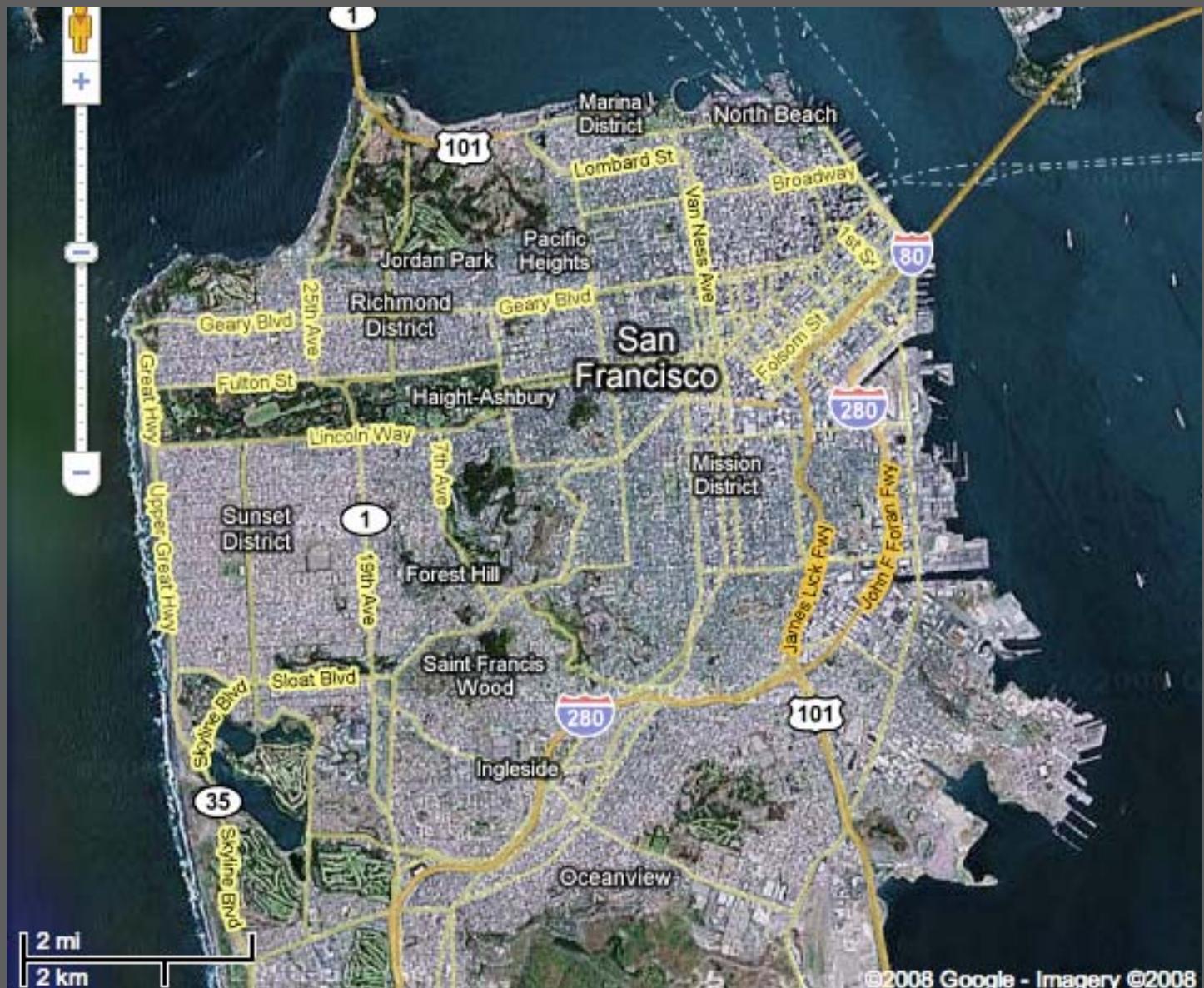


San Francisco pre-1980 concrete building count

David Bonowitz, S.E.

