

= One Rincon Hill =

One Rincon Hill is an upscale residential complex on the apex of Rincon Hill in San Francisco , California , United States . The complex , designed by Solomon , Cordwell , Buenz and Associates and developed by Urban West Associates , consists of two skyscrapers that share a common townhouse podium .

The taller tower , One Rincon Hill South Tower , was completed in 2008 and stands 60 stories and 641 feet (195 m) tall . The shorter tower , marketed as Tower Two at One Rincon Hill , was completed in 2014 and reaches a height of 541 feet (165 m) with 50 stories . The South Tower contains high @-@ speed elevators with special features for moving residents effectively , and a large water tank designed to help the skyscraper withstand strong winds and earthquakes . Both skyscrapers and the townhomes contain a total of 709 residential units .

The building site , located right next to the western approach of the San Francisco ? Oakland Bay Bridge , formerly contained a clock tower . The clock tower was demolished shortly after the city approved the One Rincon Hill project . Construction of the townhomes and the South Tower lasted from 2005 to 2008 , but was stopped for brief periods of time due to seismic concerns and a construction accident . As the South Tower neared completion , it generated controversy concerning view encroachment , high pricing , and architectural style .

= = Description = =

= = = Location = = =

The complex is on a 1 @.@ 3 acres (0 @.@ 53 ha) parcel on the apex of the Rincon Hill neighborhood . The site is bounded by Harrison Street to the west , the Fremont Street exit ramp to the north , the approach to the Bay Bridge (Interstate 80) on the east , and the 1st Street entrance ramp to the south .

= = = Developer and architect = = =

Solomon , Cordwell , Buenz and Associates , a Chicago architectural firm , designed the complex . The developer of this complex is Urban West Associates , headed by Mike Kriozere . The developer 's headquarters are in San Diego , although all its highrise projects over 14 stories are in the San Francisco Bay Area . The Rincon Hill complex is the developer 's second project in San Francisco , with the first being ONE Embarcadero South , a residential complex near One Rincon Hill and across from AT & T Park . According to the developer the total cost of the Rincon Hill project was US \$ 290 million , rising to over US \$ 310 million in 2009 .

= = = Architecture = = =

The complex consists of two buildings joined together at the base by a row of townhomes . The South Tower and North Tower rise 641 ft (195 m) and 541 ft (165 m) above the corner of Fremont and Harrison streets , respectively . The North Tower has 50 floors , while the South Tower has 60 . Because of the sloped Rincon Hill site , the South Tower 's lobby floor or the 1st Street entrance is on the sixth floor , and the first floor is five levels underground from the 1st Street entrance . It is also one of the tallest all @-@ residential towers west of the Mississippi River . Its location near the apex of Rincon Hill , at an elevation of over 100 feet (30 m) , gives it an apparent height of well over 700 feet (210 m) , making it one of the biggest additions to the San Francisco skyline in over 30 years .

Both the north tower and the south tower of the Rincon Hill complex bear a resemblance to The Heritage at Millennium Park in Chicago , a building of a similar height to the south tower also designed by Solomon , Cordwell , Buenz and Associates . The architectural style for both buildings

of the Rincon Hill complex is late 20th-century modernist . The three sides of the South Tower facing southeast , northeast , and northwest have a linear glass curtainwall . The North Tower has a similar design , except it is shorter and the curved aluminum and glass side faces northeast . Both skyscrapers of the Rincon Hill project contain an oval 20-story shaped crown housing mechanical equipment .

The crown of the South Tower contains a band of 25 LED floodlights that remain lit all night . Each LED light consumes little energy and has a lifetime of 40 ,000 hours . These lights are used to signal the weather , just like the lights on the John Hancock Tower in Boston . The crown glows red if warmer weather is in the forecast . A blue crown signifies that cold weather is expected soon . Green means that there is at least a 50 percent chance of rain . Amber indicates that the weather will remain unchanged . This is the San Francisco Bay Area 's first weather beacon . The crown began lighting up on December 8 , 2008 .

== Earthquake engineering ==

To support the 60 story condo tower , One Rincon Hill South Tower has a massive 12 foot (4 m) thick pile 20-ft raft foundation embedded deep into serpentine rock . Although some engineers view serpentine rock with suspicion , there are massive structures , such as the Golden Gate Bridge , that have foundations on rock that is largely serpentine . Rising out of the foundation are the concrete core and large , tall columns of steel 20-ft reinforced concrete called outriggers . The core is attached to the outrigger columns by diagonal , steel buckling 20-ft restrained braces which are designed to dissipate energy during an earthquake through controlled hysteretic behavior . This type of advanced seismic system performs in a manner similar to that of shock absorbers . The braces are also encased in concrete and steel to further mitigate risk of buckling and strength loss . Also of note is the controlled 20-ft rocking system which features vertical post 20-ft tensioning which runs the height of the building through ducts within the reinforced 20-ft concrete shear 20-ft wall core . Many of these technologies used in the One Rincon Hill South Tower have never before been applied in the United States .

