | CRADLE-CAREER COMMUNITY WELLNESS DEVELOPMENT + HOUSING

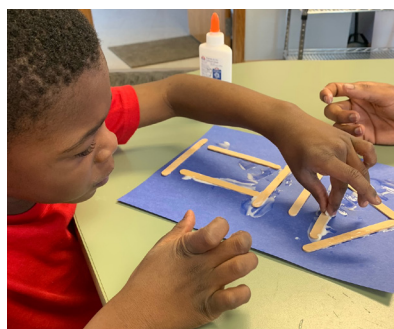
EDUCATION

SENT has hosted several recurring programs to serve local children, cradle to career. SENT ran their STREAM program for two years until taking a hiatus during the height of Covid. During its duration, it was one of the largest STEM programs in Topeka with roughly 200 students in attendance. SENT is working to start up its STREAM program again with Summer LAUNCH to continue to support learning and help prevent against “summer slide”. The STREAM program includes a focus on Science, Technology, Reading, Engineering, Art, and Mathematics. The program also includes a Bullseye Class to help with emotional resiliency.

In 2021, SENT Prep Academy opened their doors in the Hi-Crest community. Children are provided a warm and secure place to explore, create, and discover life. Staff help nurture and encourage those opportunities while supporting the child’s growth and development. SENT Prep Academy is on a path to become a model teaching facility and host emerging professionals in the field of Childcare in partnership with Childcare Aware of Eastern Kansas.



The National Alliance of Mental Illness reports that one in four individuals experiences a mental illness each year.





COMMUNITY WELLNESS

A few of the initiatives led by SENT addressing community wellness include the Hi-Crest Market, Mental Health services, and Covid-Safe Telehealth spaces.

The Hi-Crest Market has been in operation for several years providing weekly convenient fresh food and resources to the neighborhood. The Hi-Crest Market also allows local vendors to partner with SENT and supports small businesses who wish to sell their products at the Market.

Several vendors at the Market include the Topeka Growers Group, Leonard's Meat, and other Hi-Crest Residents with small businesses.

SENT also participates in supporting the mental health of the community by employing a full-time mental health specialist on site available to take appointment and walk-ins from the community. This mental health specialist not only meets with clients from the community on an individual basis, but also focuses on teaching businesses & non-profits in the community TBRI (Trust-Based Relational Intervention). TBRI is an attachment-based, trauma-informed intervention that is designed to meet the complex needs of vulnerable populations. SENT provides video curriculum and follow-up in-person seminars to help entities identify trauma and teach strategies to effectively help those affected.

Some of the leading root causes for mental health crisis in America include high cost and insufficient insurance coverage, limited options and long waits for mental health care, lack of awareness to seek services for mental health, and social stigma around seeking mental health services.

One of SENT's goals is to make mental health services accessible and affordable. While Topeka has a number of quality counseling service providers, SENT is the only office located within the Hi-Crest community. SENT currently sits on insurance panels but for those uninsured, a steep adjusted fees scale is available with the lowest rate of just \$5.00. If an individual's income, expense, and family size show that they fall more than 50% below the poverty line, they qualify for free counseling sessions that are covered by grant funding or donations from SENT supporters. SENT has also partnered with Topeka Public Schools and other community partners to raise awareness of the newly available mental health resources in the Hi-Crest community.

DEVELOPMENT + HOUSING

A large portion of the work that SENT performs in the community revolves around Housing within the Hi-Crest Neighborhood.

The Goal of SENT is to transform 15% of the housing in the Hi-Crest community. Housing development focuses on curb appeal, house rehab, and New Home Construction. SENT has purchased, rehabbed, and constructed 18+ properties and continues to look at properties for acquisitions.

Gaps and Tensions

SENT intends to Mind the Gap within the community. Within a 10-minute drive of Avondale East, the Median Household Income is \$42, 715. The median household income in Kansas is \$62,087. The unemployment rate in Hi-Crest is 14.5%. The Rate in Kansas is 6.9%. Almost 46% of residents spend 30% or more of their income on rent alone. Only 3.6% receive public assistance income, while 17%-18% of residents live below the poverty line.

While serving the Community, SENT manages several key tensions.



Gentrification vs Transformation

- SENT includes first right of refusal within a deed.
- Home must be Owner-occupied.
- Homes are priced in a way that allows residents to afford the cost of homes and allows first-time buyers access to assistance programs.



Rent vs Own

- 80% of homes transformed go to homeowners.
- SENT prioritizes providing affordable rental properties.



Pricing

- SENT strives to provide affordable properties to new homeowners and renters while also being conscious and considerate of the investments and property values of the existing residents within



CURB APPEAL PROJECTS



3332 SE GIRARD

REMODEL

BEFORE





AFTER



3334 SE GIRARD

NEW BUILD

BEFORE





AFTER



COMMUNITY PARTNERS

Through the various programs that SENT runs, the Organization has created a number of community financial partners, service partners, and relational partners. These include the following:





FREMONT HILL INTRODUCTION

INCEPTION

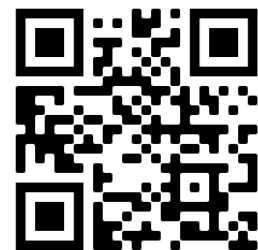
Through a generous gift and investments from SENT, the property now known as Fremont Hill was acquired just north of the Avondale East building in Hi-Crest. The West side of the property was gifted to SENT by Fellowship Hi-Crest Church. The East side of the property was partially donated by a private donor and partially purchased by SENT. The currently undeveloped property, sits just off of 29th street flanking Fremont, serving as the northern entrance to the Hi-Crest neighborhood.

The property is divided into two sides, 15 acres of Fremont Hill East, and 14 acres of Fremont Hill West. The East side of Fremont would be dedicated to Community Development, Community Resources, and Mixed-Use Residential. The West side of Fremont would be a mixture of mixed income single-family homes. Housing would target first-time homeowners or families looking for quality, affordable living opportunities.