Concrete Coalition Workshop
Los Angeles
January 28, 2009

San Francisco



Four questions

- In San Francisco, how many ...
 - Buildings (demographics, economics)
 - Pre-1980 buildings (history)
 - Concrete buildings (engineering, insurance)
 - Pre-1980 concrete buildings

Sources

- Counts and surveys
 - Assessor's data collected by CAPSS
 - Building permit data
 - Loss estimates
- Plans and histories
 - Past and current land use plans
 - Historic preservation studies
 - Housing and economic reports
 - Engineering firm archives
- Field work

Assessor's data

■ Limited reliability

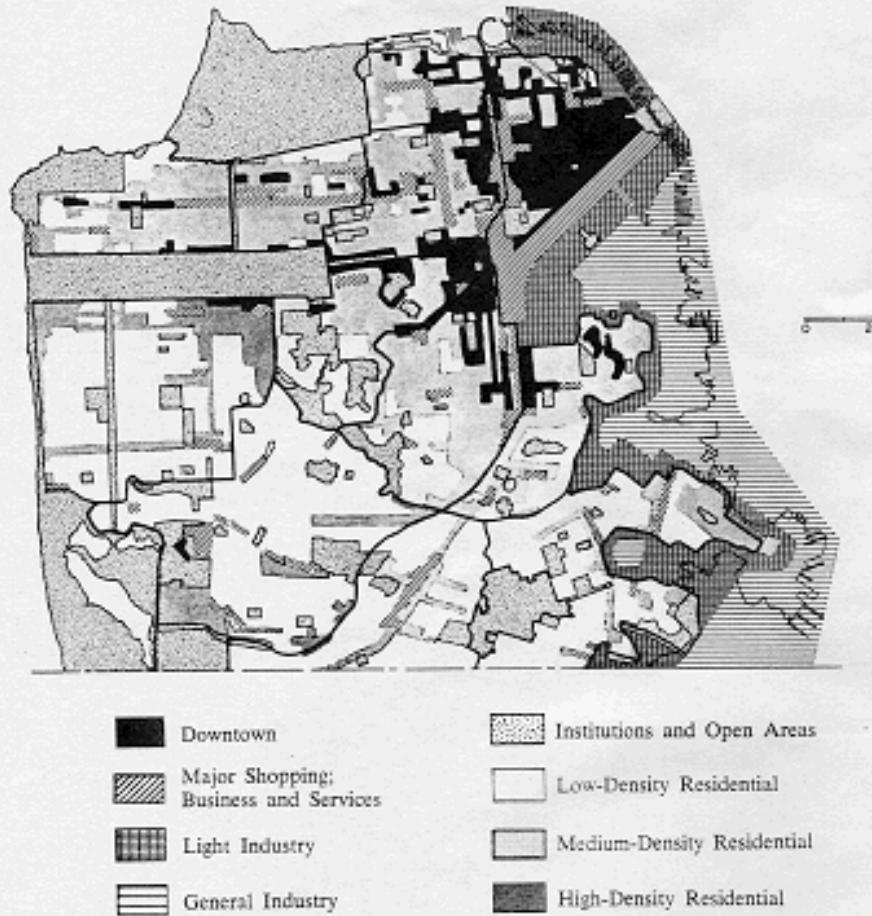
Construction type	1975 or earlier	Post-1975
All	158,325	21,122
Steel or wood	143,899 (91%)	18,039 (85%)
“Special” or unknown	8797 (6%)	1293 (6%)
Reinforced concrete	1306 (0.8%)	255 (1.2%)
Masonry or concrete	4323 (3%)	1535 (7%)

