



Infinite 131

South San Francisco
City Council Meeting

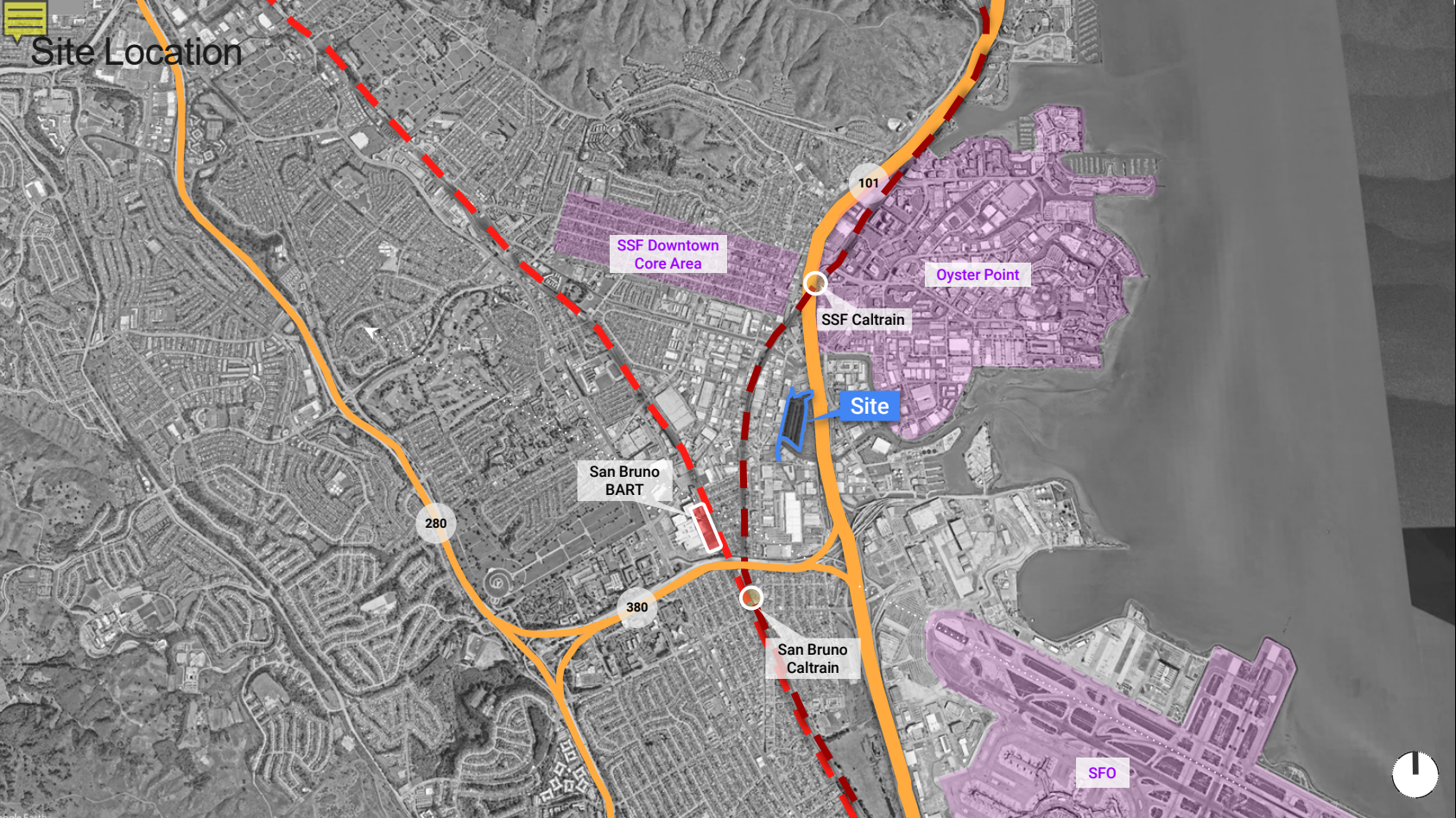
09/24/2025



STEELWAVE | SOM

South City's Southern Gateway





Site Location

SSF Downtown
Core Area

Oyster Point

SSF Caltrain

Site

San Bruno
BART

San Bruno
Caltrain

101

280

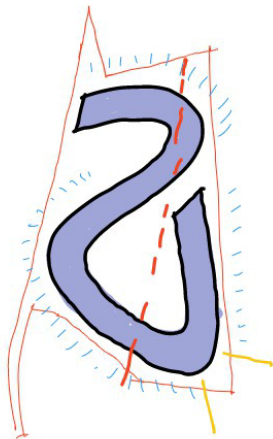
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SFO

