



# Capital Projects Update

December 16, 2025

Parks & Recreation Commission Meeting

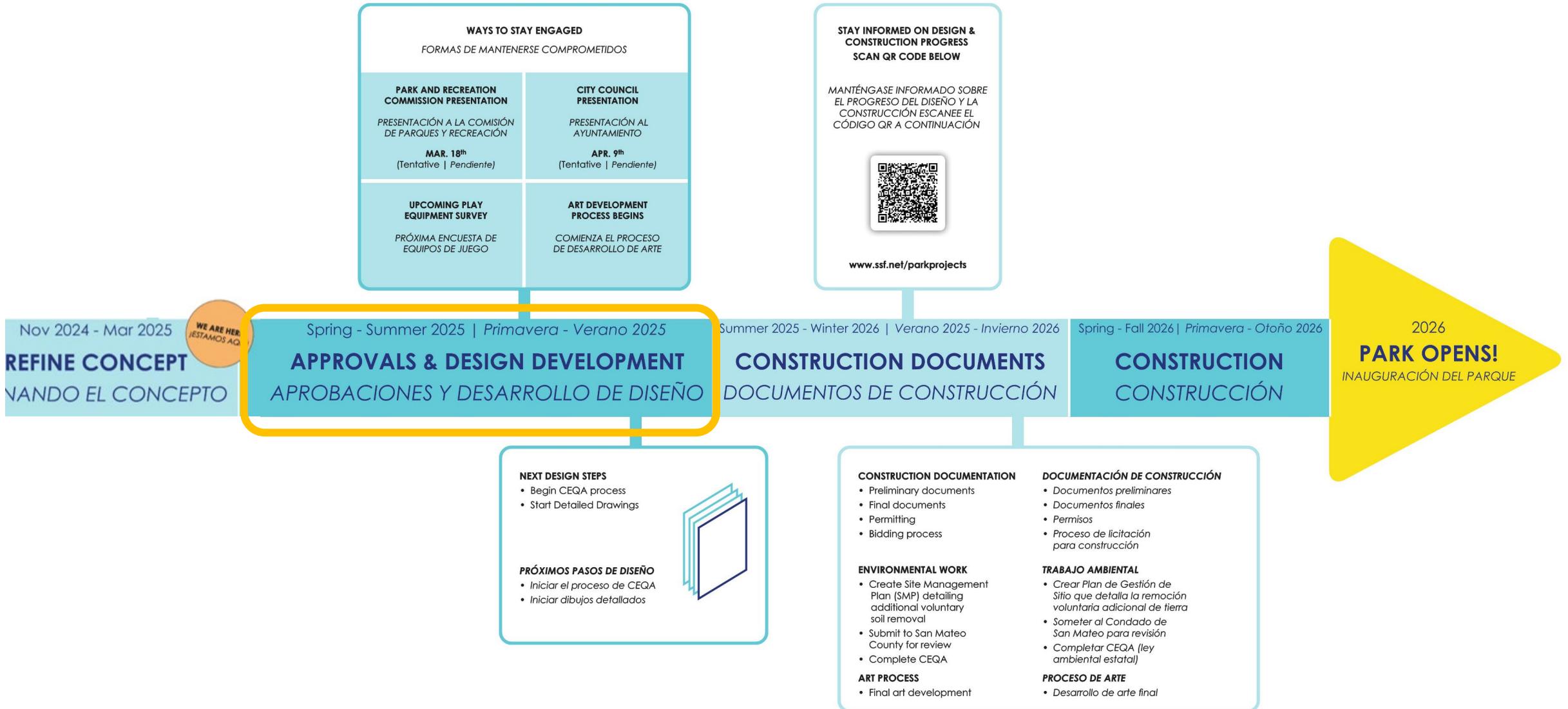


New Park at  
Linden and Pine

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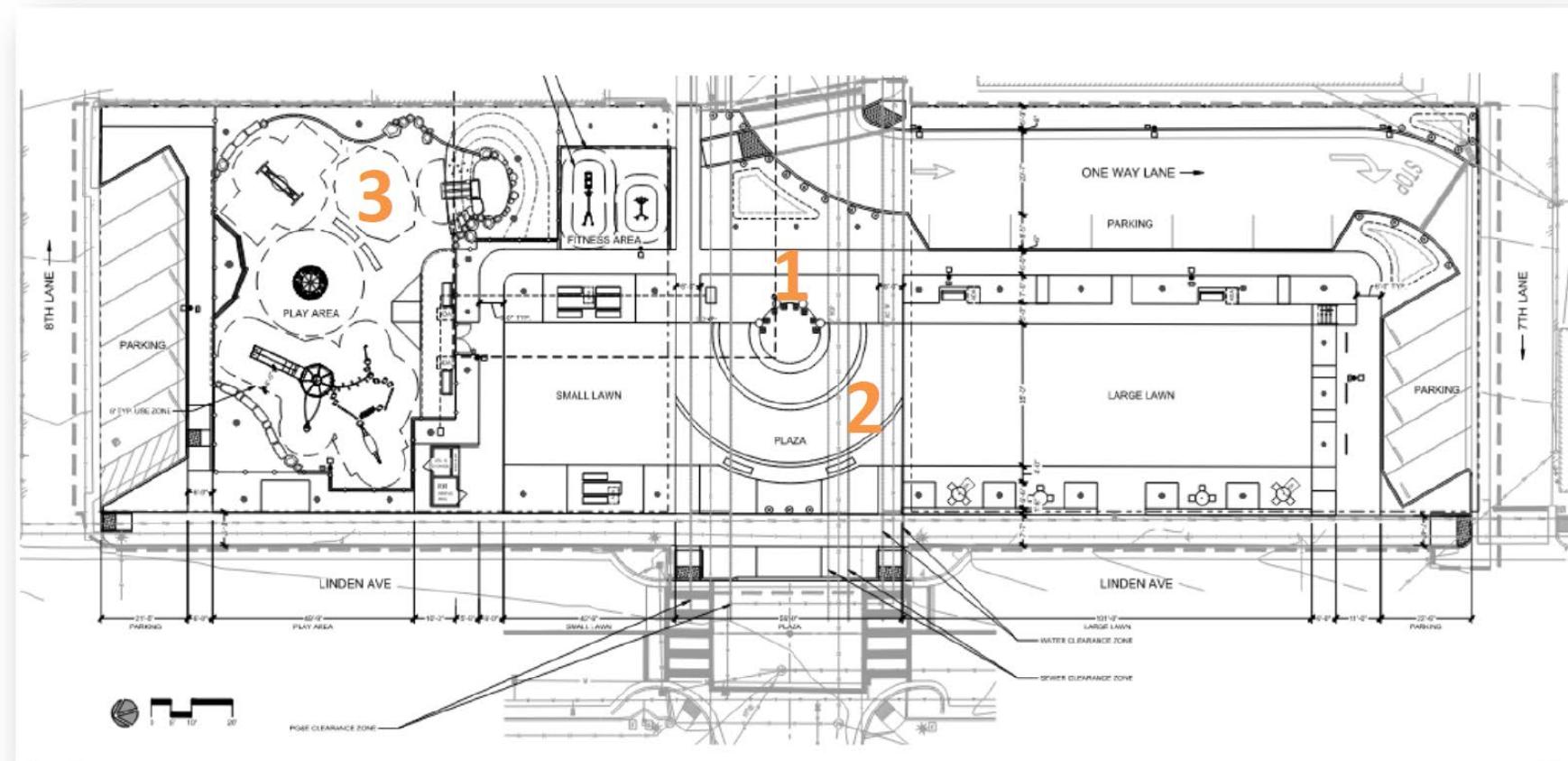


# New Park at Linden & Pine - Overview

The project includes three distinct but coordinated mosaic art components designed to work in harmony:

1. Mosaic Columns at Plaza
2. Mosaic Inlays at Plaza
3. Playground Mosaic Sculpture.

The goal is for a single artist or artist team to develop all three to create a cohesive visual and conceptual language throughout the site.



