

Welcome!

6:00 Meeting Begins

6:45 Presentation

7:00 Break-out & discussion

7:45 Wrap-up

TEF





Salinas Chinatown

Soledad Street Redevelopment Community Meeting

City of Salinas | April 29 2025



Photo: Larry Hirahara

We Craft Places People Love.

Established in 1997, our San Francisco-based staff of architects and interior designers provides large firm experience, delivered through the culture and care of a small practice.

25+

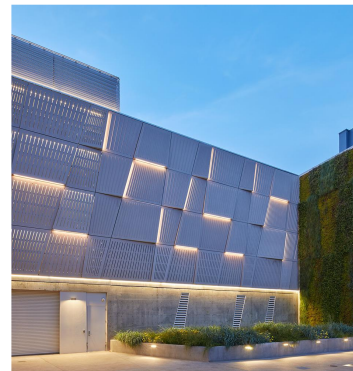
Years serving
the Bay Area

50+

Architects, designers
and support staff

MBE

Minority Business
Enterprise, CA State



TEF

TEF Design at a Glance . . .

Based in San Francisco

Close proximity enables us to provide hands-on, responsive support at every phase.

50+ Employees

We provide a large firm experience delivered through the culture of a small practice.

- 16 CA Licensed Architects
- 5 Interior Designers
- 23 Technical Designers



01

Salinas Chinatown Redevelopment



Cultural District

- Asian Cultural Heritage District
- Period: 1893 - 1957
- Largest active Chinatown between San Francisco and Los Angeles
- Multicultural gathering place for immigrant laborers who formed the backbone of CA's agricultural economy (Chinese, Japanese, Filipinos, Mexican)
- Within City of Salinas "Areas of Historic and Architectural Merit"
- Architectural style is an emblem of multicultural heritage and historic buildings display Asian and Spanish influence: upturned roof eaves, tile roofs, and detailed balcony railings



Site Context

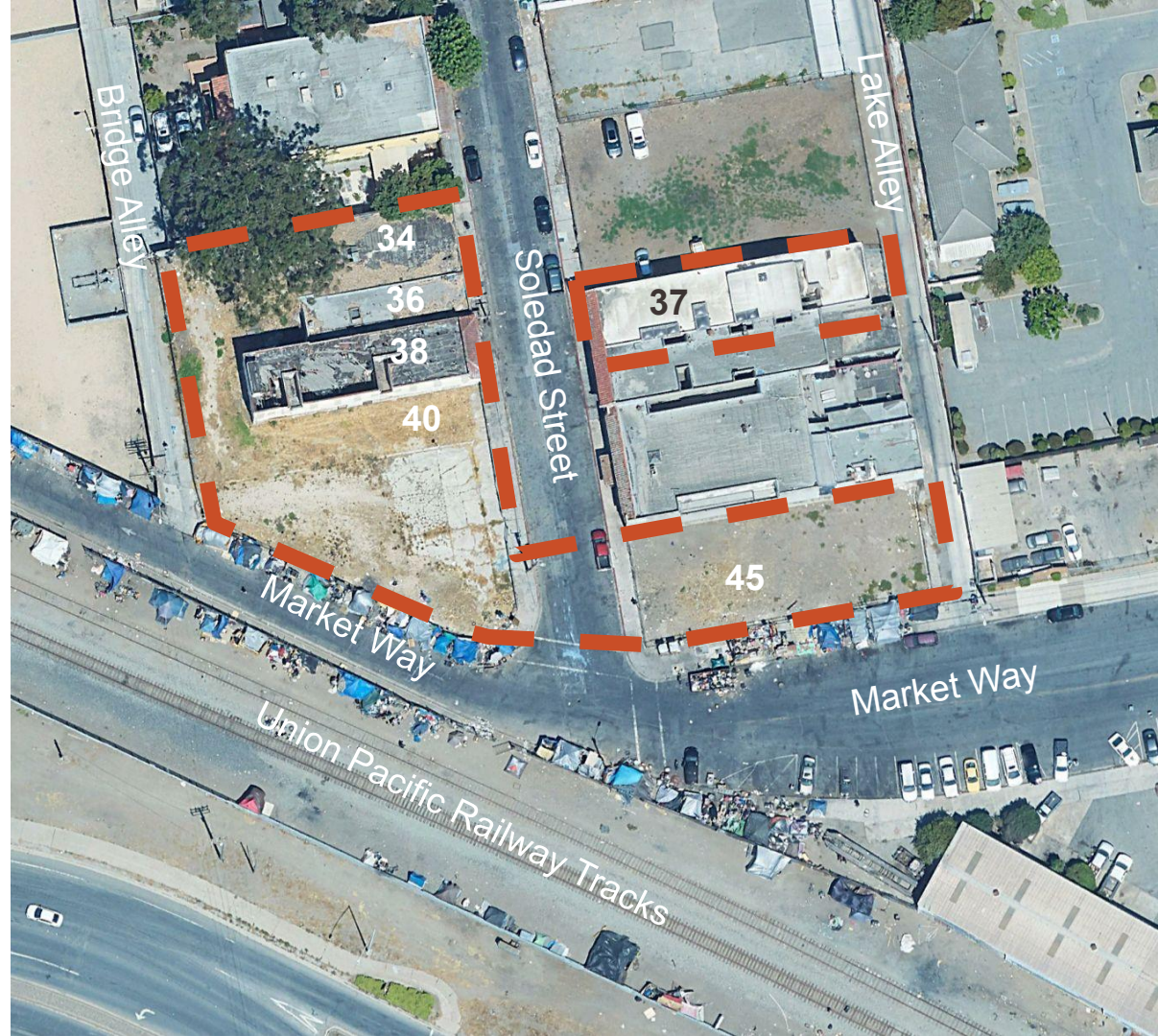
34 & 36 Soledad: Existing 1-story buildings, formerly commercial/ restaurant use