03

FREMONT HILL VIDEO

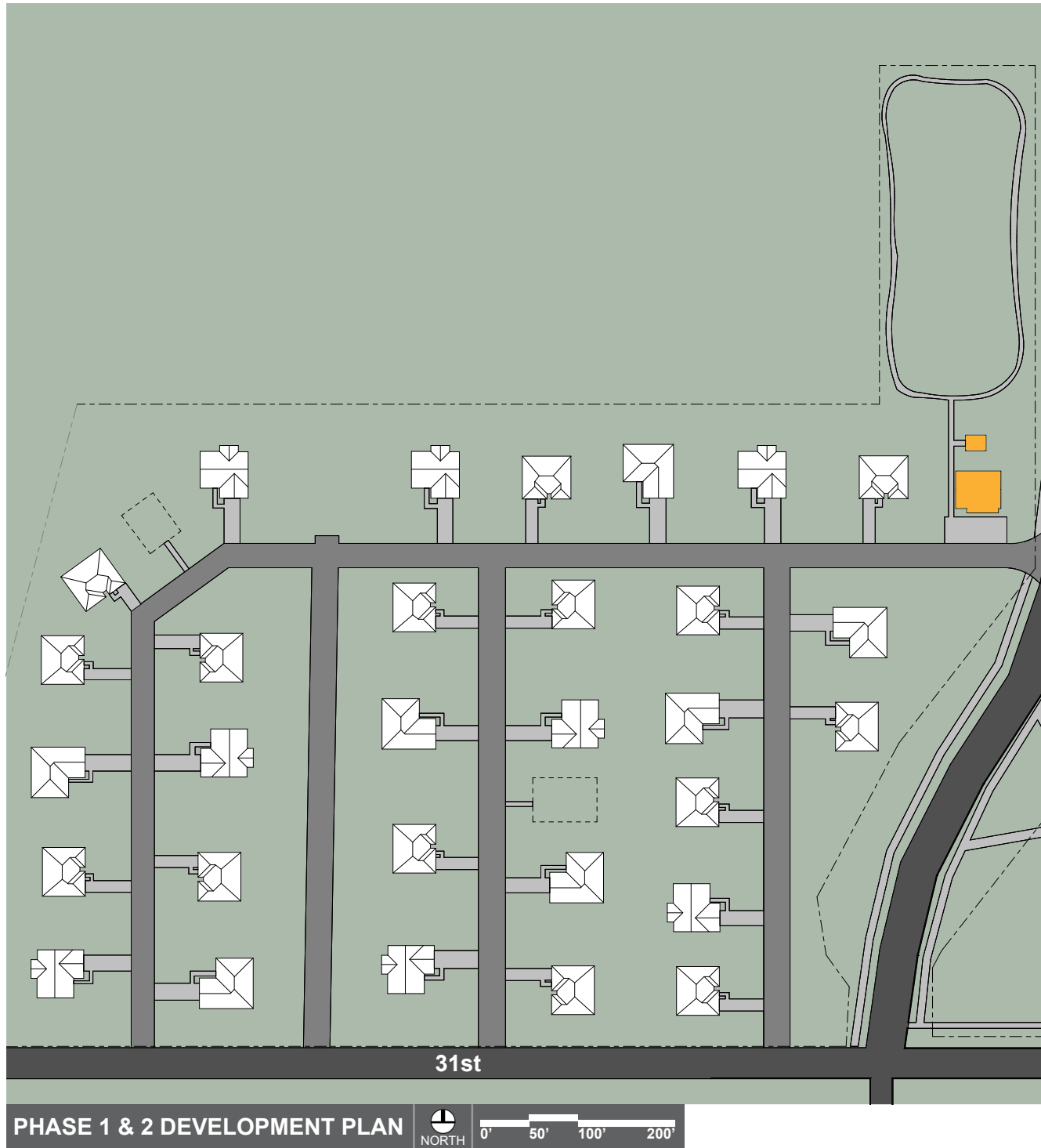
Scan the QR code below to view a short film of the history of Hi-Crest and vision of Fremont Hill.







FREMONT HILL PROPERTY APPROXIMATELY 30 ACRES





MAP ANALYSIS

 COMMUNITY CENTER

 RETAIL/RESIDENTIAL

 CLUBHOUSE

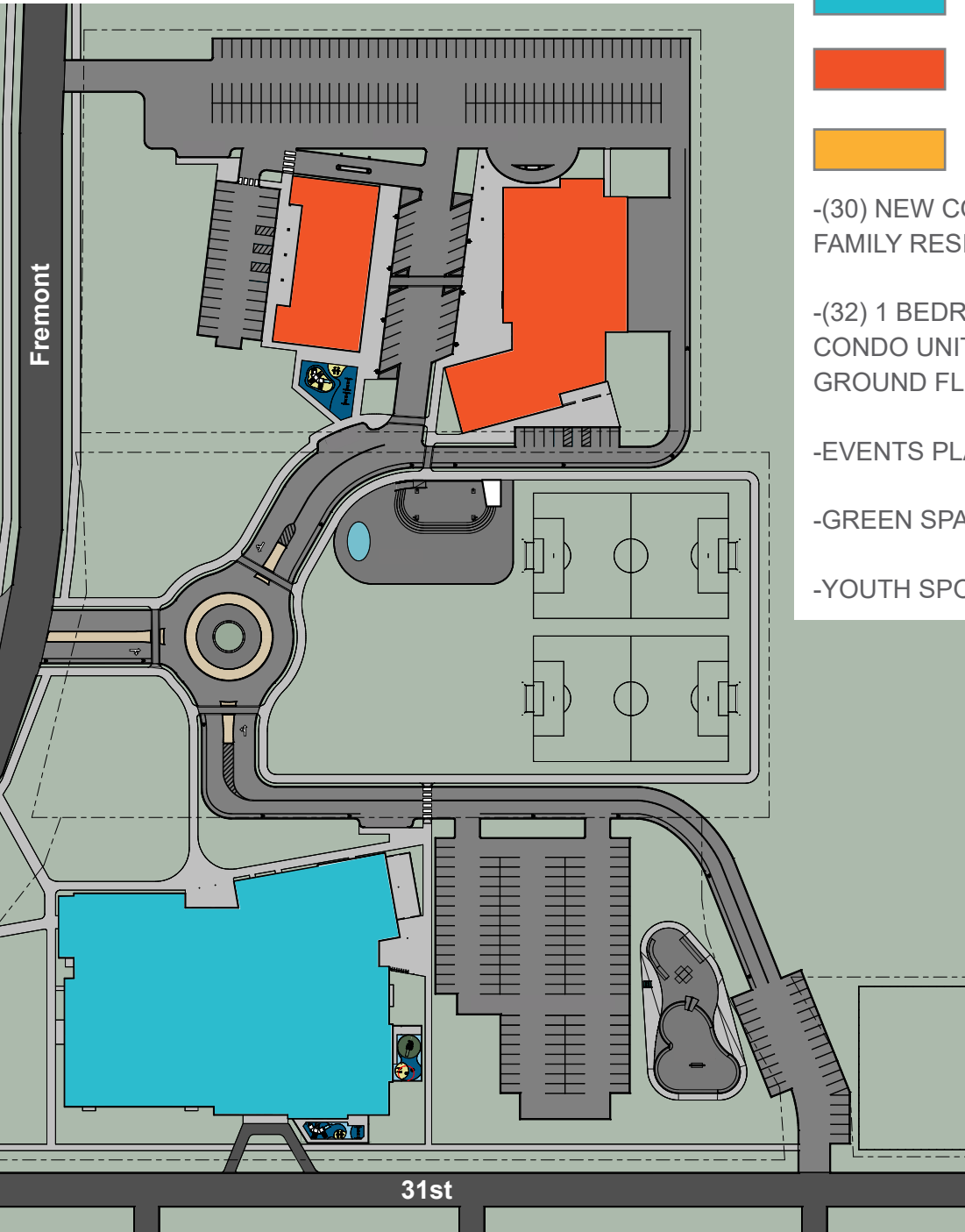
- (30) NEW CONSTRUCTION SINGLE-FAMILY RESIDENCES

