

ONE RINCON HILL

San Francisco, California



Awards:

San Francisco Business Times
2007 Deal of the Year

2007 Ebbie Build SF Award

Client:

Urban West Associates of
San Diego

Location:

San Francisco, California

Assignment:

Development Management

Services:

- Feasibility Analysis
- Due Diligence
- Project Management
 - Schedule & Budget Management
 - Entitlement Management
 - Procurement
 - Design Administration
 - Construction Administration
 - Project Accounting
- Financial Management

Project Facts:

Phase I:

- 61 Stories, 368 Units
- 14 Townhomes
- 391,000 NSF

Phase II:

- 49 Stories, 312 Units
- 324,000 NSF

Common:

- Swimming Pool & Sundeck
- Fitness Center
- Valet Parking Facility with
455 Car Capacity

Completion Date:

February 2009

Architect:

Solomon Cordwell Buenz

General Contractor:

Bovis Lend Lease (Phase One)

One Rincon Hill is a high rise residential condominium project located in the South of Market neighborhood of San Francisco at the entrance ramp to the San Francisco/Oakland Bay Bridge. The location represents the highest point in the redeveloping Rincon Hill area and provides unobstructed 360 degree views. One Rincon Hill represents the third collaboration in ten years between developer Urban West Associates, the architectural firm of Solomon Cordwell Buenz & Associates, and PMA as the development manager. Prior projects completed by this team were similar California residential developments which have provided PMA with a unique understanding of inherent feasibility analysis and due diligence issues related to the site and project.

Phase I of One Rincon Hill consists of 61 stories with 368 units, plus 14 garden townhomes. The planned Phase II tower will be a 49 stories with 312 units. Both are soaring glass and aluminum clad, providing a total of approximately 700 residential units. Amenities at One Rincon Hill include a full-size heated swimming pool, sundeck, whirlpool spa, barbeque area, reflecting pool with an infinity edge and fire place, as well as a fitness center, hospitality room, and below-grade parking.