■ Minimum: 1300

■ Maximum: $1306+4323-1800 \text{ URM} = 3800$

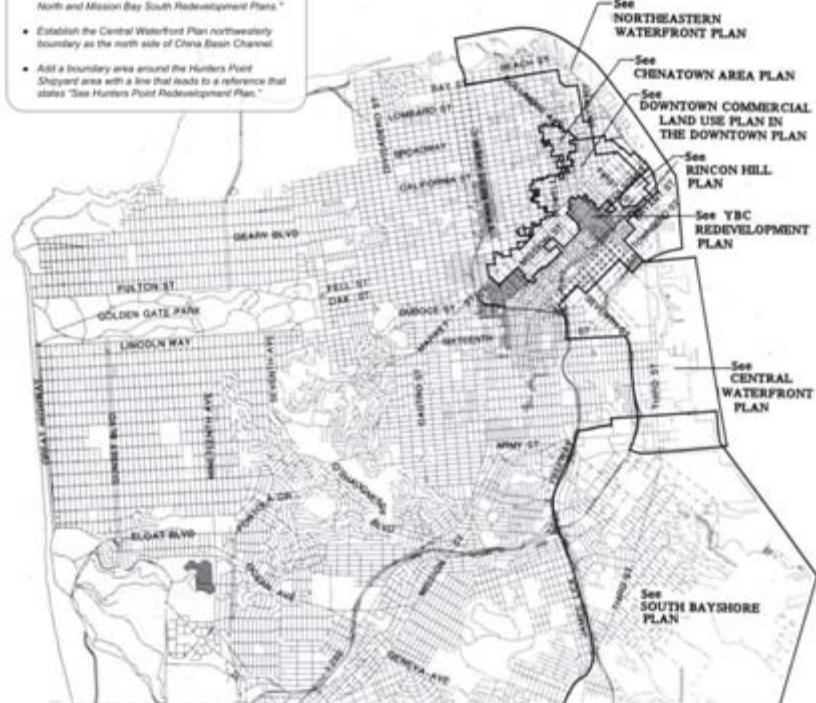
Historic data

GENERAL PLAN—1953



MAP TO BE EDITED

- Add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans."
- Establish the Central Waterfront Plan northwesterly boundary as the north side of China Basin Channel.
- Add a boundary area around the Hunters Point Shipyards area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan."