- (32) 1 BEDROOM - 3 BEDROOM CONDO UNITS WITH RETAIL ON GROUND FLOOR

- EVENTS PLAZA

- GREEN SPACE

- YOUTH SPORTS FIELDS



FREMONT HILL PHASE I

PROPERTY STATISTICS

The West Side of the Fremont Hill development will consist of mixed-income single family homes. The housing development will target first-time homeowners or families with an average market-rate home price of \$166,000.

SITE ELEMENTS

- 10 Market-Rate Residences
- 20 Low-to-Moderate Income (LMI) Residences
- Club House
- Pavilion & Barbeque
- Walking Trail
- 2 Community Playgrounds

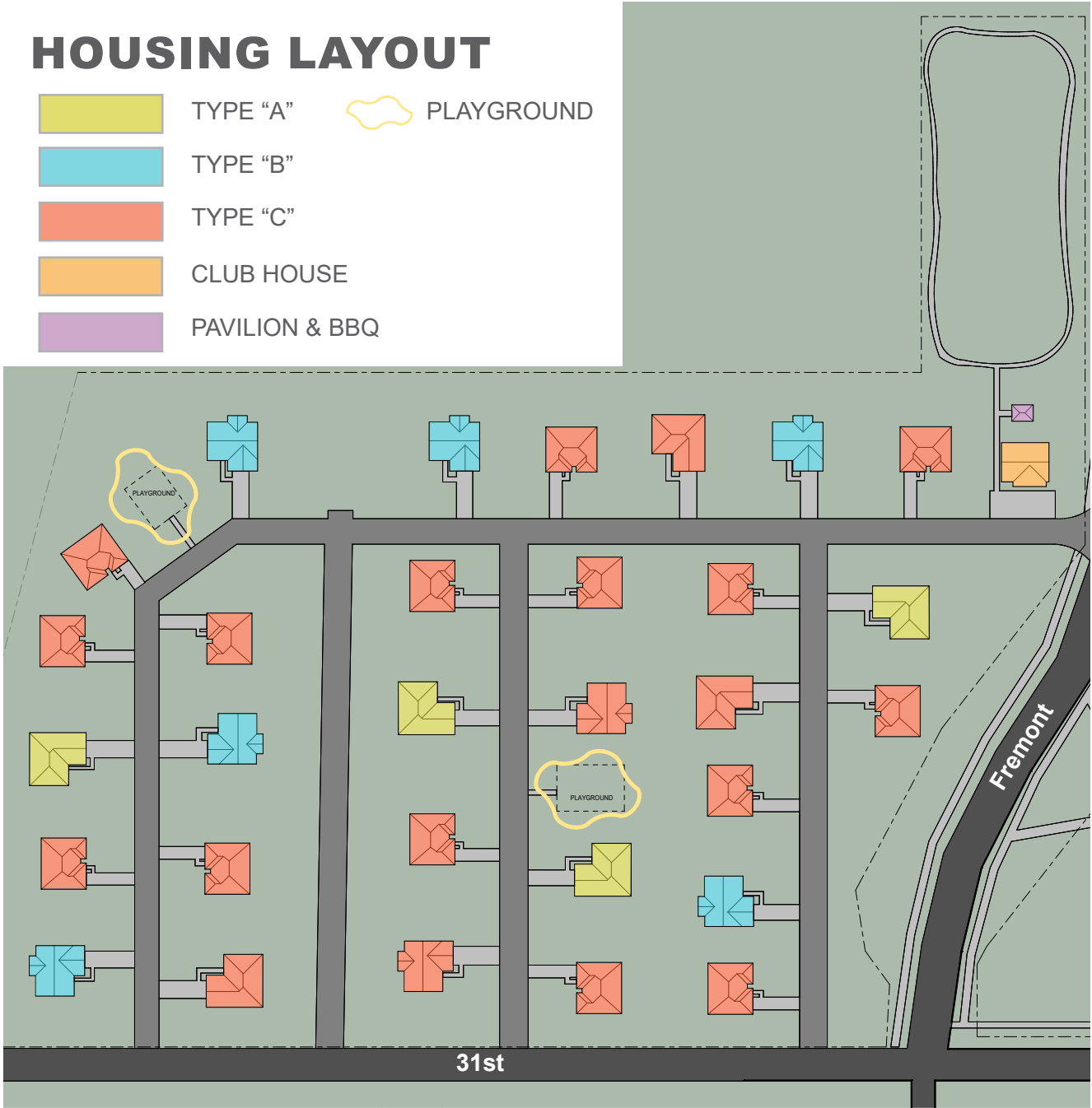


04



HOUSING LAYOUT

-  TYPE "A"  PLAYGROUND
-  TYPE "B"
-  TYPE "C"
-  CLUB HOUSE
-  PAVILION & BBQ

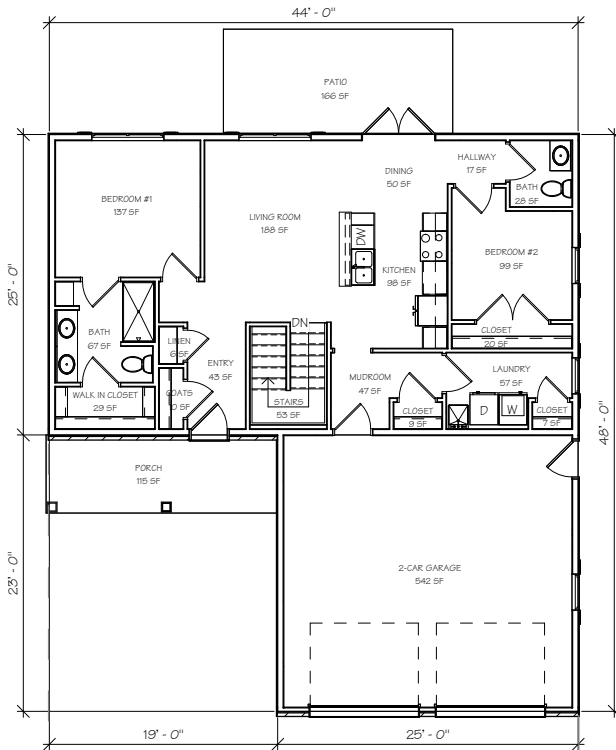


PHASE 1 DEVELOPMENT PLAN  NORTH 

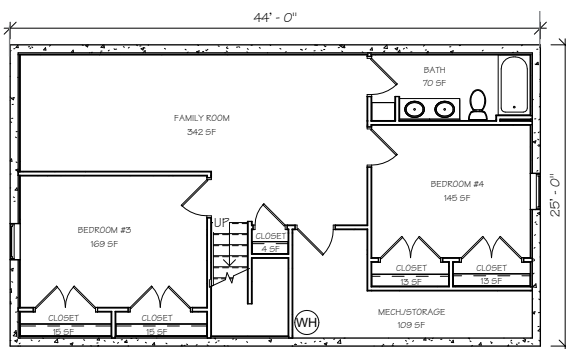
PHASE I AMENITIES

SENT has worked with Wallace Architects for the initial design phase of the houses. This partnership has resulted in Three unique floor plans to be constructed throughout the site. Housing designs “A” and “B” are market rate homes, and housing design “C” comprises the LMI homes.

HOME TYPE - “A”



TYPE A - MAIN LEVEL



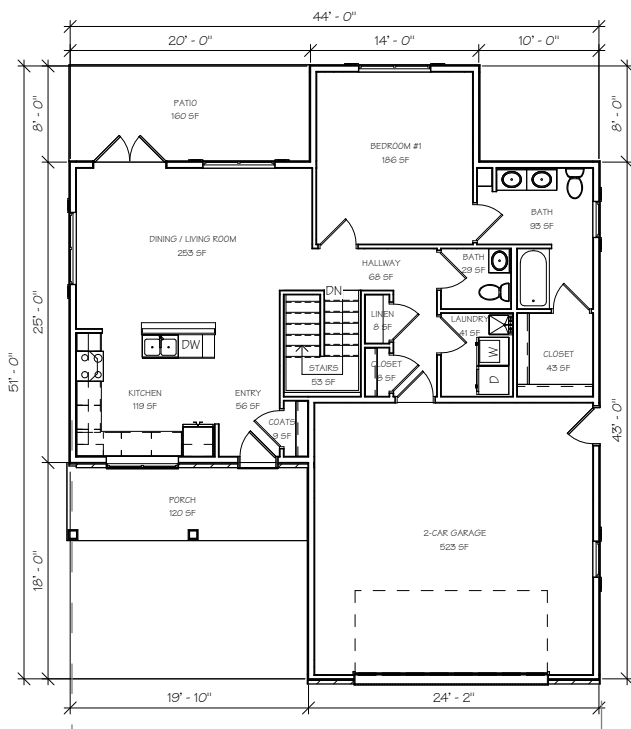
TYPE A - BASEMENT

HOME TYPES “A” & “B”

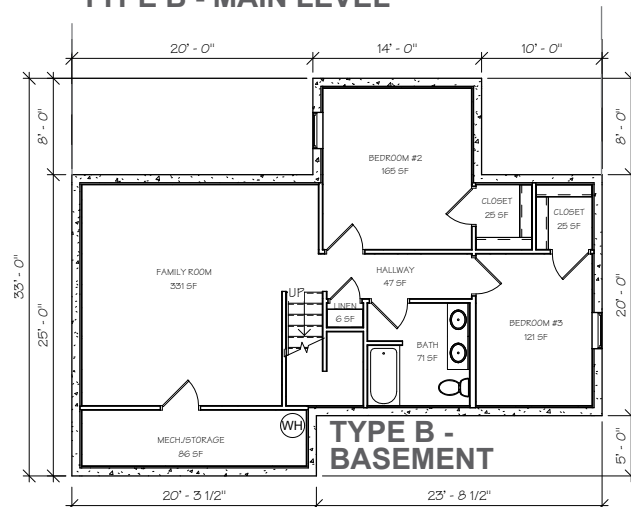
- 2200 SF
- Main Level and Basement
- 2-Car Garage
- 3-4 Bedrooms
- 2 ½ Baths
- Front Porch
- Back Patio



HOME TYPE - "B"

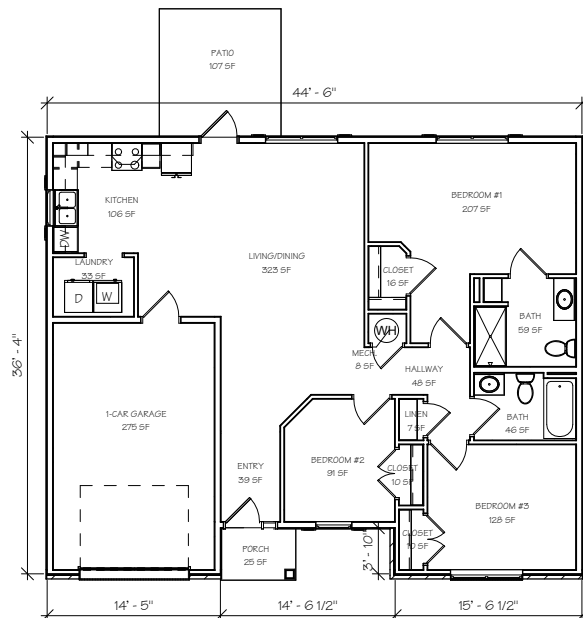


TYPE B - MAIN LEVEL



TYPE B - BASEMENT

HOME TYPE - "C"



TYPE C - MAIN LEVEL

HOME TYPES "C"

- 1270 SF
- Single Story
- 1-Car Garage
- 3-Bedrooms
- 2 Baths
- Back Patio



FREMONT HILL PHASE II