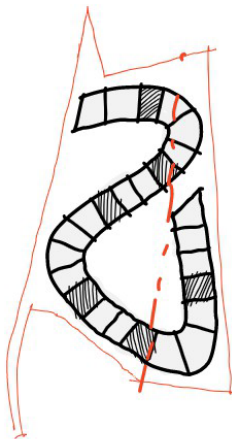
Site Location



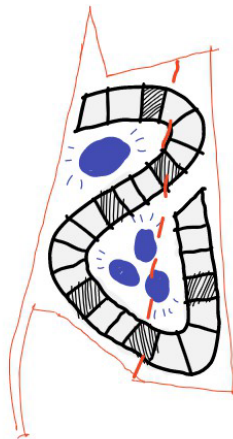
Site Planning Concept



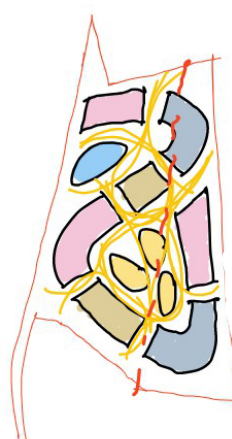
The gently curving serpentine shape maximizes area and presence by touching all the site's perimeter with distinctive architecture



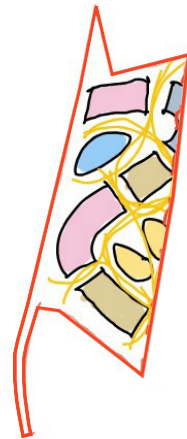
The ribbon is flexibly divided into segments for phasing, optimum building size, scale, articulation, and porosity



Open spaces of multiple sizes are activated and scaled for use by a series of special amenity pavilion and other architectural elements



The combination of breaks between buildings, amenity pavilions, and open space create a porous network of pathways and activities



Infinite 131 is a set of six buildings in the Western portion of the larger master plan.





