

# Intermodal Feasibility Study

## Steering Committee Meeting #3 Developing the Station Site Concepts

June 17<sup>th</sup>, 2024



# Agenda



- 1 Study Progress Update
- 2 Preview of Draft Technical Analysis Summary Report
- 3 Station Site Concept Development
- 4 Schedule
- 5 Next Steps



# Study Progress Update



# What We've Learned So Far - Public Input



- **LRTP/TDP Workshops**
  - Satellite Beach, Palm Bay, Titusville, Rockledge
- **Shape Your Station Survey**
  - Over 550 completed
- **Stakeholders**
- **Community Groups**







# Other Updates



- **Funding & Grant opportunities**
  - County Tourism grant approved May 7, 2024
  - CRISI grant submitted May 28, 2024
- **Ongoing Brightline Coordination**

# CRISI Grant Funding Request



Cocoa Multi-Modal Station & Rail Project  
CRISI Grant Submitted (May 28, 2024)

Total Project Cost: \$83.21 million  
CRISI Grant Request = \$47.46 million

Funding Type	Amount / Funding Source
Non-Federal Match	\$5,000,000 - City of Cocoa \$5,000,000 - Space Coast Office of Tourism \$6,250,000 - Brightline (Land)
Other Sources of Federal Funds	\$15.5 million – Space Coast TPO

# Preview of Draft Technical Analysis Summary Report



# Key Elements of the Report



1. Review efforts to expand intercity passenger rail service in Florida
2. Establish need and identify market for passenger rail in Brevard County
3. Provide land use and transportation context for station area
4. Develop station concept plan
  - Near-term station site development
  - Longer-term redevelopment potential
5. Summarize public outreach activities
6. Research grant opportunities
7. Outline next steps in an Implementation Plan



# Report Outline



## Section 1: Study Overview & Highlights

### Section 2: Passenger Rail in Florida

- Growing Need for Passenger Rail in Florida
- Statewide Passenger Rail Planning & Service Expansions

### Section 3: Regional Passenger Rail Market Assessment

- Brevard's Economic Drivers Create Demand
- Need for Congestion Relief
- Passenger Rail Market & Catchment Analysis

### Section 4: Station Area Conditions & Context

- Land Use & Development
- Transportation Network
- Environmental & Utility Considerations

### Section 5: Station Area Development Plan

### Section 6: Public Engagement Summary

### Section 7: Implementation Plan

**Technical Analysis Sections – Draft June 2024**

Other Sections – to be completed in upcoming months

# Draft Technical Analysis Sections



## SECTION 1 Study Overview & Highlights

**COCOA INTERMODAL STATION FEASIBILITY STUDY**  
Section 1: Study Overview & Highlights

### STUDY OVERVIEW

Cocoa serves as a vital gateway to popular destinations in Florida's Space Coast region. This study explores how a Brightline stop could improve connectivity for Brevard County residents and visitors, while encouraging investment and job creation.

### Introduction

The Space Coast TPO initiated this study in June 2023 to further evaluate the potential for an intermodal station in Cocoa, Florida. The potential for passenger rail service and a station in Cocoa had been previously proposed and analyzed in the Passenger Rail Study completed by the Space Coast TPO in 2016 (Passenger Rail Study). On March 12, 2024, Brightline Train announced their commitment to work with the City of Cocoa to develop a station in Brevard County near SR 501 (Chamblee Road), SR 526, and US 1. This was the site previously identified as the locally preferred station location in the 2016 Passenger Rail Study.

While the feasibility of the Cocoa station has been established by the commitment from Brightline, the analysis completed as part of this study helps answer key questions and documents the next steps in station development. This study provides a summary of the potential intermodal station, its land use and transportation context, the potential travel market, and environmental constraints and considerations. This study also includes an analysis of the potential station site and provides recommendations for potential intermodal connections, conceptual design considerations, and needed infrastructure improvements. Additionally, the plan outlines grant opportunities and implementation strategies.