PROPERTY STATISTICS

The East Side of the Fremont Hill development will consist of several community-oriented spaces as well as residential condo units. Buildings and amenities serving the community will include a Community Center, and outdoor recreation space such as a Plaza, Sports Fields, Skate Park, and Dog Park. The Condos will be mixed-use with Retail spaces on the main level and two stories of residential units above. Condos will be mixed-income as well with a number of LMI units and Market-rate units.

05





SITE ELEMENTS

- Leasable Retail Space
- Proposed Local Grocer
- Proposed Community Health Clinic
- 32 Residential Condo Units
- Plaza & Splash Pad
- Youth Sports Field
- Dog Park
- Skate Park
- Community Center

PHASE II - CONCEPT MASTERPLAN





PHASE II AMENITIES

The East Side of Fremont Hill provides ample opportunities for connection and engagement with other members of the community. A circular drive throughout the Site allows for easy access between the different buildings and entities for both vehicles and city buses. Sidewalks ring the development welcoming walkers, bikers, and joggers visiting from the neighborhood or for events. The Site includes a central open green space with a covered plaza for concerts, movies, exercise classes, etc. A seasonal splash pad will draw families to meet together and play at Fremont Hill. The Central Green includes two youth sports fields and a walking path encircling the fields. Past the Community Center, a proposed skate park provides a space for local athletes to hone their skills and an enclosed dog park offers wide open play areas for pet owners and their dogs.