Sustainably Connected

Sustainably Connected

50% Non-Private-Vehicle
Mode Share

Shuttles to Bart/Caltrain

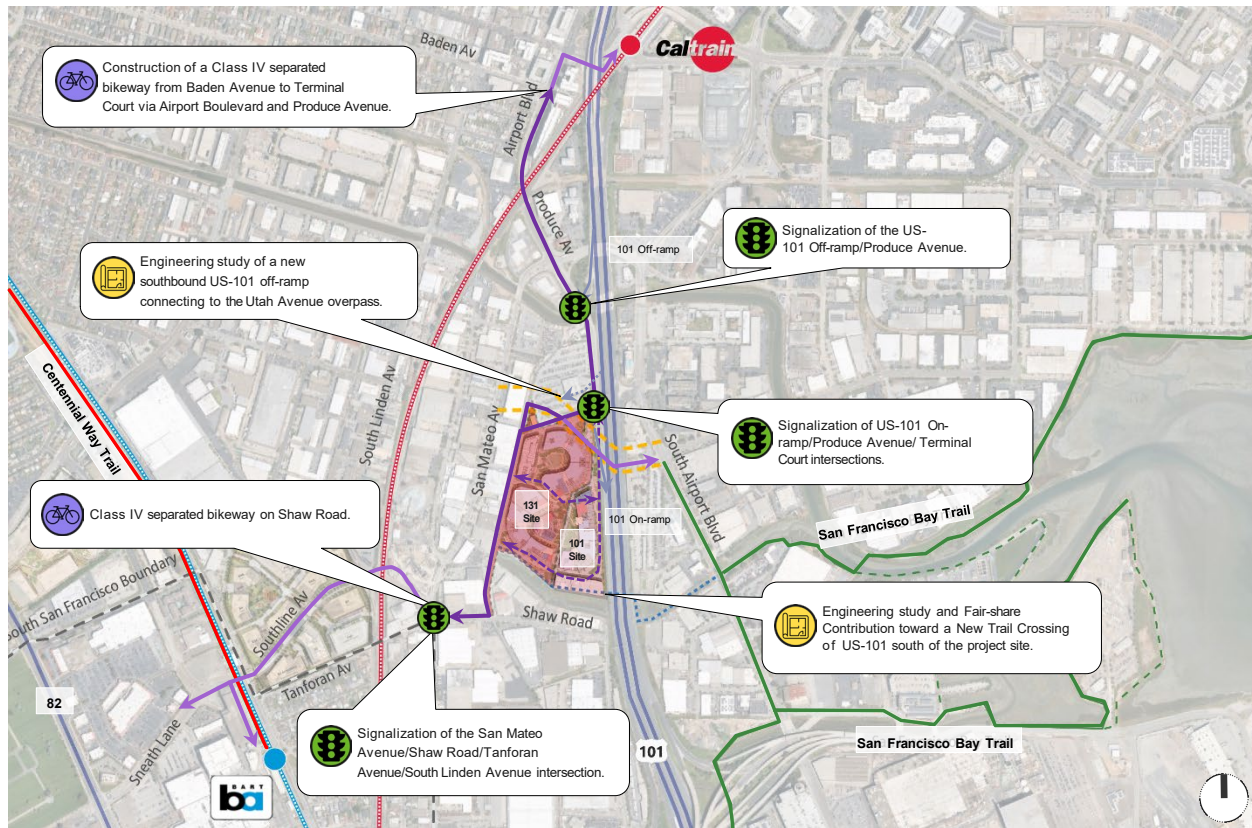
Bike Parking & Lockers

\$83-Million Transportation
Fee

\$25-Million for Offsite
Improvements

- Proposed Main Bike Path
- Existing Connection or By Others