### Key Elements of the Study:

1. Document ongoing efforts to encourage intercity passenger rail service in Florida.
2. Establish the regional need and potential market for a passenger rail station in Brevard County.
3. Evaluate the land use and transportation context of the potential intermodal station.
4. Develop a Cocoa Station Area Concept Plan that outlines near-term improvements to the proposed station site, as well as a longer-term redevelopment potential within the larger potential station area.
5. Summarize the public engagement activities that were completed as part of the planning process.
6. Research grant opportunities that could be pursued to support the station development.
7. Make recommendations and outline next steps in an implementation plan.

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**COCOA INTERMODAL STATION FEASIBILITY STUDY**  
Section 1: Study Overview & Highlights

### Brevard County Prime Destinations and Potential Rail Connectivity

**KEY**

- Brightline Route
- Brightline Stations (Existing and Future/Planned)
- ★ Potential Intermodal Station in Brevard County

**Distance from potential intermodal station:**

- Orlando: 10 miles
- Seffort: 10 miles
- Longwood: 10 miles
- West Palm Beach: 122 miles
- Melbourne: 145 miles
- Kennedy Space Center: 17 miles
- Port Canaveral: 10 miles
- Cocoa Beach Main Street: 13 miles
- Brevard Zoo: 12 miles
- Melbourne-Orlando International Airport: 22 miles

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## SECTION 2 Passenger Rail in Florida

**COCOA INTERMODAL STATION FEASIBILITY STUDY**  
Section 2: Passenger Rail in Florida

### GROWING NEED FOR PASSENGER RAIL IN FLORIDA

Over the past 20 years, Florida's population has rapidly increased and growth is projected to remain strong. Additionally, according to Visit Florida, tourism is growing—with over 100 million tourists visiting in 2022.

**2021 FLORIDA POPULATION**  
21,898,945

**2045 FLORIDA PROJECTION**  
27,409,400

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**COCOA INTERMODAL STATION FEASIBILITY STUDY**  
Section 2: Passenger Rail in Florida

### STATEWIDE PASSENGER RAIL PLANNING & SERVICE EXPANSIONS

**FDOT**

The state of Florida has supported and planned for intercity passenger rail for several decades.

**AMTRAK**

Amtrak currently operates three routes in the state, each with a daily bi-directional service:

- Statewide: Seaboard Coast Line from Washington, DC to Miami, FL
- Florida: Silver Star from Tampa, FL to Orlando, FL
- Florida: Silver Meteor from Tampa, FL to Miami, FL

**brightline**

Operates a weekday round-trip service between:

- Tampa and Orlando
- Tampa and Miami
- Orlando and Miami

Amtrak's vision for expanding regional services includes routes in Florida.

Over the next 35 years, Amtrak's plan proposes to enhance the connections along these routes:

- Jacksonville → Orlando → Tampa
- Orlando → Miami
- Tampa → Miami

2 DAILY ROUND TRIPS PER CORRIDOR

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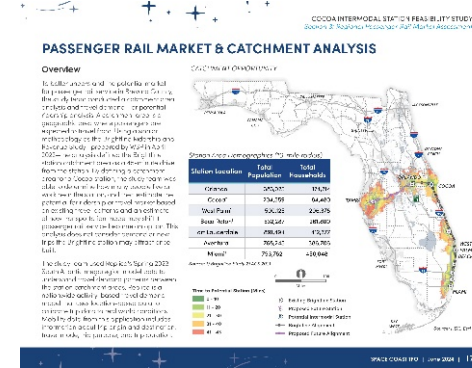
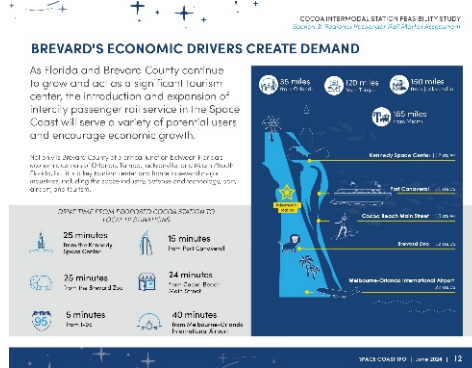
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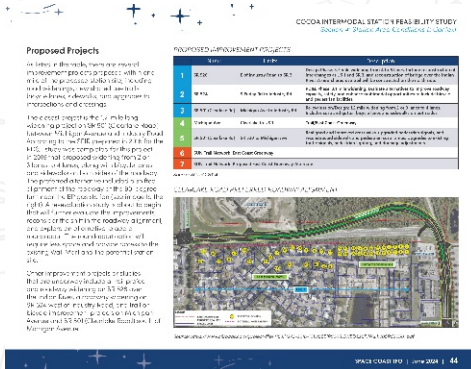
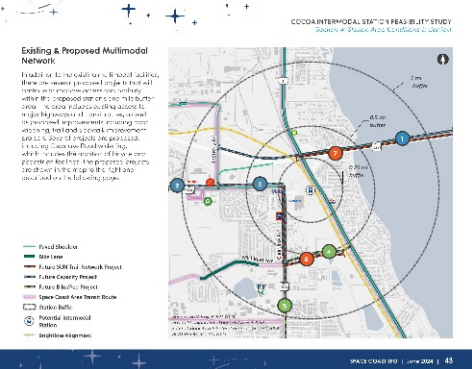
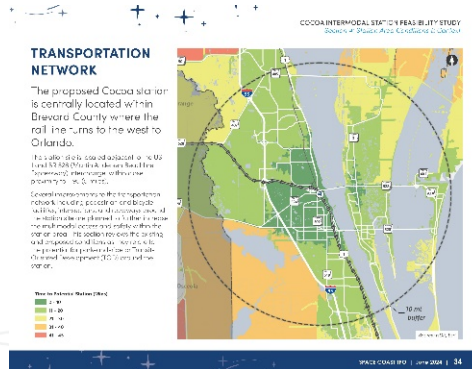
# Draft Technical Analysis Sections