The South End of the development is home to the Community Center. The Community Center includes a proposed Public Library Branch, Non-Profit Office Suite, Childcare Center, and Recreation Space featuring a gymnasium with a full-court Basketball Court, 200 meter 4-lane track in the mezzanine above, a six-lane lap pool, kiddie pool, and therapy pool, a fitness center, locker rooms, and exercise classrooms. The Gymnasium will be able to host youth athletic events, after-school activities, Recreation League activities, and church services for Fellowship Hi-Crest. The Childcare Center will be able to serve up to 85 children.





PROPOSED COFFEE SHOP

Two mixed-use, mixed-income Residential buildings occupy the North End of the property. The first level of the buildings will house retail space. Planned developments include a neighborhood grocery co-op that will seek to partner with local growers and vendors, (7) leasable retail shell space, and a proposed community health clinic to serve the Hi-Crest neighborhood and surrounding areas.



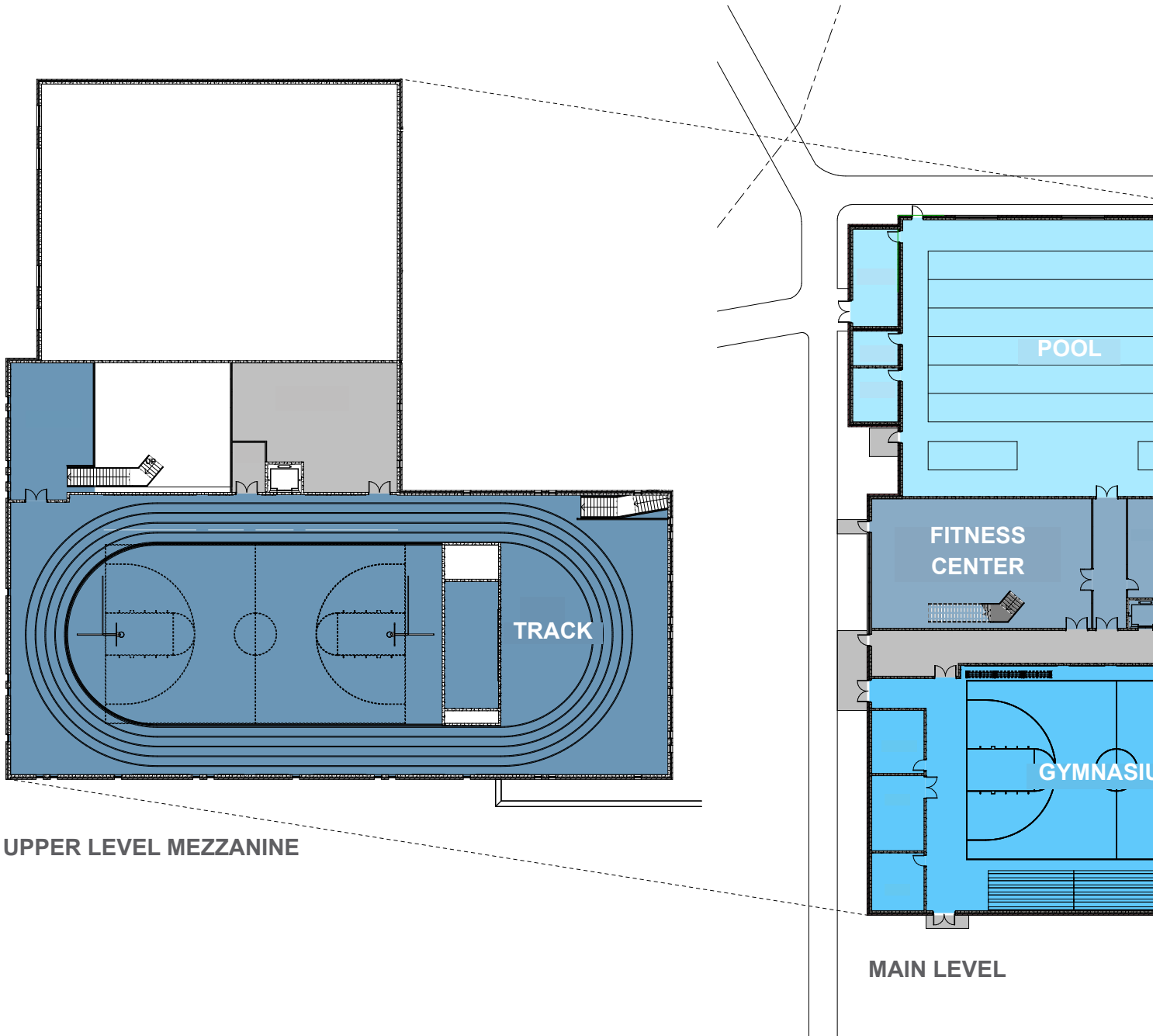
ROOFTOP PATIO

The Second and Third level of the Residences include 1-Bedroom, 2-Bedroom, and 3-Bedroom condominiums for sale. Condos will be a mix of (25) Market-Rate units and (7) LMI units and help meet the growing housing need in Topeka. Each Condo will have a private balcony with views onto either the active retail zone, the central green, or towards Downtown Topeka. Rooftop solar panels will help power each building on the site. Residences will even have access to a private rooftop patio overlooking the central green.