- Centennial Way Trail
- San Francisco Bay Trail
- Future Overpass
- BART Line
- Caltrain Line
- Highway

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Sustainably Connected

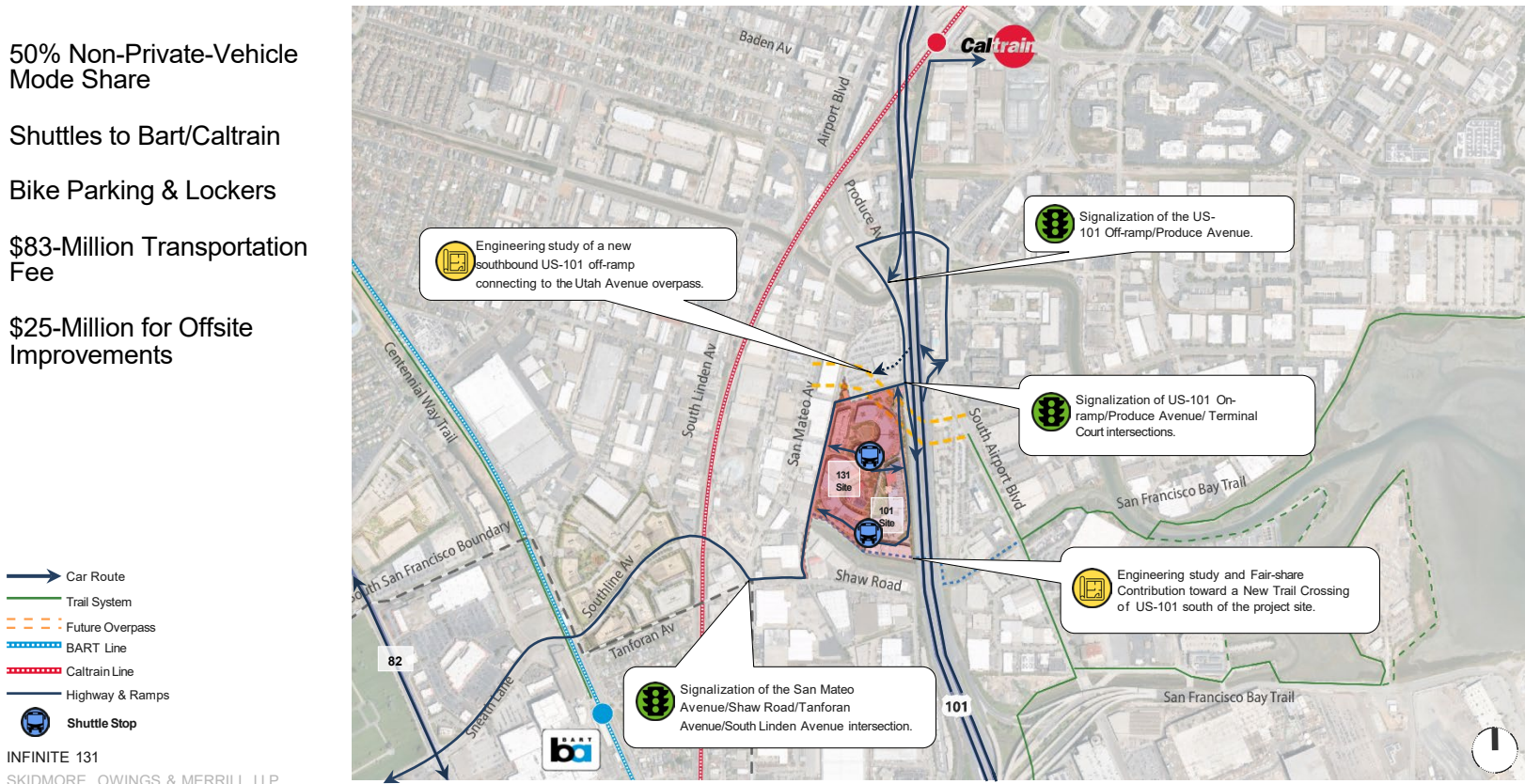
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Bike Parking & Lockers