# New Park at Linden & Pine – Artist Selection Process

- Request for Qualifications (Opened June 2025 & Closed July 2025)
- 34 Submissions were received and reviewed by Consultant and City Staff
- Public Art Subcommittee met and received a presentation on the 15 qualified artists recommended for evaluation and reviewed through the scoring rubric
- Public Art Subcommittee members scored 15 artists, the top five artists were eligible to advance to the shortlist.
- Four of the five shortlisted artists submitted qualifying proposals in a timely manner.
- Shortlisted artists, consultants, project team, and City staff met to review project and answer questions
- The top four artists entered into Concept Agreements with the City

# New Park at Linden & Pine – Artist Selection Process

- The four qualified shortlisted artists received \$1,000 stipend to create three concept proposals for the site
- Public Art Subcommittee received a presentation from the artists on their proposals
- Subcommittee members ranked the four proposals
- Concepts were revealed to the public at a pop-up event at the future site of the New Park at Linden and Pine on October 4, 2025. All four artists or their representative were present to speak directly to residents about their proposals
- Community Poll requesting preferred design released (Opened October 4, 2025 and closed, October 24, 2025)
- Public Art Subcommittee met with consultants and City staff to review community poll results and prepare finalist recommendation

# New Park at Linden & Pine – Artist Selection Criteria

- Artistic Excellence and Originality (35 points)
- Relevant Experience (20 points)
- Technical Capability (15 points)
- Community Engagement Approach (15 points)
- Professionalism & Collaboration (10 points)
- Local/Regional Connection (5 points)

# New Park at Linden & Pine - Artist Selection Update

## Pop-Up Event

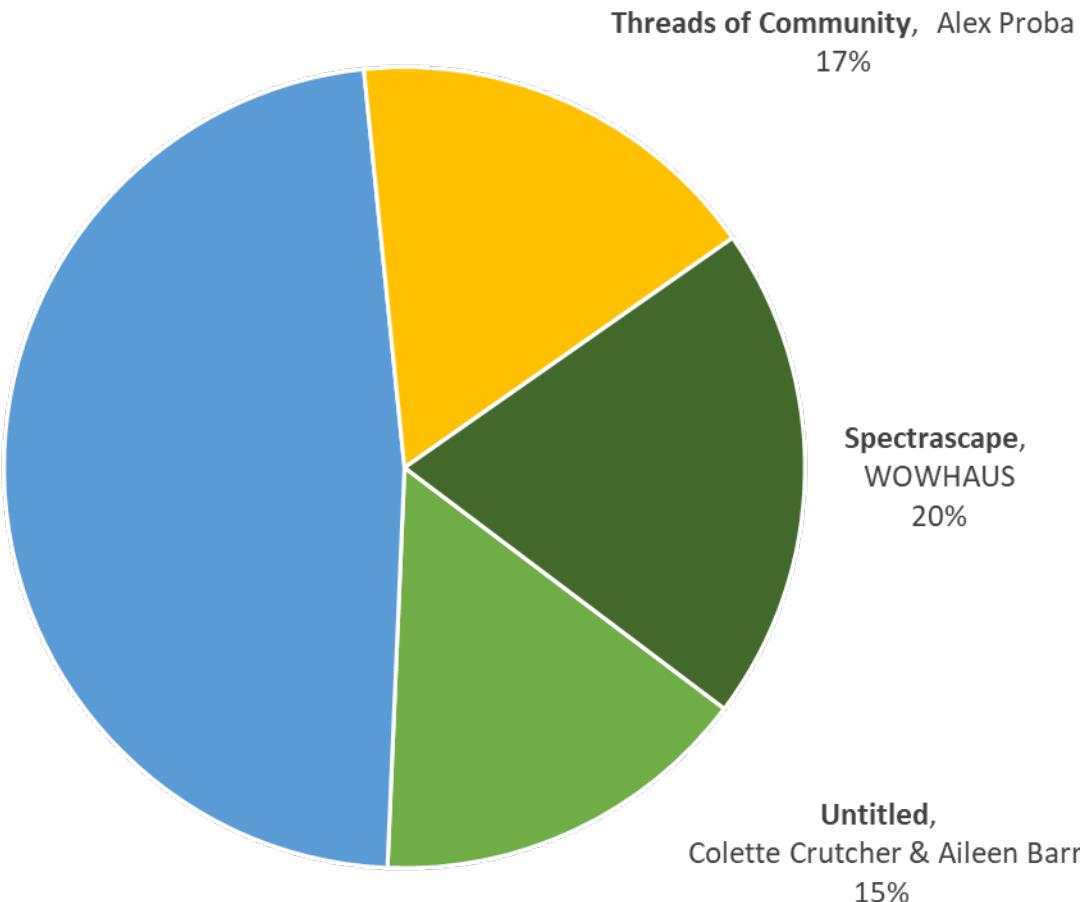
Saturday, October 4, 2025



# Community Poll Results

## Community Poll Results

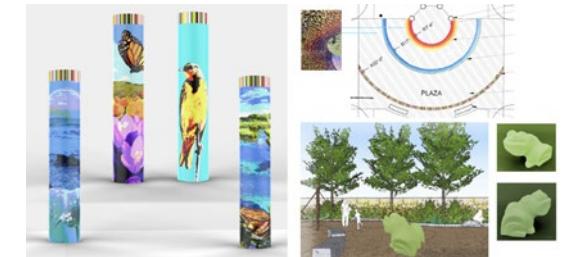
Which is your preferred concept? (Select one)