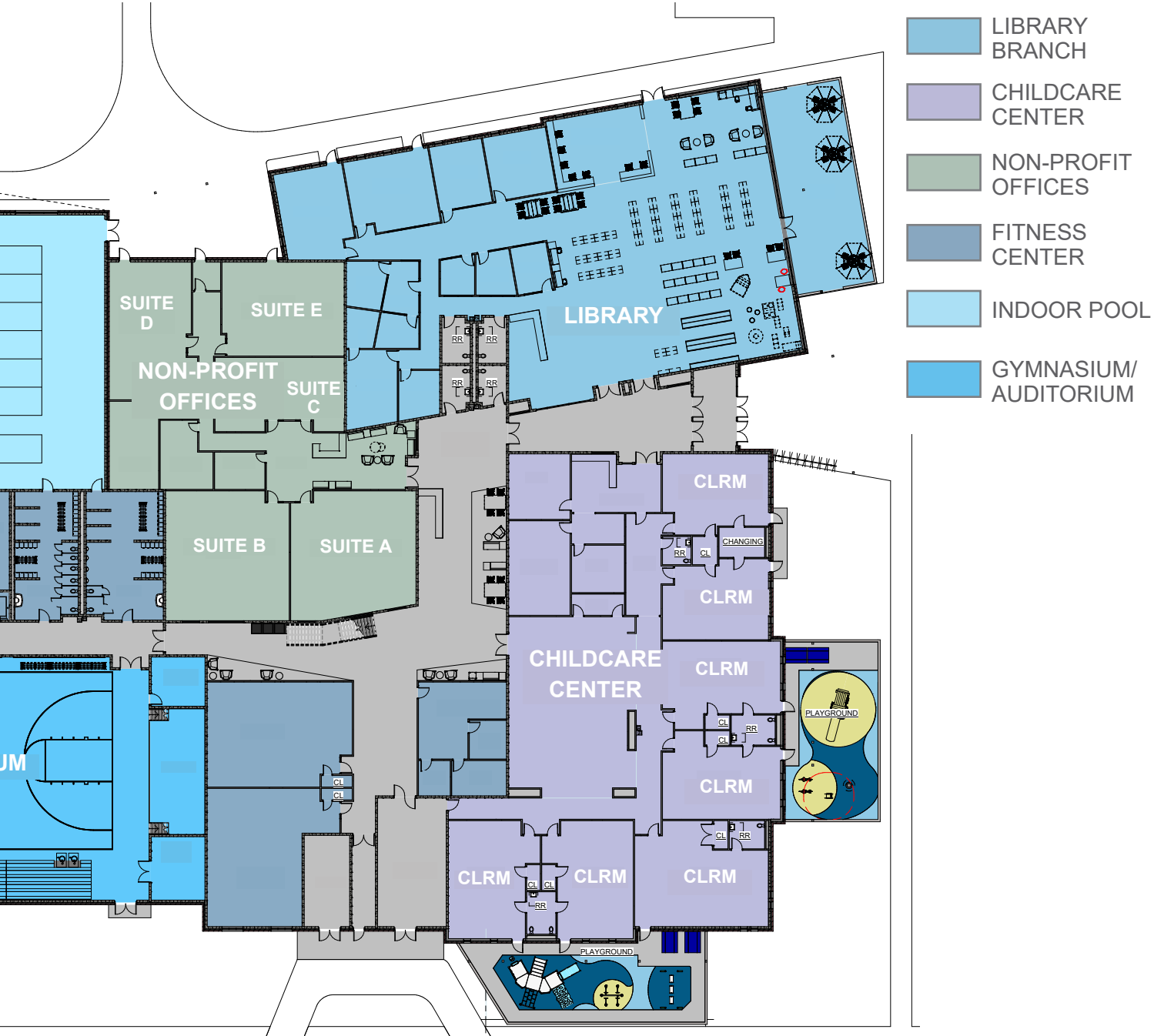
RETAIL STREETSCAPE

PHASE II - COMMUNITY CENTER - CONCEPT PLAN

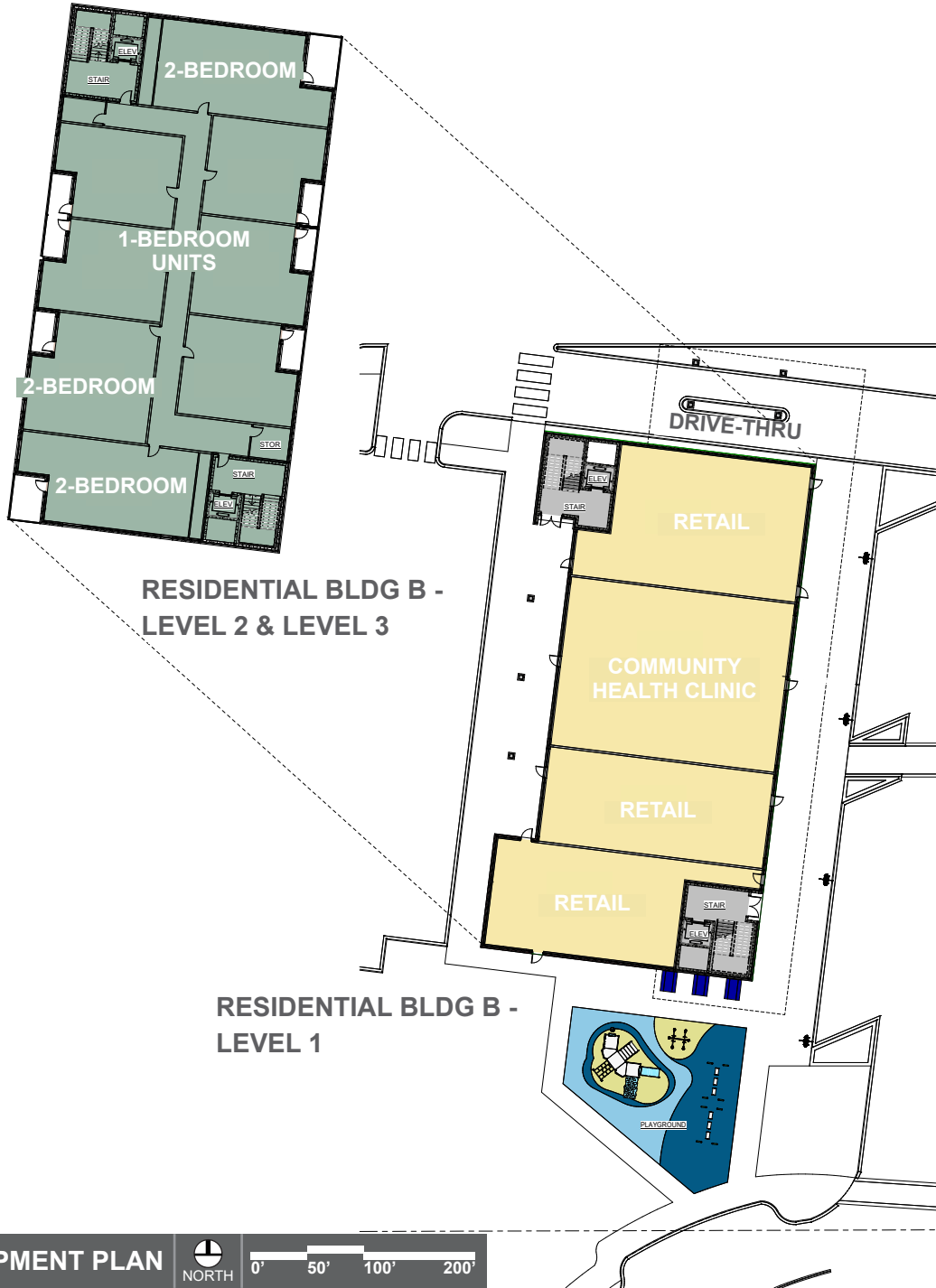




MAP ANALYSIS



PHASE II - RESIDENTIAL/RETAIL - CONCEPTUAL PLANS



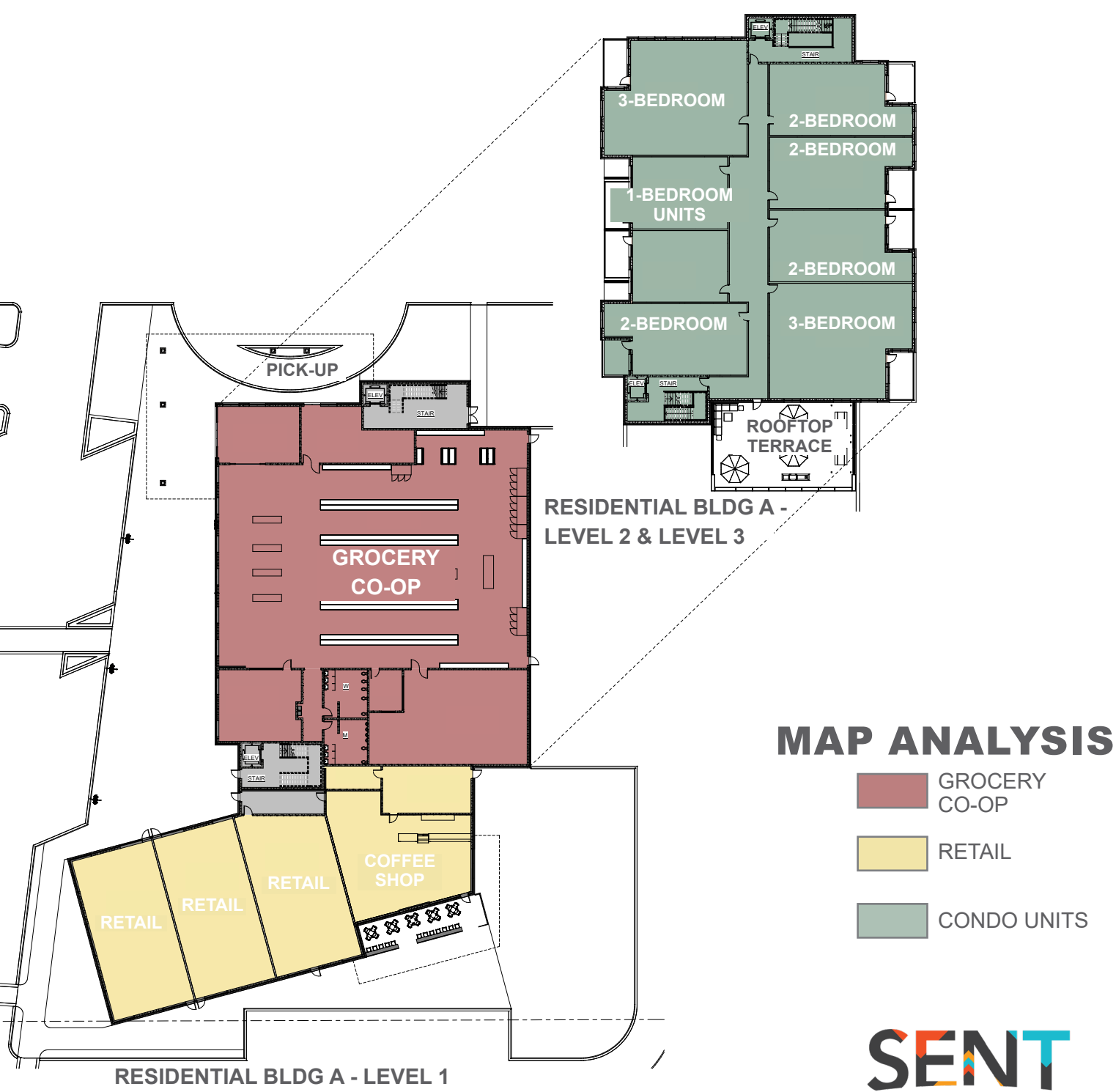
RESIDENTIAL BLDG B -
LEVEL 2 & LEVEL 3

RESIDENTIAL BLDG B -
LEVEL 1

RETAIL/RESIDENTIAL DEVELOPMENT PLAN

NORTH