**GENERALIZED COMMERCIAL
AND INDUSTRIAL LAND USE PLAN**

Map 1

MAJOR SHOPPING

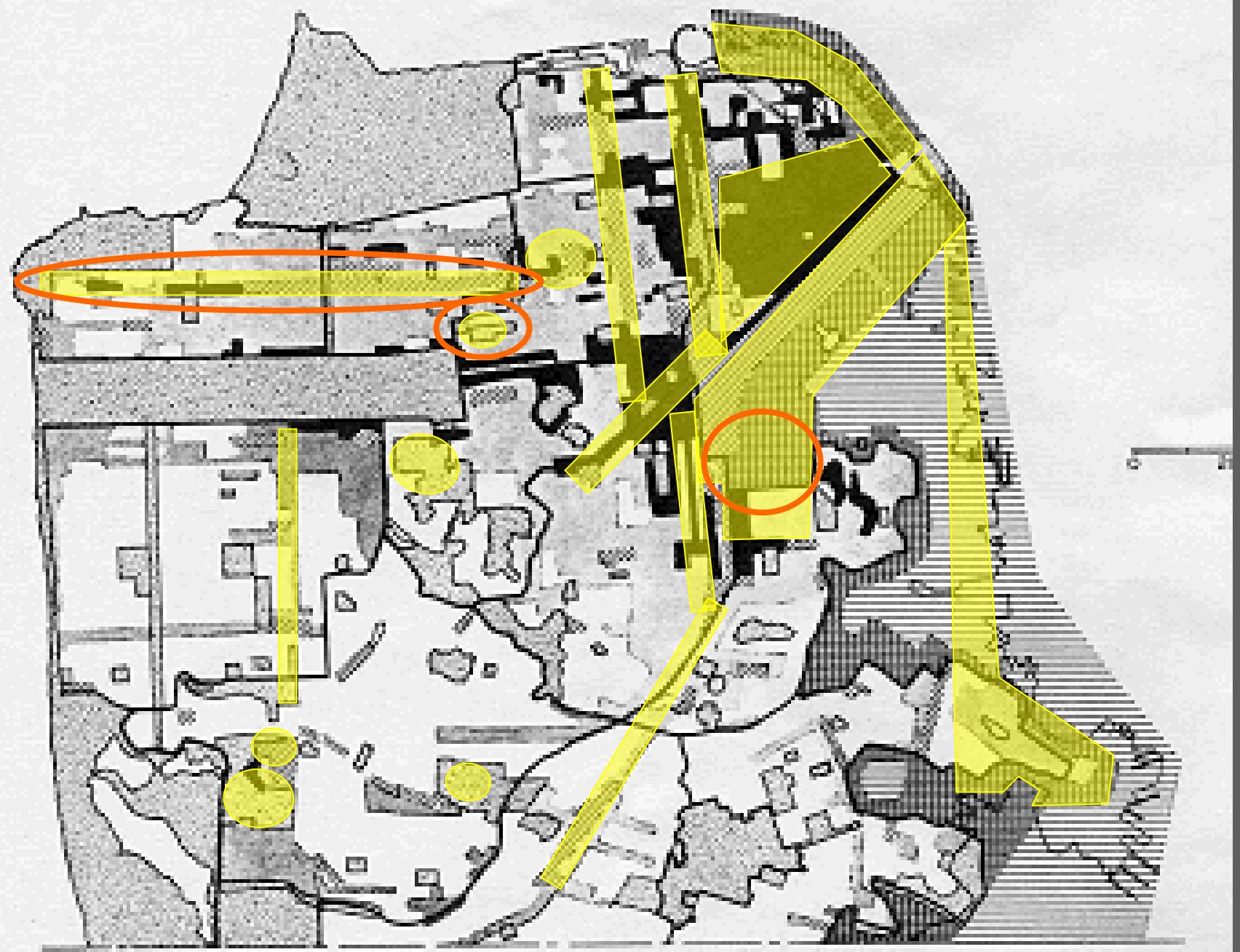
LIGHT INDUSTRY

BUSINESS AND SERVICES

GENERAL INDUSTRY

Note:
For Neighborhood Commercial Areas, see the Generalized Neighborhood Commercial Land Use and Density Plan.

NOTE: The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder and will be replaced by final maps illustrating these amendments in graphic form.



Geary Boulevard

< wd >

< wd > RC?

