




MEMORANDUM

March 7, 2025

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Gail Gilman, Vice President
Hon. Willie Adams
Hon. Stephen Engblom
Hon. Steven Lee

FROM: Elaine Forbes
Executive Director 

SUBJECT: Request authorization to enter into a Memorandum of Understanding with the San Francisco Bay Ferry for the funding, design, and project delivery of the Mission Bay Ferry Landing to be located at 16th Street and Terry A. Francois Boulevard.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-14

EXECUTIVE SUMMARY

The Mission Bay Ferry Landing (MBFL) is a new ferry terminal to be located in the Mission Bay neighborhood near the intersection of Terry A. Francois Boulevard and 16th Street, adjacent to Agua Vista Park and the recently completed Bayfront Park. The MBFL project (Project) includes the construction of a ferry terminal and upland improvements, including electrical infrastructure capable of mooring and charging battery electric ferry vessels.

The Memorandum of Understanding (MOU) details the planning and implementation of the Project as a partnership between the Port and SF Bay Ferry (SFBF). In general, the Port will serve as the lead agency throughout the planning and implementation phase of the Project, supported by SFBF. The MOU delineates responsibilities including:

- Regulatory permits and environmental clearance
- On-site construction contracts and building permits
- Overall Project management, construction management and
- Public outreach and external Project-related communications.

THIS PRINT COVERS CALENDAR ITEM NO. 11A

BACKGROUND

The Port of San Francisco oversees, manages, and holds 7.5 miles of waterfront land in public trust for the use and enjoyment of the people of California. The Port works to advance environmentally and financially sustainable maritime, recreational, and economic opportunities for the City, Bay Area, and California.

The Waterfront Emergency Transit Agency (WETA) was created by the State of California to develop and operate a regional ferry transit system on San Francisco Bay and to coordinate water transit response in the event of a natural disaster or regionally disruptive event. WETA, operating as SFBF, currently operates service to San Francisco from terminals throughout the Bay Area.

MBFL is a new ferry terminal to be located in the Mission Bay neighborhood near the intersection of Terry A. Francois Boulevard and 16th Street, adjacent to Agua Vista Park and the recently completed Bayfront Park. The Project includes the construction of a ferry terminal and upland improvements, including electrical infrastructure capable of mooring and charging battery electric ferry vessels.

Ferry service at Mission Bay was identified in Plan Bay Area 2050, San Francisco Bay Area's long-range Regional Transportation Plan jointly developed and adopted in 2021 by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). New ferry service at MBFL is also identified in SF Bay Ferry's 2050 Service Vision as a Tier I expansion project.

On June 30, 2017, the Parties entered into a Memorandum of Understanding for the Planning, Design, Entitlement, and Funding of the Mission Bay Ferry Landing Project; this MOU replaces the 2017 Memorandum of Understanding in its entirety.

The MBFL site preparation and construction have been separated into multiple phases. Phase 2a work will prepare the site through cleanup of marine debris and the installation of a cap on contaminated sediment. Phase 2b work includes the construction of the ferry landing and upland improvements to Ferry Landing Plaza and Agua Vista Park.

STRATEGIC OBJECTIVES

The Project supports the Port's 2021-2025 Strategic Plan through the following goals:

Equity: Create a diverse, equitable, and inclusive organization and waterfront, and empower Black, Indigenous, and other People of Color (BIPOC) in Port operations and opportunities through equitable policies and practices.

The MBFL will provide critical regional ferry service to and from the Mission Bay neighborhood, one of the fastest-growing neighborhoods in San Francisco, as well as the Dogpatch, Potrero Hill, Pier 70, and the Central Waterfront neighborhoods. Expanding multimodal transportation options to this area will ease congestion and

reduce barriers to access that are inherent in private vehicle ownership. Regular ferry service will improve regional connectivity and provide access for all Bay Area residents to the jobs, services, and amenities of Mission Bay.

Sustainability: Advance environmental stewardship to limit climate change and protect the Bay.

The Mission Bay Ferry Landing will provide transportation options that reduce neighborhood and region dependence on private vehicle use and will provide electric ferry charging for emission-free ferry vessel operations.

Evolution: Evolve the waterfront to respond to changing public and Port needs.