== Water tanks ==

At the top of the building is a large tuned sloshing damper which holds up to 50 ,000 gallons (189 ,250 litres) of water and weighs 416 ,500 pounds (185 ,440 kg) . A similar 50 ,000 gallon (189 ,250 liter) tank is located in the basement for firefighting purposes . There are two liquid damper screens in each tank to control the flow of the water to counter the sway from the powerful Pacific winds , which can reach hurricane 20-ft force .

== Elevators ==

The South Tower has one freight and three passenger elevators . The elevators are the second fastest in the city of San Francisco , second only to those in 555 California Street and tied with those in 555 Mission Street . The elevators of the South Tower can travel from the ground floor to the 61st floor (the mechanical level) in only 26 seconds to speed passenger traffic flow . This means the elevators can travel about 1 ,200 vertical feet (366 m) in a minute . The elevators have artificial intelligence control systems that figure out passenger traffic patterns and dispatch the three elevators to handle passenger needs accordingly . The bottom of each elevator shaft has a cylinder filled with hydraulic oil to stop a falling elevator without injuring the passengers inside .

== Residences ==

The entire project will provide 695 condos in the highrises and 14 townhomes at the foot of the towers for a total of 709 units . 376 of those condo units are located in the South Tower and the North Tower contains the other 319 units . Because of their height , both towers will offer

spectacular vistas of the surrounding landscapes . There are 26 different floor plans for the 695 condos which are financially beyond the reach of many citizens residing in San Francisco . The units vary greatly in price from US \$ 500 @, @ 000 to US \$ 2 @. @ 5 million depending on view and the size of the unit that range from 600 to 2 @, @ 000 sq ft (56 to 186 m2) . The project opened up a sales office on June 16 , 2006 and even before the opening , condo @-@ buyers placed deposits for 130 of the South Tower 's 376 condo units in a selling spree . The Sales Center is rumored to have cost US \$ 2 million to build . The condo units in One Rincon Hill South Tower sold well for an unfinished building at that time . The first residents began moving into the South Tower in February 2008 .

= = History = =

= = = Prelude = = =

The 183 ft (56 m) triangle @-@ section clock tower , owned by Union 76 and then Bank of America , was built on the site circa 1955 . After the Transbay Plan the city changed the zoning in the Rincon Hill neighborhood and raised height limits . A second version of One Rincon Hill was proposed in response to these zoning changes , in which the height was increased to 60 stories . The second version project was approved by the city on August 4 , 2005 . Before construction of One Rincon Hill , the clock tower was razed to make way for the construction of the towers .

= = = South Tower = = =

Three months after San Francisco approved the project , construction began on the South Tower with a groundbreaking ceremony on November 10 , 2005 . The South Tower was the second @-@ tallest tower under construction in San Francisco .

= = = = July 2006 construction accident = = = =

On July 21 , 2006 , a metal construction deck collapsed sometime around 10 : 45 AM (UTC ? 7) . Two carpenters and two ironworkers were injured when they fell about 30 feet (2 @. @ 5 stories) feet (6 m) along with the deck , sending all four men to the hospital . Three of the men were released that afternoon ; one of the ironworkers was kept at the hospital with his leg broken in two places , a broken ankle , and a broken shoulder .

= = = = Progress = = = =

The South Tower was completed in September 2008 , with all residential floors ready for residents . As of , April 2009 , 70 % of the South Tower 's 376 luxury units and 14 townhouses had been sold . Because of the occupancy rate and low profits so far , the developers had initially refused to pay \$ 5 @. @ 4 million in development fees that would be spent on rent subsidies , job training programs and community development in the South of Market area . However , the developers finally agreed to pay the city .

= = = North Tower = = =

The remaining north tower was scheduled to begin construction after summer 2008 and be completed in 2009 . Originally , construction was supposed to commence in January 2008 . Later , the developer mentioned construction was going start in March , but the construction firm wasn 't selected at that time . After March , the developer said construction was going to start in May 2008 . However , following the worldwide financial crisis of the late summer and fall of 2008 , the project 's developers announced that construction of the second tower was indefinitely on hold . With

improving economic conditions in the city , construction started on this tower on October 2012 ; its first residents moved in August 2014 . The north tower was later renamed The Harrison .

= = Criticism = =

With condo prices set from US \$ 500 @, @ 000 to US \$ 2 @, @ 000 @, @ 000 , many critics have noted that the One Rincon Hill complex is too expensive for most San Franciscans . With the total initial development cost of US \$ 290 million , the average development cost per unit with 709 units total is approximately US \$ 409 @, @ 000 . However , the developer Urban West Associates has contributed a total of US \$ 38 @. @ 5 million to funds like the South of Market Community Stabilization Fund in order to address this concern .