38 Soledad: Existing 2-story building, formerly Arre's Pool Hall + apartments, City of Salinas Historic Resource

40 Soledad: Empty lot

37 Soledad: Republic Cafe, NRHP listed property

45 Soledad: City-owned lot



Overall Project Goals

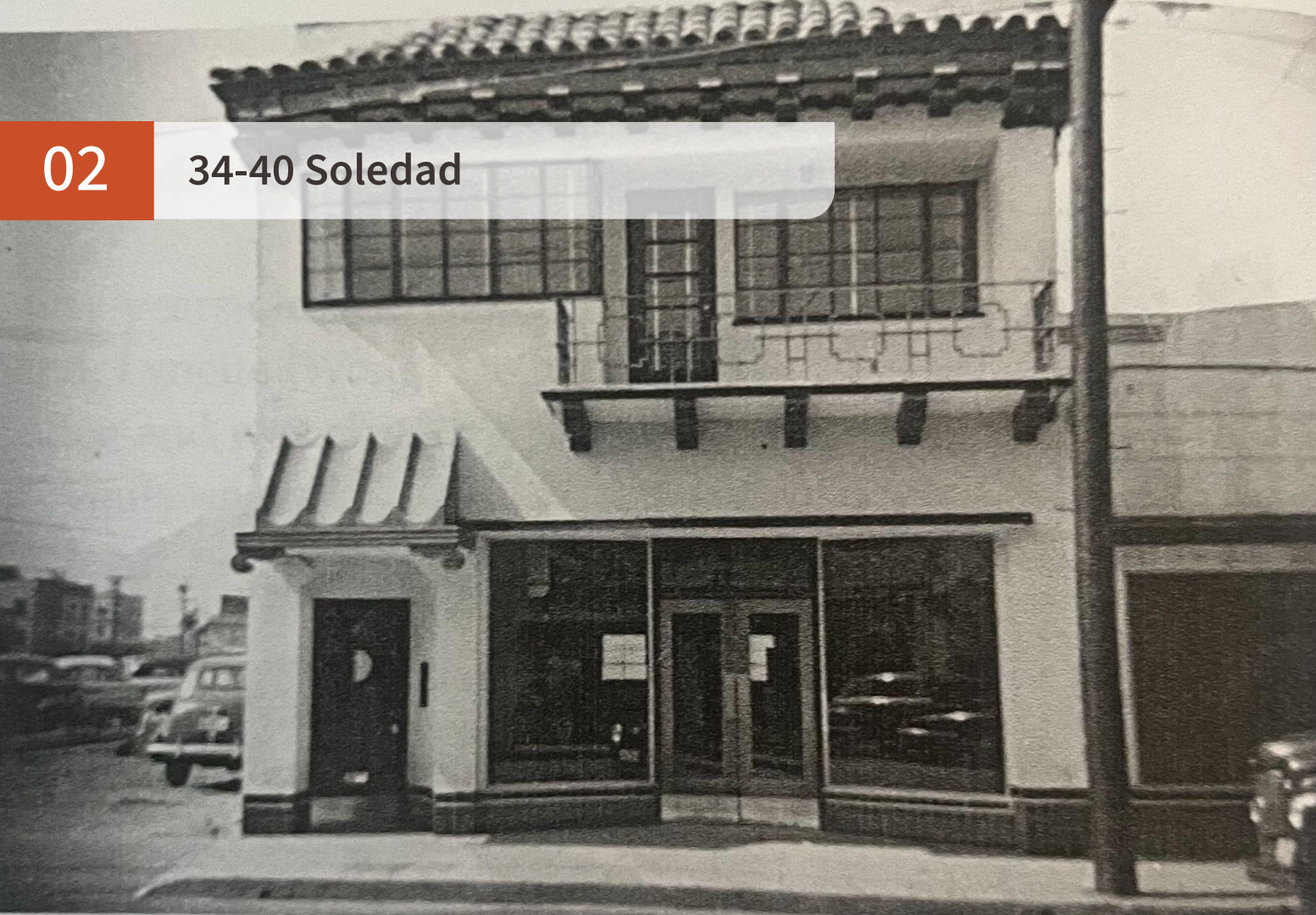
Soledad Street Redevelopment

- Engage the community + build on revitalization work to date
- Celebrate history, character + culture of Salinas Chinatown
- Focus on mixed use + affordable housing
- Emphasize energy efficiency