## SECTION 3 Regional Passenger Rail Market Assessment



## SECTION 4 Station Area Conditions & Context



# Station Site Concept Development

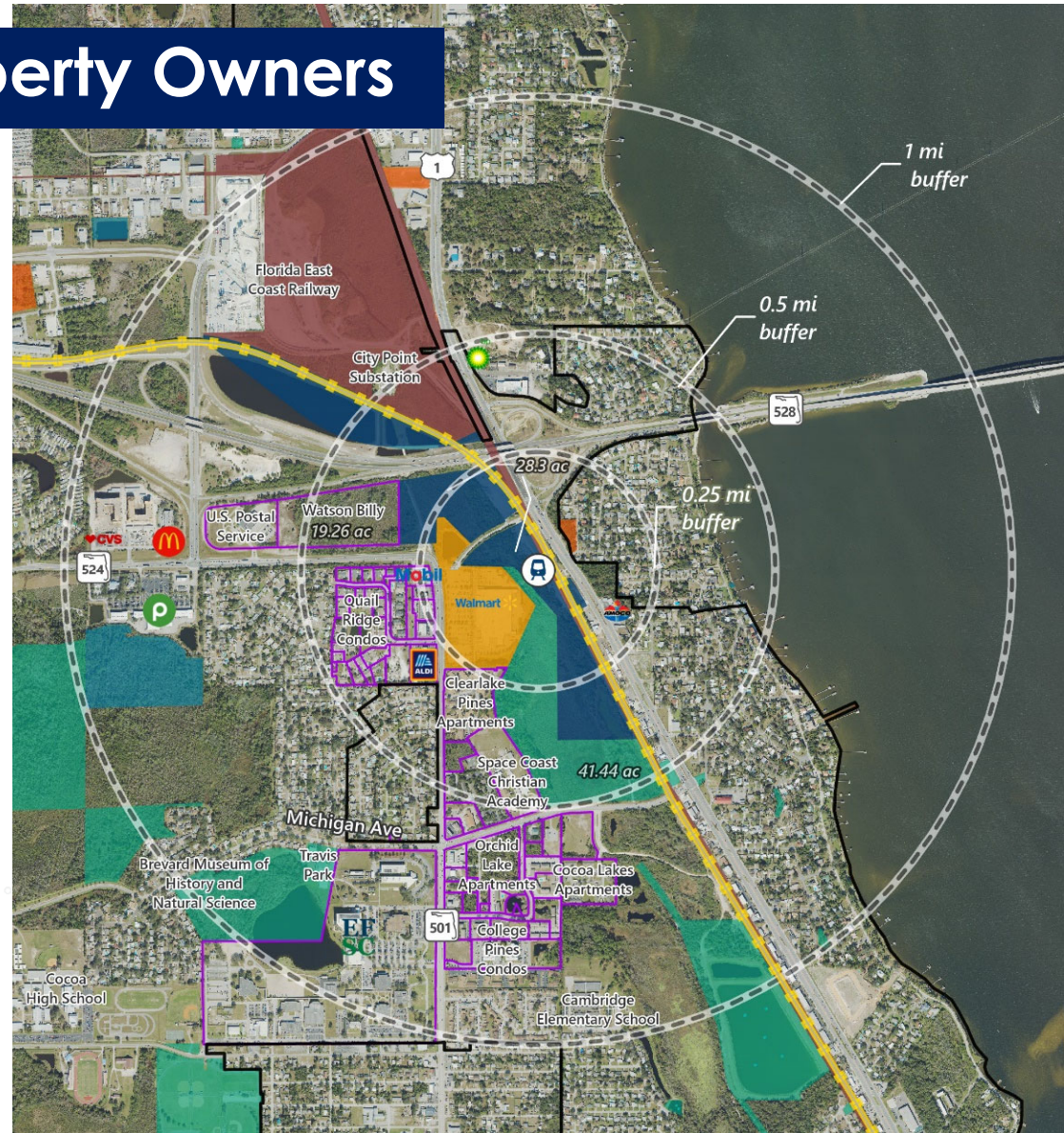




# Developable Area and Property Owners

Public and private ownership within the station area including Brightline and City of Cocoa

- Parcels in Site Area
- Parcels by Owner
- Brevard County
- City of Cocoa
- State of Florida
- Brightline
- FEC
- Wal-Mart
- Potential Intermodal Station
- Brightline Alignment
- Cocoa City Limits