0' 50' 100' 200'



PHASE II - CONDOMINIUM - CONCEPTUAL PLANS



1-BEDROOM FLOOR PLAN

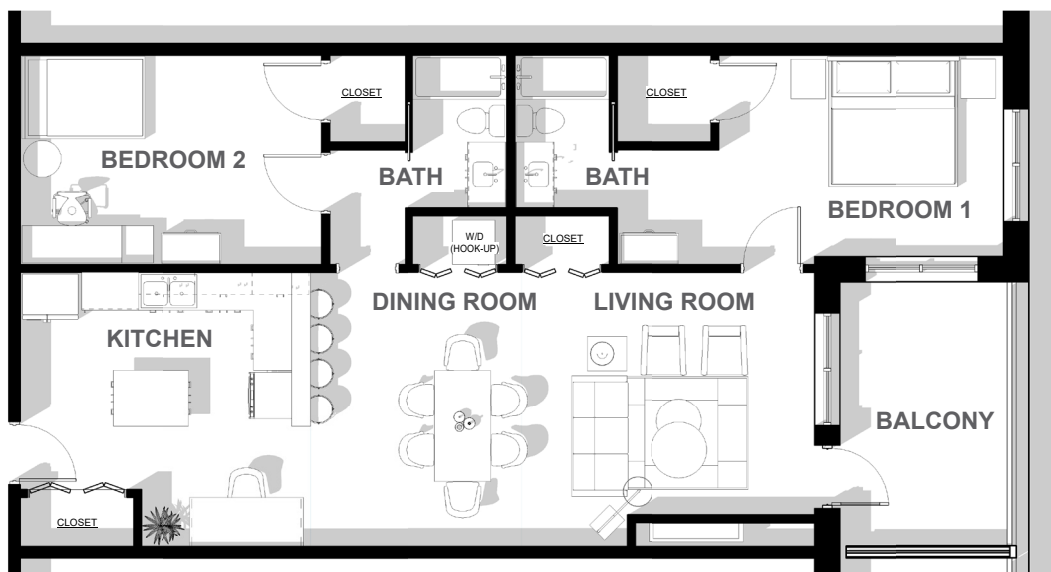
1 BEDROOM

1 BATH

900 SF

Estimated Sale Price: **\$135,000**

- Open Floor Plan
- Luxury Vinyl Tile & Carpet Flooring
- Kitchen w/Island and Bar-top
- Dining Area, Living Area
- Electric Fireplace
- Full Bath
- Washer/Dryer Hook-Up
- Private Balcony