Punto de Encuentro,  
J Muzacz  
48%



Threads of Community, Alex Proba  
17%



Spectrascape,  
WOWHAUS  
20%

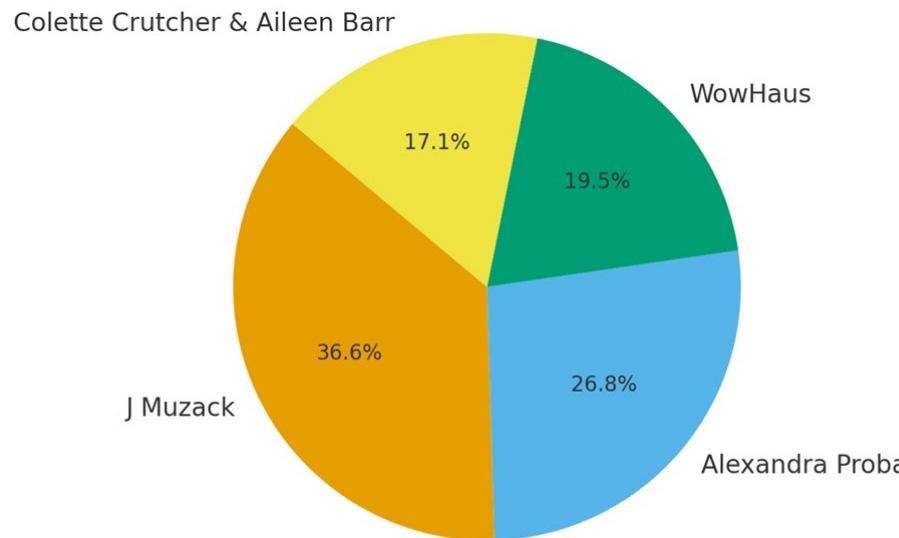


Untitled,  
Colette Crutcher & Aileen Barr  
15%

# Public Art Subcommittee Rankings

Artist/Concept	Total Points
J Muzacz	15.0
Alexandra Proba	11.0
WowHaus	8.0
Colette Crutcher & Aileen Barr	7.0

1st Choice = 4 points  
2nd Choice = 3 points  
3rd Choice = 2 points  
4th Choice = 1 point



# New Park at Linden & Pine - Artist Selection Update

## J Muzacz

J Muzacz creates energetic mosaics and vibrant murals using unique community engagement with people of all ages and abilities.

Inspired by cultural diversity, humanitarian leaders, and the natural world, Muzacz bestows reverence on every project by creating site-specific artwork that uniquely speaks to the area's history and culture, fostering individual empowerment and collective celebration.

Originally from Houston and a graduate of the University of Texas in Sociology, Muzacz went on to live and work abroad for the better half of a decade, painting murals all around the world from Japan to New Zealand and beyond. Now based in Austin, Texas, Muzacz has dedicated himself to community building through teaching, mentoring, and creating spaces for artists to connect with community members and uplift each other.

### Commissions

- Heart of Texas Collaborative Mosaic Mural at Roanoke Public Library | Roanoke, TX (2025)
- TIAA Parking Garage Collaborative Pixel Mosaic Mural | Frisco, TX (2025)
- Hutchins City Hall Abstract Diptych Mosaic and Fabrication of Two Pixel Mosaic Murals | Hutchins, TX (2025)