\$83-Million Transportation
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Improvements



An architectural rendering of a modern commercial building at dusk. The building features a prominent corner section with large glass windows and a flat roof. The text "A Welcoming Destination" is overlaid in white. The scene includes a paved plaza with people walking, a large tree with hanging lanterns, and a modern sculpture in the foreground. The building's signage includes "fishhouse bar" in gold script and "INFINITE FOOD HALL" in white. A logo with the word "INFINITE" is visible on a low wall in the plaza.

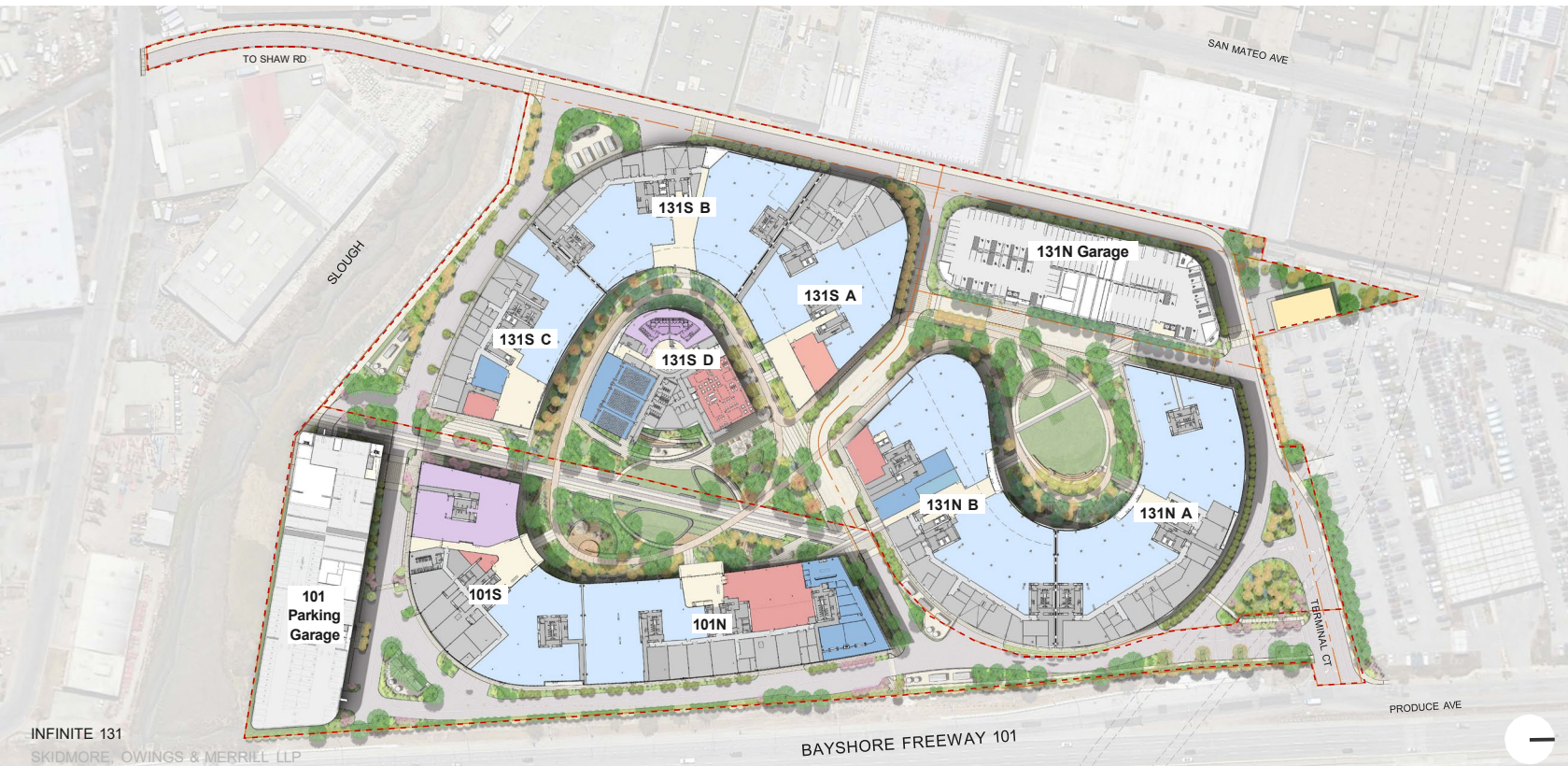
A Welcoming Destination

INFINITE

Site Plan – Ground Level



Site Plan with Infinite 101





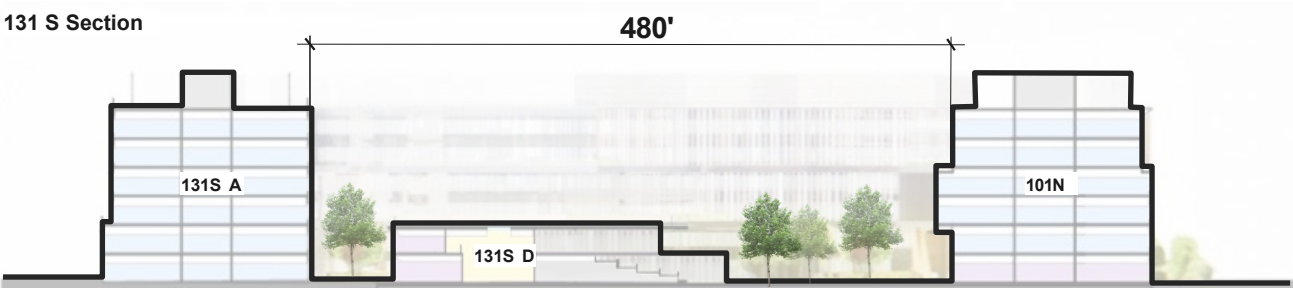
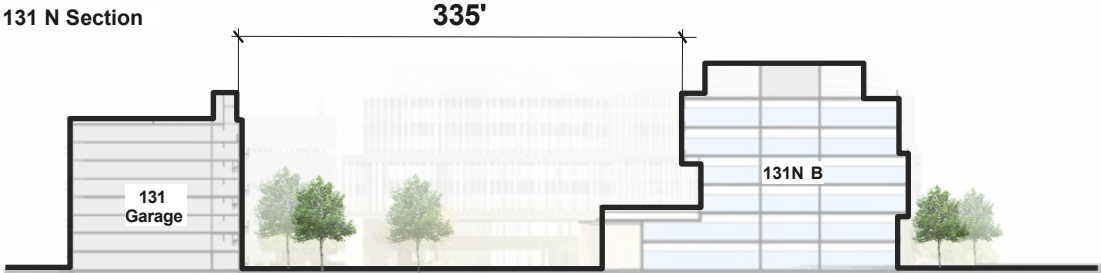




A detailed architectural rendering of a modern building complex. The main structure is a large, curved building with a facade of dark-framed glass panels. It features multiple levels with balconies and a central courtyard area. The courtyard is landscaped with green lawns, trees, and paved walkways. People are shown walking and sitting in the courtyard, suggesting a lively, community-oriented environment. The sky is clear and blue, and the overall atmosphere is bright and inviting.