RC? cmu

urm? cmu wd



< wd > RC? < wd > wd urm <wd> < wd >

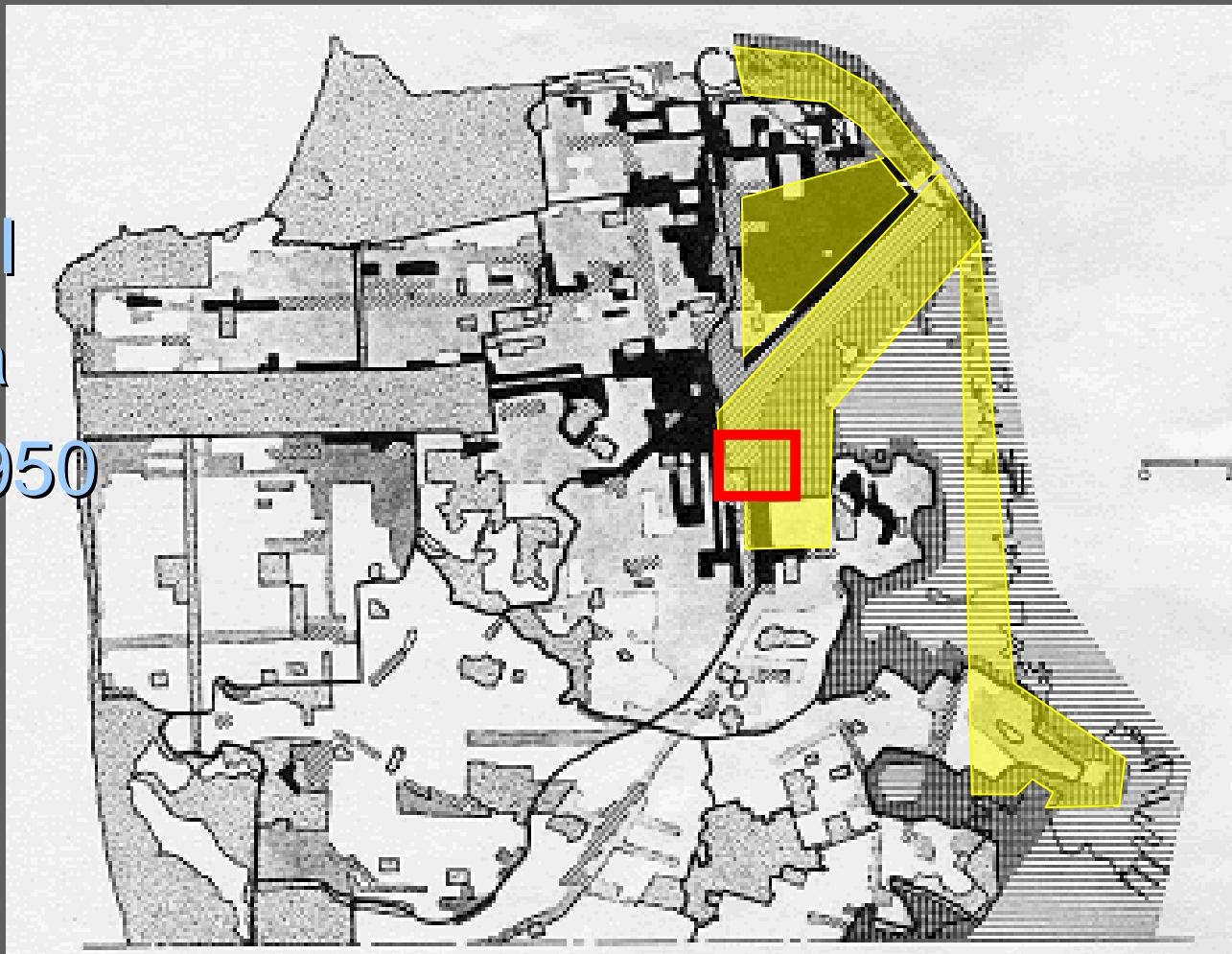
Geary Boulevard

- 38 blocks, 2 sides
- ~365 buildings
- ~20 NDC buildings



Potrero-Mission district

- Downtown + commercial, light industrial
- 46 block area
- Mostly pre-1950



Potrero-Mission district

- 46 block area
- ~45 NDC buildings
- ~9/45 retrofitted

