One Rincon Hill North Tower

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Figures

Height: Architectural	165 m / 541 ft
Height: To Tip	165 m / 541 ft
Floors Above Ground	45

Facts

Official Name	One Rincon Hill North Tower
Name of Complex	One Rincon Hill
Other Names	One Rincon Hill Phase Two
Structure Type	Building
Status	Completed
Country	United States
City	San Francisco
Street Address & Map	425 First Street
Postal Code	94103
Building Function	residential
Structural Material	steel
Proposed	2005
Construction Start	2012
Completion	2014

Rankings

Click arrows to view the next taller/shorter buildings

City Ranking	#18 Tallest in San Francisco

Companies Involved

Developer	Urban West Associates
Architect	
• Design	Solomon Cordwell Buenz
Structural Engineer	
• Design	Magnusson Klemencic Associates
MEP Engineer	
• Design	CB Engineers
Main Contractor	Bovis Lend Lease
Other Consultant	
• Environmental	Langan Engineering
• Geotechnical	Langan Engineering
Material Supplier	
• Cladding	JORDAHL

About One Rincon Hill North Tower

One Rincon Hill anchors the redeveloping neighborhood of Rincon Hill in San Francisco, California. The all-residential tower is located on a narrow site just eight miles from the San Andreas Fault. In response to being built in this highly seismic region, the project employs a first-of-its-kind structural system, using a nontraditional Performance Seismic Design approach (PSD), the first ever to be approved in California.

This structure features a concrete ductile core wall and four concrete outrigger columns connected by buckling restrained braces. The PSD design eliminated the need for an exterior moment frame which reduced overall cost by 8%, increased individual unit areas, allowed unobstructed views, shortened construction time, opti-mized material quantities, and enhanced performance.

Another first in this project is the tuned liquid-mass damper, the first to be employed in the U.S. Two 54,000-gallon tuned liquid sloshing damper tanks located at the buildingâ€™s top use the motion of sloshing water to counteract wind accelerations and increase occupant comfort.

Throughout the design development process the structural engineer undertook two different research projects. The first project focused on link beam connections at UCLA (with Charles Pankow Foundation and Webcor Concrete). The other studied post-tensioned slab/wall connections at UC Berkeley. The efforts improved One Rincon Hillâ€™s design, led to a modification of ACI Code 318-08, and will influence future design and construction practices.

To submit more information or donate images for this project, please use our submission portal.