Source: HDR analysis and Brevard County Property Appraiser

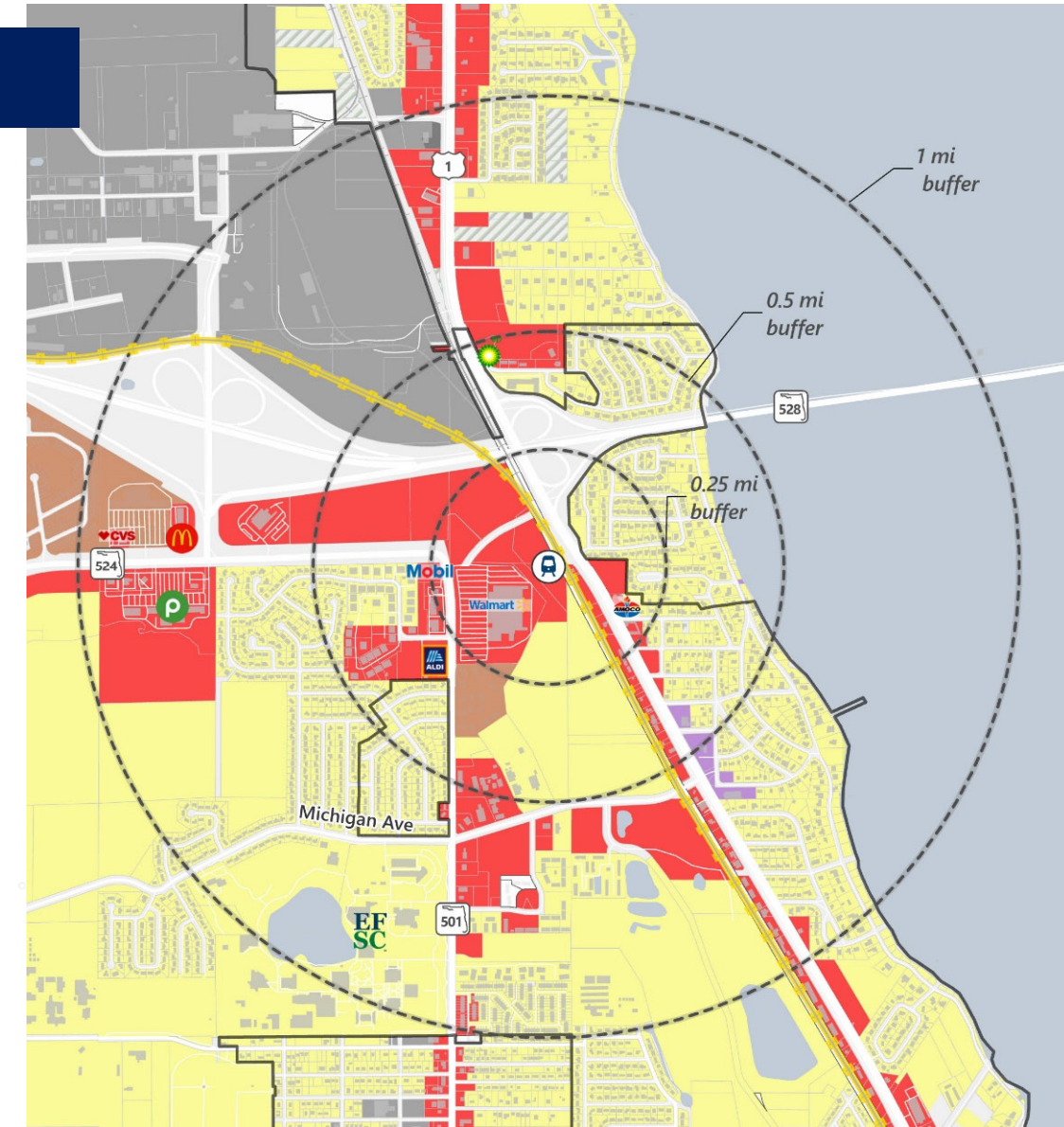


# Wetlands and Floodplains



# Zoning Map

- Brightline property is designated as **Commercial**
- The Wal-Mart and vacant property on Clearlake Road are also Commercial
- South of the station site is Residential