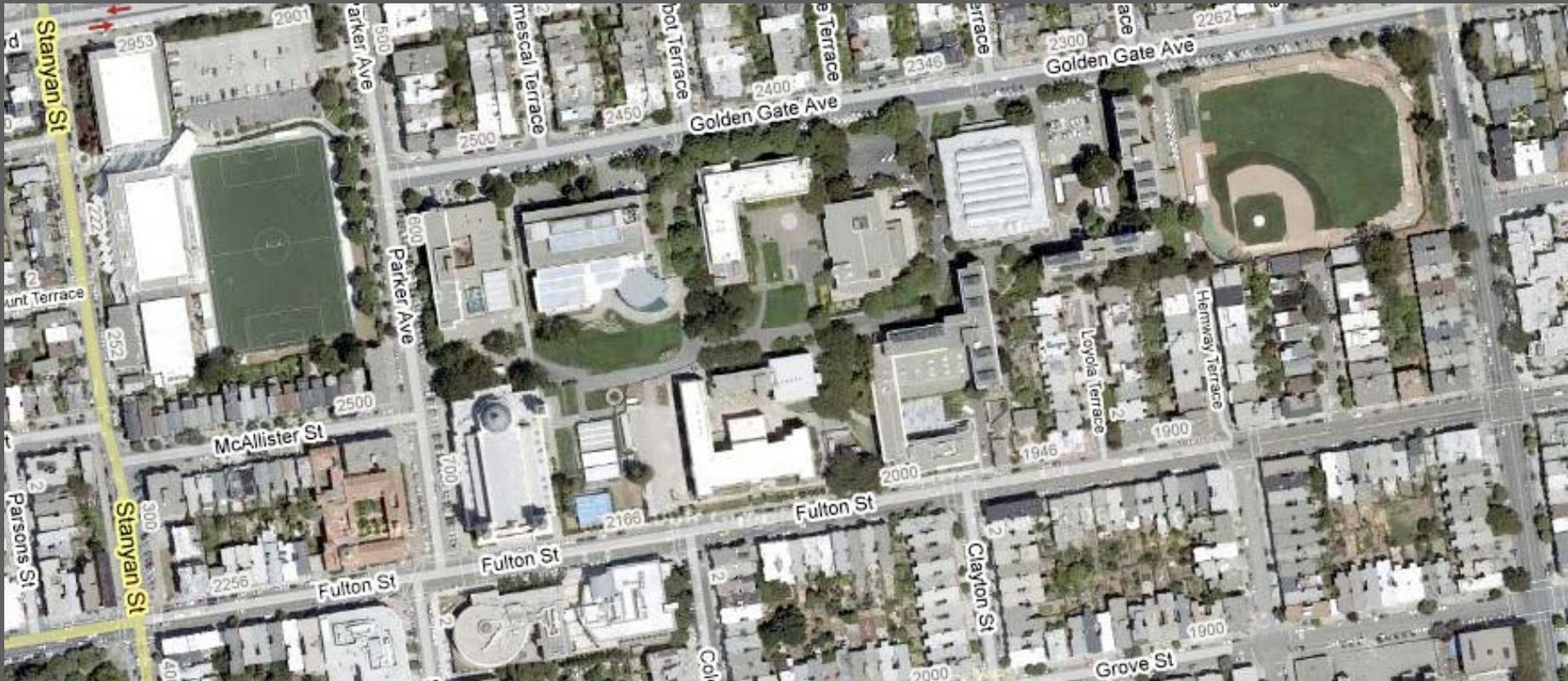


Potrero-Mission warehouses



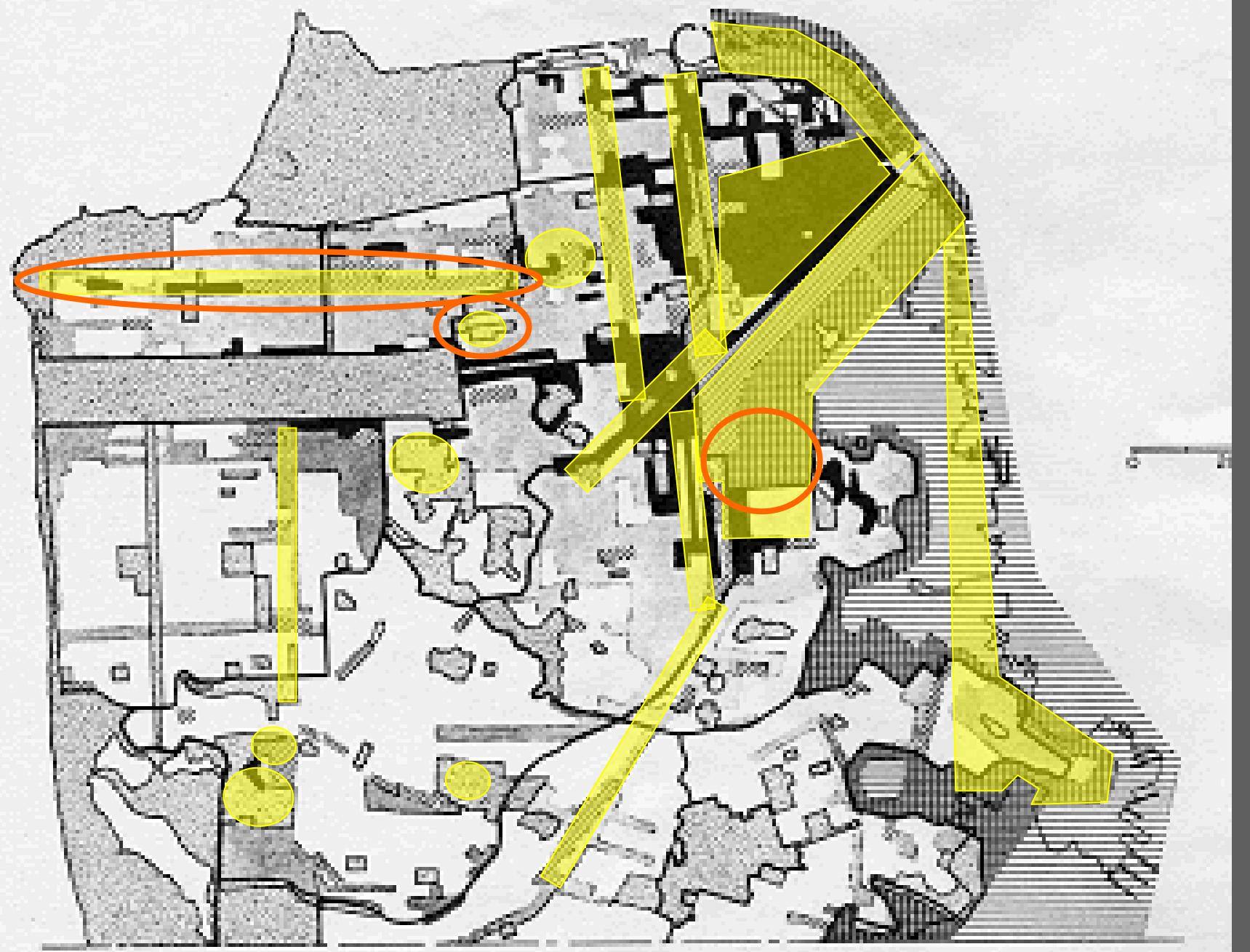
USF

- 25 major buildings?
- 10 probable pre-1980 concrete?



USF





Extrapolation

- Corridors
 - Geary x 6? = $20 \times 6 = 120$
- Districts
 - Mission-Potrero x 15? = $45 \times 15 = 675$
- Campuses
 - USF x 5? = $10 \times 5 = 50$
- Total: 845, say 900-1000