An Inviting Oasis

Sections through Infinite's Protected Open Spaces





Open Space

-  Pedestrian / Bike Route
-  Bike Route
-  Pedestrian Path
-  Shuttle Stop

5 acre open space
\$8.3 million Parks & Rec Contribution
\$16.7 million Public Art



Slough Path

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Daycare Center



Infinite Park

BAYSHORE FREEWAY 101

Landscape Design

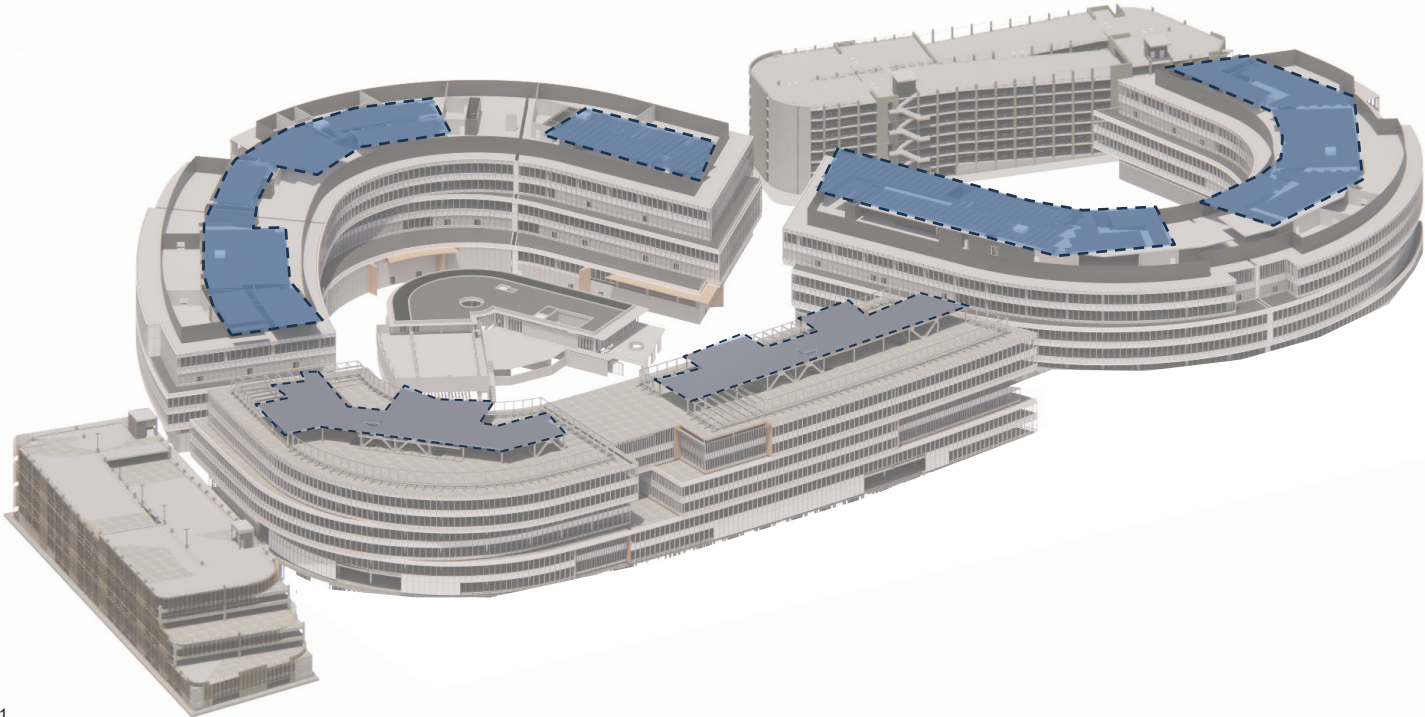


An architectural rendering of a modern, curved building with a glass facade, surrounded by lush greenery and trees. The scene depicts a sustainable urban environment with people sitting on benches, walking, and a person on a bicycle. The word "Sustainable" is overlaid in the center.