### Statement of interest

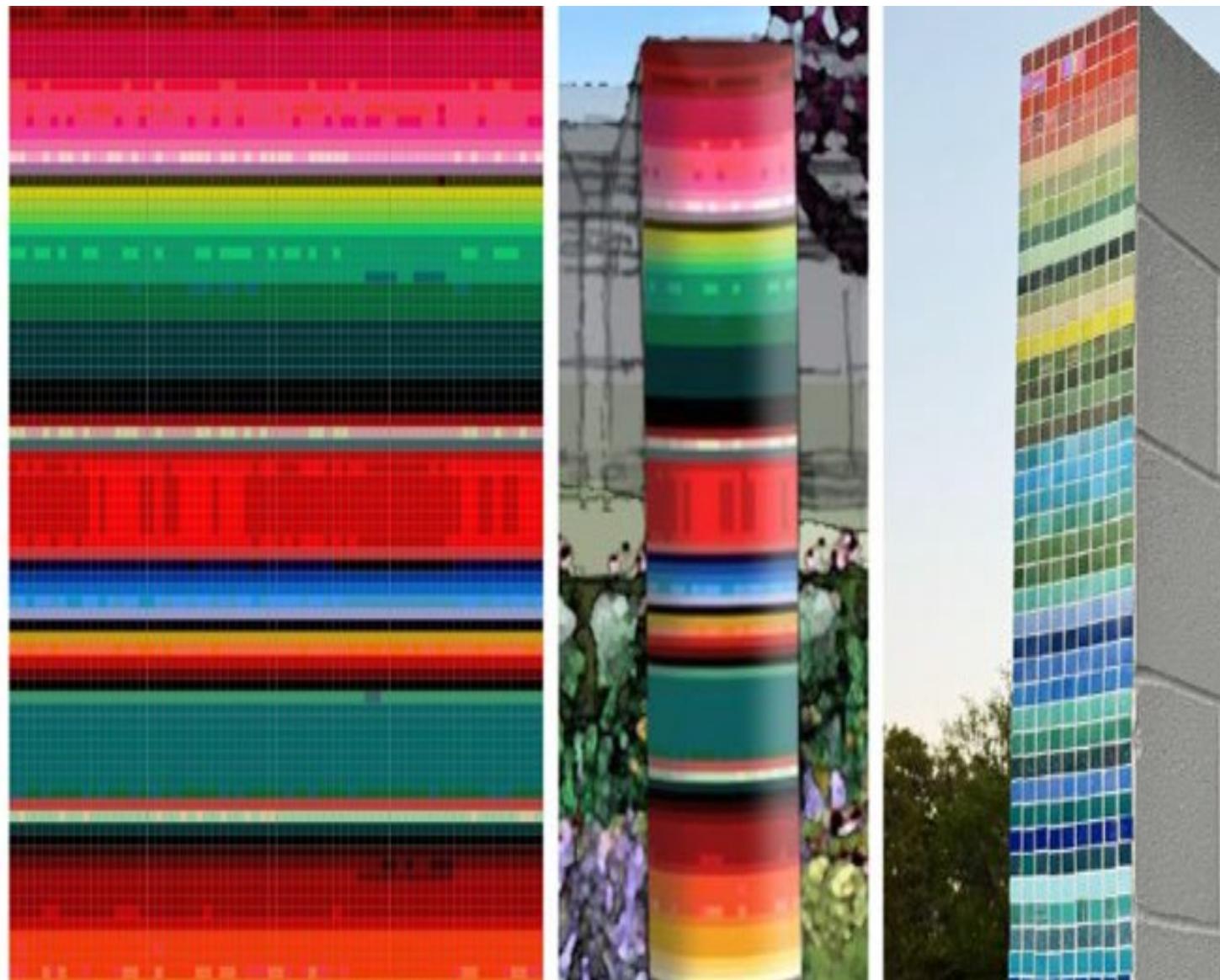
Creating artwork at the intersection of antiquity and modern technology, my work blends contemporary digital design with the ancient handmade process of mosaics. This opportunity at the new Linden and Pine Park feels like a natural extension of my practice, rooted in history, culture, environment, and play—values central to my work.

**Website:** [www.jmuzacz.com](http://www.jmuzacz.com)

# New Park at Linden & Pine - Artist Selection Update



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Community workday from project at Ciquio Vasquez Park

# Initial Study Mitigated Negative Declaration

- 30-day public review period, from September 22, 2025, through October 22, 2025.
- 4 Comments Received:
  - Amah Mutsun Tribal Band of San Juan Bautista & AMTB: Standard comment letter with recommendations for investigation of and methods for work in soils with cultural and/or historic sensitivity with no comments on the IS/MND, dated September 22, 2025
  - Muwekma Ohlone Tribe, Inc.: Advisement, offer for tribal consultation and monitoring services with no comments on the IS/MND, dated September 29, 2025
  - Pacific Gas and Electric Company: Advisement to coordinate work around PG&E facilities, no comments on the IS/MND, dated September 24, 2025
  - Pacific Gas and Electric Company: Advisement to coordinate work around PG&E facilities, and acknowledgement that project does not appear to interfere with PG&E facilities or impact PG&E's Planning Service Department, no comments on the IS/MND, dated October 14, 2025