MBFL will strengthen the Port financially by maximizing the value of Port property and increasing revenue opportunities for adjacent properties. Ferry service will attract and retain tenants that help build an economically viable Port.

FUNDING

The Project is fully funded as of the drafting of this MOU and supported by \$134.2 million of local, regional, state, and federal sources that are being managed by the Port and SFBF.

The Port and SFBF will enter separately into agreements related to financial processes and commitments related to subrecipient obligations, invoice processes and procedures, and other related matters.

DESIGN

SF Bay Ferry and the Port will collaborate to ensure effective and efficient design. Project scope and respective design responsibilities are broken out as follows:

- a. The Port is responsible for entering and managing contracts to create a design, subject to the availability of funding sources identified for Project components with the exception of the Universal Charging Float.
- b. SFBF is responsible for entering and managing contracts to create a design for the Universal Charging Float (UCF) and will fund 100% of the design cost of the UCF.

CONSTRUCTION

Project construction/procurement/delivery responsibilities are set forth as follows:

- a. Mission Bay Ferry Landing - The Port will be responsible for awarding and overseeing construction and construction management contracts for the entire Project excluding the fabrication and procurement of the Universal Charging Float.

- b. Universal Charging Float - SF Bay Ferry will fabricate and deliver the UCF as owner-provided equipment. It will be installed by the Port's contractor with oversight by the Port's contracted construction management team.

SCHEDULE

Construction of the Project will be completed in two phases:

MBFL Phase 2a – Marine Demolition and Mattress

Currently at 100% design with construction contract advertisement expected in the first quarter of 2025. Construction is scheduled to begin in the third quarter of 2025 and is anticipated to take 6 months to complete.

MBFL Phase 2b – Ferry Landing and Upland Improvements

Currently at 95% design with construction contract advertisement expected in the fourth quarter of 2025. Construction is scheduled to begin in the third quarter of 2026 and is anticipated to take 9 to 12 months to complete.

According to this schedule, the Project is expected to be operational in the second quarter of 2027.

CONCLUSION AND NEXT STEPS

In addition to this MOU, it is the intent of the Parties to enter into a long-term lease ("Lease") and companion long-term license ("License") agreement, which collectively will delineate the ongoing operation and maintenance rights and responsibilities at the MBFL upon Project completion. Furthermore, the Parties agree to enter into any necessary subrecipient or funding agreements required to access or disburse funds awarded for the Project and to comply with all terms and conditions of those fund sources.

If the Port Commission authorizes approval of the MOU, the SFBF Board will consider approval of the MOU at its March 13, 2025 meeting.

Prepared by: Simon Betsalel, Project Manager

For: Wendy Proctor, Interim Deputy Director
Engineering

Attachment: Port and SFBF Memorandum of Understanding

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 25-14

WHEREAS, The Port and the San Francisco Bay Ferry (SFBF) are pursuing development of the Mission Bay Ferry Landing (the Project) to create a southern hub for ferry service into San Francisco that will address regional transportation demand for current and future development around Mission Bay and the Central Waterfront in the vicinity of the eastern terminus of 16th Street; and

WHEREAS, The Port and SFBF propose to enter into a Memorandum of Understanding (MOU) that outlines each agency's role in the funding, design, and construction of the Project; and

WHEREAS, Once the Project is constructed, the Port and SFBF will enter into a lease for SFBF's operation and management of the Facility; and

WHEREAS, The development of the Project supports the goals of the Port's Strategic Plan in the area of engagement, livability, and economic vitality; now, therefore be it

RESOLVED, That the San Francisco Port Commission hereby authorizes the Port's Executive Director to enter into a Memorandum of Understanding with SFBF, consistent with the terms as described in the Memorandum accompanying this Resolution, for the planning and project delivery of the Project; and be it further

RESOLVED, That the Port Commission authorizes the Executive Director to enter into any additions, amendments, or other modifications to the MOU that the Executive Director, in consultation with the City Attorney, determines are in the best interests of the City, do not materially decrease the benefits or otherwise materially increase the obligations or liabilities of the City or Port, and are necessary or advisable to complete the transactions that the MOU contemplates and effectuate the purpose and intent of this Resolution, such determination to be conclusively evidenced by the execution and delivery by the Executive Director of such additions, amendments or other modifications to the MOU.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of March 11, 2025.

Secretary