Sustainable

Sustainable Strategies

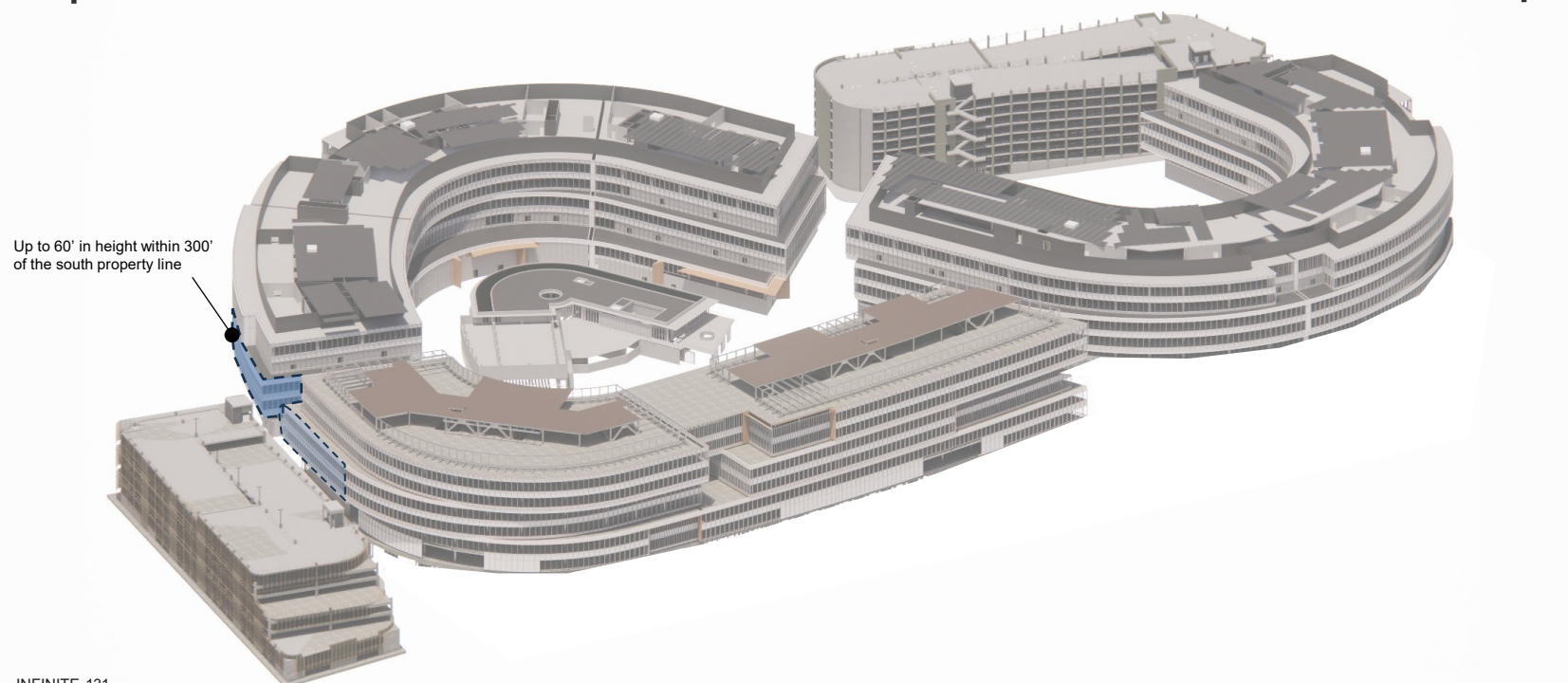
Rooftop PV



Sustainable Strategies

Rooftop PV

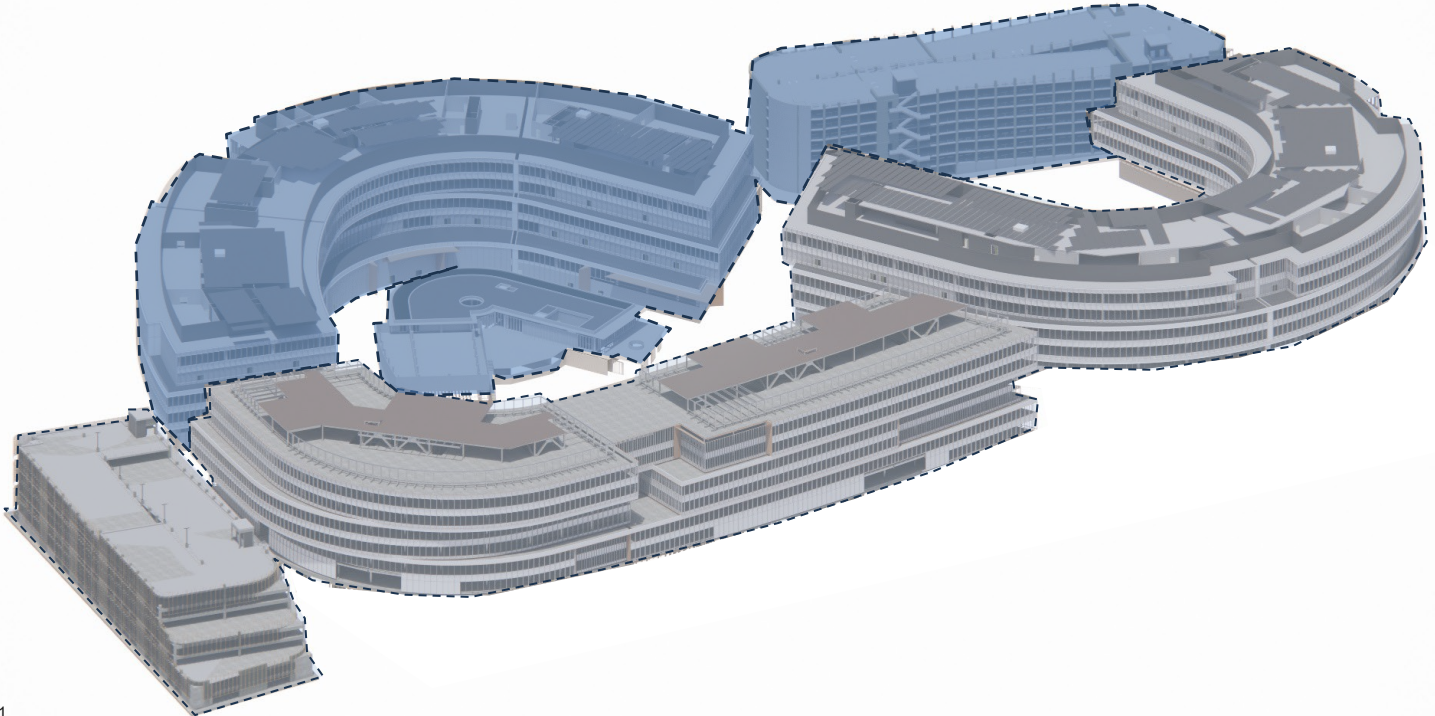
Bird-safe Glass



Up to 60' in height within 300' of the south property line

Sustainable Strategies

Rooftop PV Bird-safe Glass Water Efficiency All Electric LEED Gold +/WELL LCA



Bike, Pedestrian, and Transit Access

OneShoreline, Lindenville Specific Plan & BCDC

- Multiple Bike/Pedestrian Paths (Class I, II, III & Class IV Bike Route) towards Centennial Way Trail and San Francisco Bay Trail
- BCDC Public Access
- Shuttle Stops on site





An architectural rendering of a modern building with a curved glass facade. The building features a prominent curved section with a series of vertical glass panels. The ground floor has a large, open glass entrance. The building is surrounded by lush greenery, including tall trees and manicured lawns. In the foreground, several people are shown in various poses, suggesting a lively, pedestrian-friendly environment. The overall aesthetic is clean, modern, and integrated with nature.