2-BEDROOM FLOOR PLAN

2 BEDROOM

2 BATH

1200 SF

Estimated Sale Price: **\$155,000**

- Open Floor Plan
- Luxury Vinyl Tile & Carpet Flooring
- Kitchen w/Island and Bar-top
- Dining Area, Living Area
- Office Area
- Electric Fireplace
- Full Baths
- Washer/Dryer Hook-Up
- Private Balcony



3-BEDROOM FLOOR PLAN

3 BEDROOM

2 BATH

2000 SF

Estimated Sale Price: **\$255,000**

- Open Floor Plan
- Luxury Vinyl Tile & Carpet Flooring
- Kitchen w/Island and Bar-top
- Dining Area, Living Area
- Office Area
- Electric Fireplace
- Full Baths
- Washer/Dryer Hook-Up
- Private Balcony



RESIDENTIAL BUILDING A

SUMMARY

PROJECT IMPACTS

The Fremont Hill Development aspires to meet several critical needs of the Hi-Crest community and the larger whole of Topeka. Some of the biggest issues that Hi-Crest residents face include food insecurity, a shortage of quality and affordable housing, and limited public transportation. The vision and goals of the Fremont Hill development seek to align with the needs of the community and assist in providing a tangible, physical solution to close the gap within the neighborhood. Fremont Hill aims to offer decent, affordable housing, build a strong community, provide opportunities for growth and

economic development, and celebrate the families and individuals that already call Hi-Crest their home while welcoming future residents into the community.

Project Impacts include sparking neighborhood rebirth, providing access to essential services, and providing balanced, high-quality, diverse housing.

Within 10 years of the ribbon cutting for Fremont Hill, community members anticipate continued and improved living and loving their neighbors of Hi-Crest, accessing shopping right in their neighborhood, participating in personal skills classes, attending entertainment activities, playing youth sports, signing up for swim lessons, hosting STEM workshops, and planning the next Topeka Neighborhood Development.



06



ECONOMIC IMPACTS

In 2021, SENT conducted a Projected Economic Impact Analysis to determine the impact that the Fremont Hill development will have on the economy of Topeka and the costs and benefits for local taxing districts over the first ten years.

The overall net benefits for the City of Topeka and Shawnee County over the next 10 years based on results of the analysis include \$6,438,443 for the City of Topeka, and \$5,809,567 for Shawnee County. This equates to \$12,248,011 in Net Benefits for Topeka and the surrounding areas.

The Project's construction will support approximately 241 temporary construction jobs and salaries, netting up to \$38,512,000 total in construction salaries.

The two phases of the Fremont Hill development, single-family residences on the West side and Community development on the East Side, and the rehabilitation of 72 homes over the next five years are projected to add and/or retain an estimated \$56.6 million in real property improvements on local tax rolls.

THE FIRST TEN YEARS

The project's operations will have a substantial impact on Topeka's economy in the first 10 years.

• Permanent direct and indirect jobs created	243
• Direct and indirect workers who may move to the city	10
• New residents in the City	30
• New students expected in USD 501	7
• Salaries to be paid to direct and indirect workers	\$36,195,825
• Taxable sales and purchases expected in the City	\$71,537,891
• Project's assets added to local tax rolls	\$56,613,333

CONCEPTUAL DESIGN COST ESTIMATE

All cost estimate numbers are conceptual and subject to change and escalation. Cost Estimates are based on current market pricing and labor rates. Site Work includes preparation of the each project site, grading, utilities, paving, landscaping, etc. Cost estimates for both the Community Center and Retail/Residential buildings include all preparation work and building construction. Designs and estimates shown within this publication are conceptual and are subject to change. Designs shown are intended to spark interest and give an idea of the possibilities of the project and overall goals of the development. Costs do not include furniture or accessories.

PHASE 1

SITE WORK

\$2.2MM

30 HOUSING UNITS

\$7.8MM 20 LMI HOMES, 10 MARKET RATE
HOMES

Total estimated Phase 1 costs = \$10MM

PHASE 2

SITE WORK

\$4.5MM - \$5.5MM

COMMUNITY CENTER

\$25MM - \$32MM

RETAIL/RESIDENTIAL

\$24MM - \$30MM

+ Project development costs, equipment, & escalation

Total estimated Phase 2 costs = \$85MM - \$100MM



OPPORTUNITIES FOR SUPPORT

SENT continually seeks out new businesses and organizations in which to partner. There are several opportunities to support SENT and the Fremont Hill Development as the project moves into further design stages and ultimately construction.

1 CREATE

SENT welcomes businesses and organizations to donate their time through committee support, grant writing support, and volunteer support. SENT is also looking for interested companies to move into the development and begin shaping the new face of the Hi-Crest community.

2 CONTRIBUTE

As potential partners are able, SENT graciously accepts donations from community partners. Donations can be made in kind, through services offered, lending programs for homeowners, and other skills shared in developing the project, or monetary donations may be accepted as well.

3 CONNECT

SENT encourages partners to leverage relationships and assist in making contacts within the community to help further the goals of the organization and the Fremont Hill development. SENT appreciates publicity and endorsements offered from community partners who support the mission and vision of Fremont Hill.





ACKNOWLEDGEMENTS

SENT, INC.

Johnathan Sublet	Board Chairman
Nikki Ramirez-Jennings	Executive Director
Dr. Beryl New	Vice Chair
Qiana Anthony	Treasurer
Sheena Ward	Board Member
Dana Revels	Board Member
Linessa Frazier	Board Member
Daphne Lauber	Board Member
Christine Caplinger	Board Member/Steering Committee Member
Tricia McCourt	Board Member/Steering Committee Member
Kristin Miller	Board Member/Steering Committee Member
Tre-Jor Hopkins	Board Member
Sara Hoyer	Board Member

PHASE II STEERING COMMITTEE

Tarold Davis	Phase 1 & Phase 2 Project Manager
Nellie Hogan	Hi-Crest Resident, Treasurer & Secretary of Hi-Crest NIA
Matt Vanderpool	Owner of 8 Iron Therapy
Del-Metrius Herron	Genesis Real Estate
Marie Pyko	Topeka Shawnee County Public Library CEO
Monique Glaudé	City of Topeka Director of Community Engagement
Bill Cochran	Interim Topeka City Manager
Sylvia Ortiz	City of Topeka Councilwoman
Aaron Mays	County Commissioner

DESIGN TEAM

Wallace Architects	Phase I Conceptual Design Architect
HTK Architects, Inc.	Phase II Conceptual Design Architect

THANK YOU!



FREMONT HILL THE NEW SOUTH

SENT

ADDITIONAL RESOURCES & INFORMATION

 <https://sentopeka.com/>

 <https://www.facebook.com/SENTtopeka>