# Initial Study Mitigated Negative Declaration

- **CEQA Review: Initial Study / Mitigated Negative Declaration (IS/MND)**
- **The IS/MND identified the following mitigation measures which would reduce impacts to less-than-significant levels:**
  - **MM BIO-1:** Minimizes biological resources impacts to nesting birds.
  - **MM CUL-1:** Archaeological Monitoring Plan.
  - **MM-CUL-2:** Avoid Impacts to Unknown Cultural Resources.
  - **MM-CUL-3:** Avoid Impacts to Unknown Human Remains.
  - **MM-GEO-1:** Avoid and/or Reduce Impacts from Unstable Soils.
  - **MM-HAZ-1:** Develop and Implement a Demolition Debris Management and Disposal Plan.
  - **MM-HAZ 2:** Develop a Hazardous Materials Contingency Plan.
  - **MM-HAZ 3:** Prepare a Site Management Plan
  - **MM-NOI-1:** Reduce Construction Noise Impacts.
  - **MM-TR-1:** Develop and Implement a Construction Traffic Management Plan
  - **MM-TCR-1:** Avoid Impacts to Unknown Tribal Cultural Resources

# Initial Study Mitigated Negative Declaration

- Comments received have not raised any issues that would require recirculation of the IS/MND or preparation of an environmental impact report
  - No new significant effects were identified
  - No new mitigation measures were added and proposed revisions to the mitigation measures would result in measures that are equivalent or more effective,
  - Significance of identified impacts remains unchanged, and
  - All impacts are either below significance levels or reduced to that level through application of identified mitigation.

## Throne Lab Inc. Restroom Pilot

- Pilot launched September 30 at 700 Linden Avenue near 8th Lane.
- Access is provided via QR code, text message, or free access cards (available at the Grand Avenue Library).
- Signage is provided in both English and Spanish.

# Throne Lab Inc. Restroom Pilot

## Linden Park Throne *preliminary* Survey Results

**100%**

Users said the Throne is a **Great** public restroom option

**75%**

Community members who used the Throne said the Throne made them **feel safer**

Questions:

1. Have you used a Throne restroom?
2. What do you think about the Throne as a public restroom option?
3. In the past, some residents have shared that they feel unsafe in public restrooms. How did the Throne make you feel?
4. Where else in South SF would you like to have access to a Throne restroom?
5. (Optional) Is there anything else you'd like to share with the City of South San Francisco?

# Throne Lab Inc. Restroom Pilot

## Linden Park Throne

- Highest use on Wednesday and Saturday
- Highest use at 6pm, 1pm, and 8am (meal times!)

**266**

Total uses to date

**32%**

Users visited Throne more than once

**4.2**

Average cleanliness rating (out of 5)

**15%**

Of all uses are via Phoneless Access Cards (tap-cards)  
*\*serving a critical population*

It's so cool I love it



# Orange Memorial Park Aquatic Center

# Construction Progress

Overhead piping and framing installation under freshly painted steel.



Final paint coating in the natatorium zone — clearing the way for HVAC and lighting.



# Construction Progress

Interior framing and overhead rough-in nearing completion.



Roof preparation continues above the low roof in advance of waterproofing.

