

ONE EMBARCADERO SOUTH

San Francisco, California



Client:
Urban West Associates of San Diego

Location:
San Francisco, California

Assignment:
Development Management

Services:

- Financial Feasibility
- Entitlement Analysis
- Project Management
 - Entitlement Management
 - Design Administration
 - Construction Administration
 - Move/Occupancy Administration

Project Facts:

- 14 Story Residential Building
- 208 Units
- 25 Townhomes

Completion Date:
June 1999

Architect:
Solomon Cordwell Buenz

General Contractor:
Nielsen Dillingham Builders

Urban West Associates of San Diego, a residential development firm, acquired the rights to a development site in the Rincon Point - South Beach area of San Francisco and retained Project Management Advisors, Inc. (PMA) to function as its development manager. Located across the street from AT&T Park, home of the San Francisco Giants, and in the heart of the South of Market redevelopment area, One Embarcadero South is a 14 story, 233 unit building, including 25 two story townhomes and 208 apartment units. PMA provided technical support during site acquisition, and managed the entitlement and permitting phases. PMA also worked on new infrastructure replacement and extension with the City of San Francisco and Pacific Gas & Electric (PG&E). PMA managed all scheduling and budgeting and obtained a full certificate of occupancy for the first successful new residential development South of Market Street.