Elegant and Distinctive











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Community Benefits

Iconic architecture at prominent gateway to the city

Transformation of Parking and Industrial to more active uses

Improved Bike and Pedestrian Connectivity

New public open space

New retail and social amenities

On-Site Day Care

High performance, sustainable architecture

Construction Jobs

On-Site flood mitigation

BCDC access and easement

Beneficiary	Infinite 101	Infinite 131	Total
Transportation	\$24.1M	\$58.7M	\$82.8M
Childcare	\$1.0M	\$2.5M	\$3.5M
Library	\$0.1M	\$0.2M	\$0.3M
Public Safety	\$0.9M	\$2.2M	\$3.1M
Parks & Rec	\$2.4M	\$5.9M	\$8.3M
Commercial Linkage (Affordable Housing)	\$11.7M	\$28.5M	\$40.2M
Community Benefits	\$5.8M	\$17.2M	\$23.0M
School District	\$0.4M	\$1.0M	\$1.4M
Public Art	\$4.1M	\$12.6M	\$16.7M
Sewer Capacity	\$1.8M	\$1.9M	\$3.7M
Plan Check/Permit	\$3.5M	\$9.4M	\$12.9M
Offsite Improvements	\$7.3M	\$17.5M	\$24.8M
TOTAL	\$63.1M	\$157.6M	\$220.7M



SOM



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