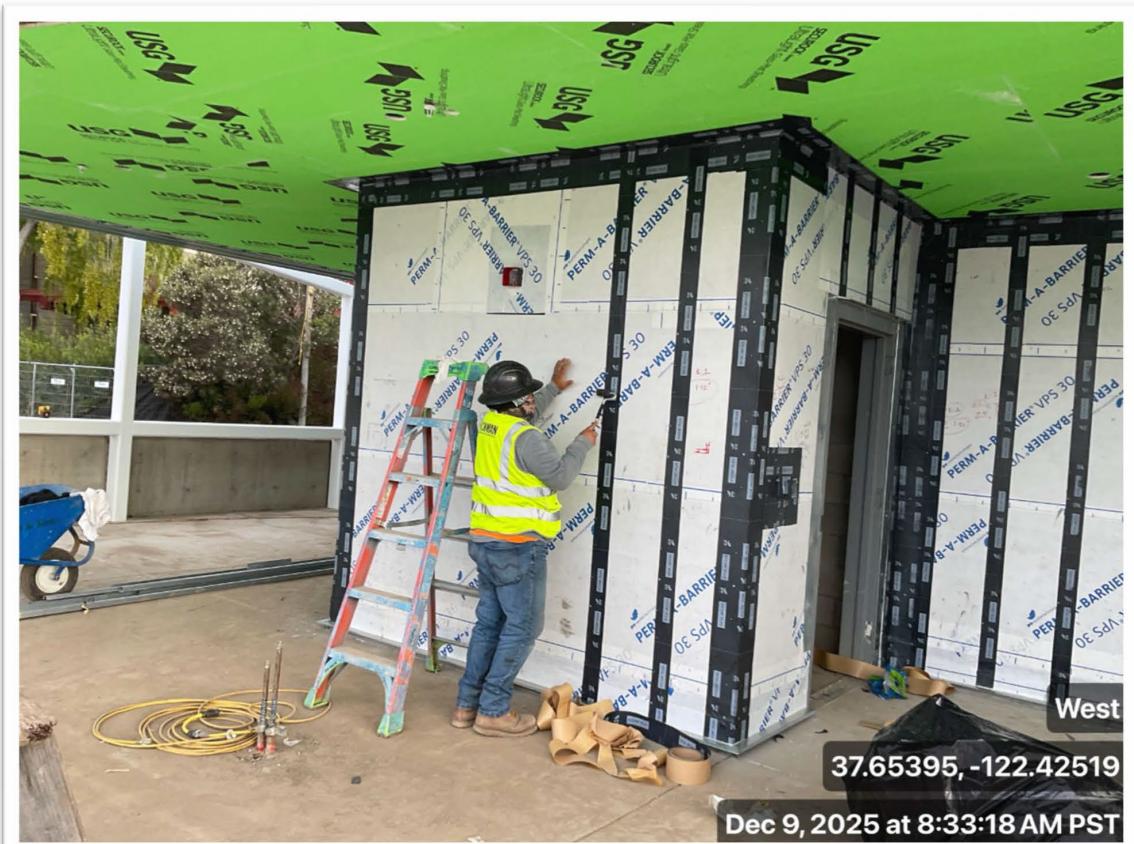


# Construction Progress

Sitewide view of building progress — envelope sheathing and framing in place.



Air barrier installation in progress.



# Construction Progress

Air barrier installation in progress.



Air barrier installation in progress.



# Construction Progress

Mechanical room work continues — crews install piping and system components.



Ceiling and wall insulation underway to close up building interiors.



# Construction Progress

Scaffolding fully installed over the main natatorium pool for overhead MEP work.



Outdoor pool wind fence painting complete — composite wood siding and storefront installations coming soon.



# Indoor Lobby Rendering: Mural Location



# Mural Artist/Concept Selection Process

- Request for Qualifications (Opened May 2025 & Closed June 2025)
- 96 Submissions were received and reviewed by Consultant and City Staff
- Public Art Subcommittee met and received a presentation on the 15 qualified artists recommended for evaluation and reviewed the scoring rubric
- Public Art Subcommittee members scored 15 artists, the top four artists were eligible to advance to the shortlist
- Shortlisted artists, consultants, project team, and City staff met to review project and answer questions
- The top four artists entered into Concept Agreements with the City

# Mural Artist/Concept Selection Process

- Shortlisted artists submitted concept design proposals
- Public Art Subcommittee received presentations from the artists on their proposals
- Subcommittee members ranked the four proposals
- Concepts were revealed to the public at the annual Concert in the Park (September 20, 2025). Artists were encouraged to attend and speak to their proposals. (Crystal Moberg and Rachel Rodi were both in attendance)
- Community Poll requesting preferred design released (Opened September 20, 2025 and closed October 3, 2025)
- Public Art Subcommittee met with consultants and City Staff to review community poll results and prepare finalist recommendation

# Mural Artist Selection Criteria

- Artistic Quality
- Community Fit / Contextual Relevance
- Experience with Murals / Public Art
- Community Engagement
- Local Connection / Proximity to South San Francisco