02

34-40 Soledad



38 Soledad Street

City of Salinas Historic Resource

- Existing 2-story building
- Formerly Arre's Pool Hall with apartments above
- Recently red-tagged due to weather damage & safety concerns
- Proposed development would aim to salvage existing architectural elements and reconstruct the historic facade



34-40 Development

Mixed Use

Commercial + Affordable Housing

Level 1

Commercial Space	+/- 5000 SF
Resident Lobby/Service	+/- 2000 SF
Resident Garage	26 spots

Level 2

Resident Green	+/- 5600 SF
----------------	-------------

Levels 2-5

Studios	4	10%
1 Bed	16	40%
2 Bed	16	40%
3 Bed	4	10%



34-40



34-40



TEF

34-40 Soledad Proposed Development



03

45 Soledad



45 Soledad Street

Lost Building - Former Republic Hotel

- Constructed c. 1932
- Building lost to fire in 2017
- Not a listed historic resource, but replacing the building in a future development would support the historic neighborhood character
- Lost Architectural Features:
 - Two-story masonry building
 - Hipped tiled roof with a subtle flare
 - Prominent awning at Soledad St over a central commercial entry
 - Inset windows of various sizes with ornate balconies at both facades



45 Soledad Development Options

Mixed Use - Commercial + Affordable Housing

3-Story Option

Level 1

Commercial Space	+/- 3,630 SF
Resident Lobby/Service	+/- 980 SF
Commercial Garage	1 loading zone

Levels 2-3

Studios	1	11%
1 Bed	4	44%
2 Bed	3	33%
3 Bed	1	11%

Roof

Resident Green	+/- 2,870 SF
----------------	--------------

5-Story Option

Level 1

Commercial Space	+/- 1,630 SF
Resident Lobby/Service	+/- 1,150 SF
Resident Garage	5 spots

Levels 2-5

Studios	2	12.5%
1 Bed	6	37.5%
2 Bed	6	37.5%
3 Bed	2	12.5%

Roof

Resident Green	+/- 3,120 SF
----------------	--------------

3-Story



3-Story



5-Story



5-Story



45 Soledad Development Options



3-Story Option



5-Story Option

04

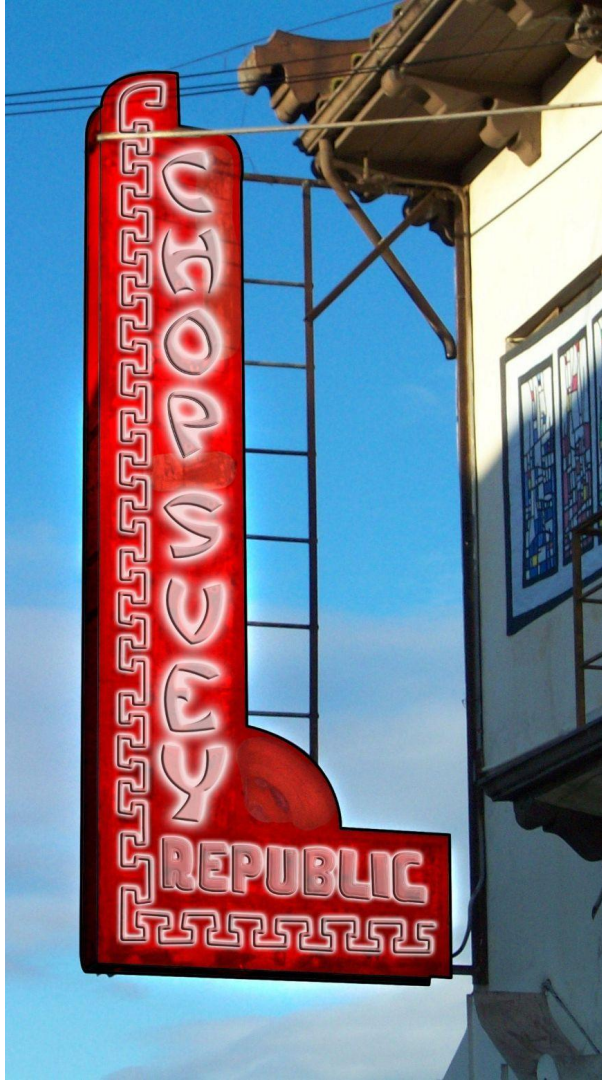
37 Soledad



37 Soledad Street

Republic Cafe

- NRHP listed property & City of Salinas Historic Resource
- Built in 1941 by Wallace Ahyte and Bow Chin
- Significant gathering place for Chinese, Filipino and Japanese community members
- Planned as future museum & cultural center to commemorate Salinas Chinatown



37 Soledad

Concept Plans



Courtesy of ACE (Asian Cultural Experience)