# Community Poll

## Poll Details

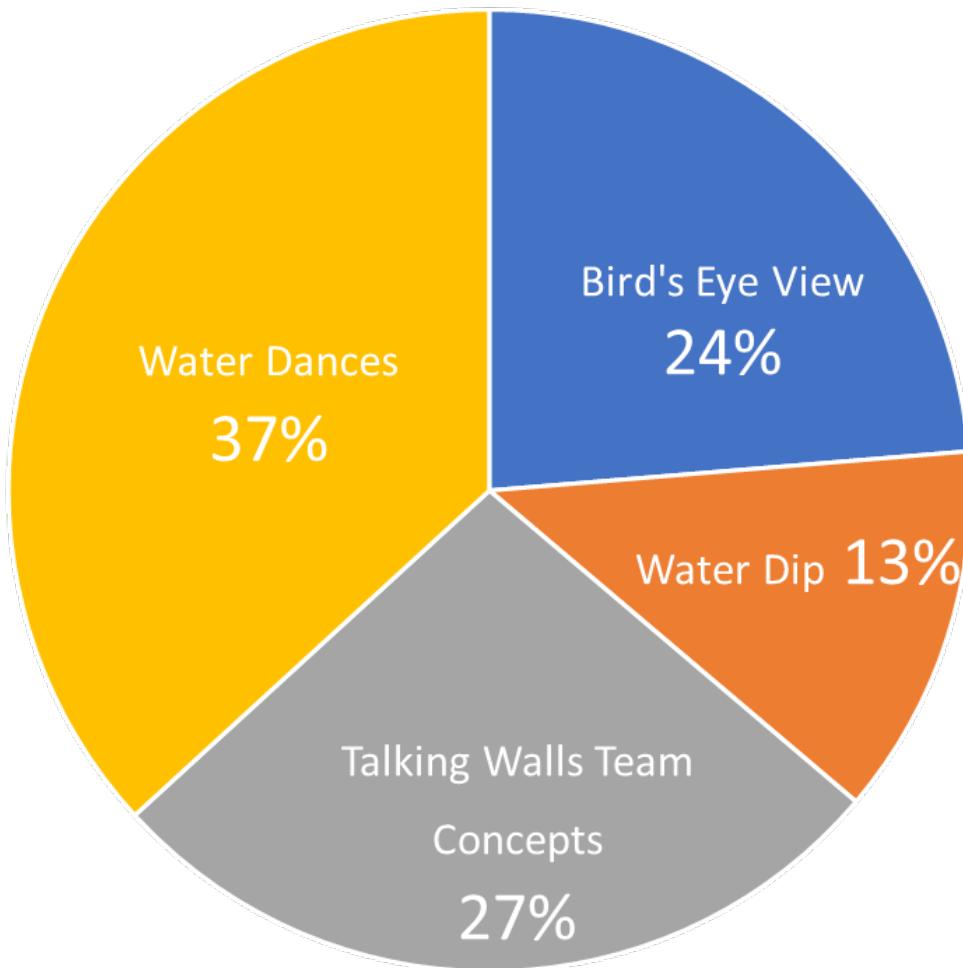
- Opened: Saturday, September 20, 2025
- Closed: Friday, October 3, 2025
- 359 Completed Submissions
- Provided in English and Spanish

## Publicity

- Concert in the Park (with artists)
- Flyers
- Newsletters
- Social Media
- Posters displayed at Orange Pool

## Response Statistics

### 1. Which is your preferred Concept? (Select one)



Angelina Duckett - Birds Eye View

Elena Manderdini - Water Dip

Crystal & Cameron Moeberg - Talking Walls Team Concepts

Rachel Rodi & Guy Fuerte - Water Dances

# Rachel Rodi & Guy Fuerte: “Water Dances”

Artist Website: <https://www.rachelrodi.com>



## Concept

- Celebrates community and play – inspired by generations of Orane Pool swimmers and South City’s diverse population, capturing the joy of learning, exploring, and swimming
- Flowing sunlit colors reflect the energy of SSF dancers, including Ballet Folklórico
- Interactive & dynamic mirror “bubbles” let viewers see themselves in the mural

## Materials

- Professional-grade stained glass, mirrors, and iridescent stained glass accents
- Installed with specified adhesive and grout, specifically designed to perform in wet environments with high chlorine exposure

## Maintenance

- Routine cleaning – wiping mosaics with damp cloth and buffing dry
- Heavier cleaning – use of appropriate tile cleaners (Miracle Sealants recommended)

# THANK YOU

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