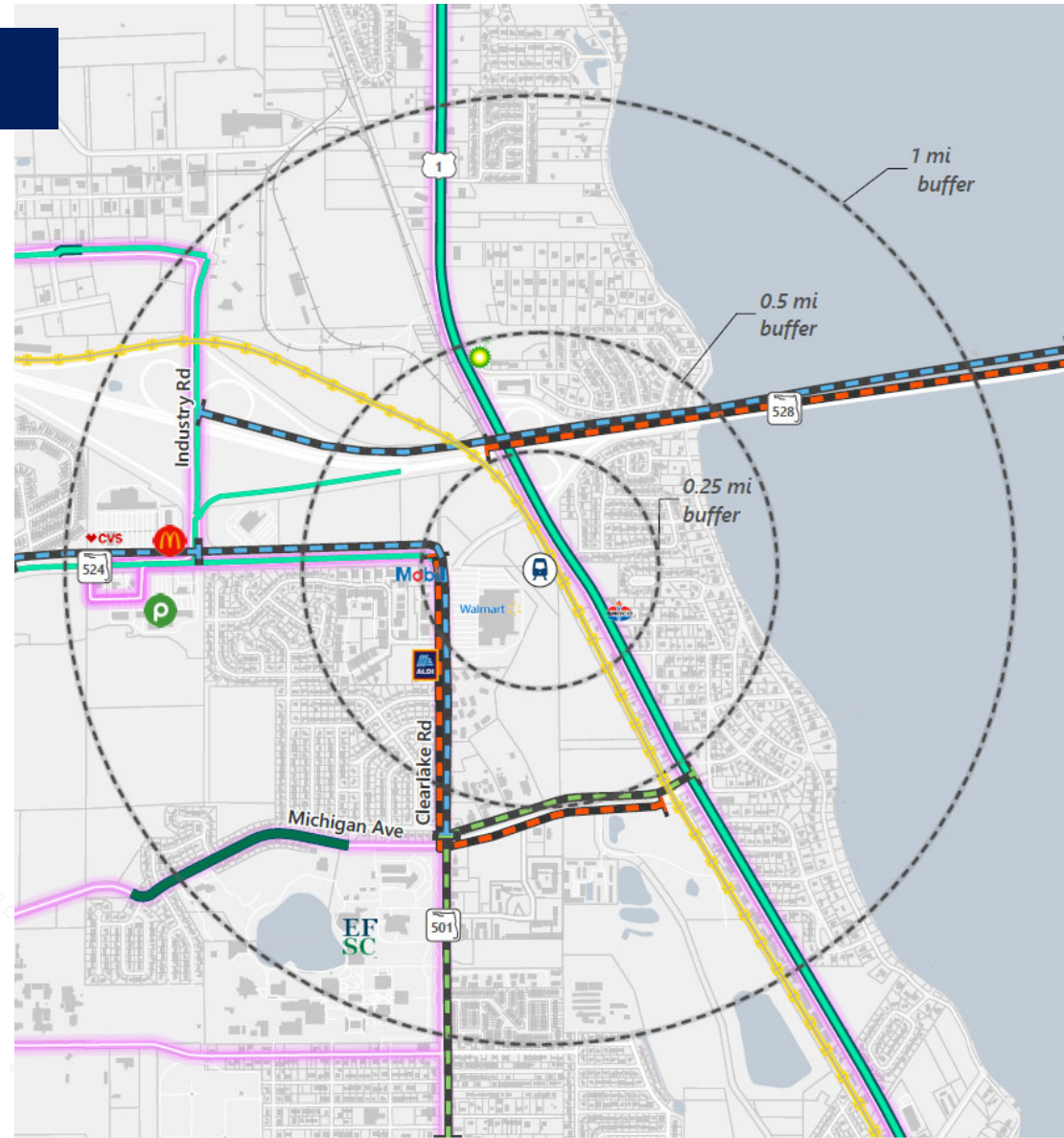




# Multimodal Network

- Proposed bicycle and pedestrian facilities on SR 501 (Clearlake Rd) and Michigan Avenue
- Roadway widening projects on SR 501 (Clearlake Rd) and SR 528
- Bicycle/pedestrian conditions on local roadways not included

- Paved Shoulder
- Bike Lane
- Future SUN Trail Network Project
- Future Capacity Project
- Future Bike/Ped Project
- Space Coast Area Transit Route
- Station Buffer
- Potential Intermodal Station
- Brightline Alignment



# Example Station Areas



- WMATA - Dunn Loring-Merrifield Station, Vienna, VA
- Houston Metro - Cypress Park and Ride, Houston, TX
- RTD-Denver - Lincoln Station Park and Ride, Centennial, CO
- RTD-Denver - Englewood City Center, Denver, CO



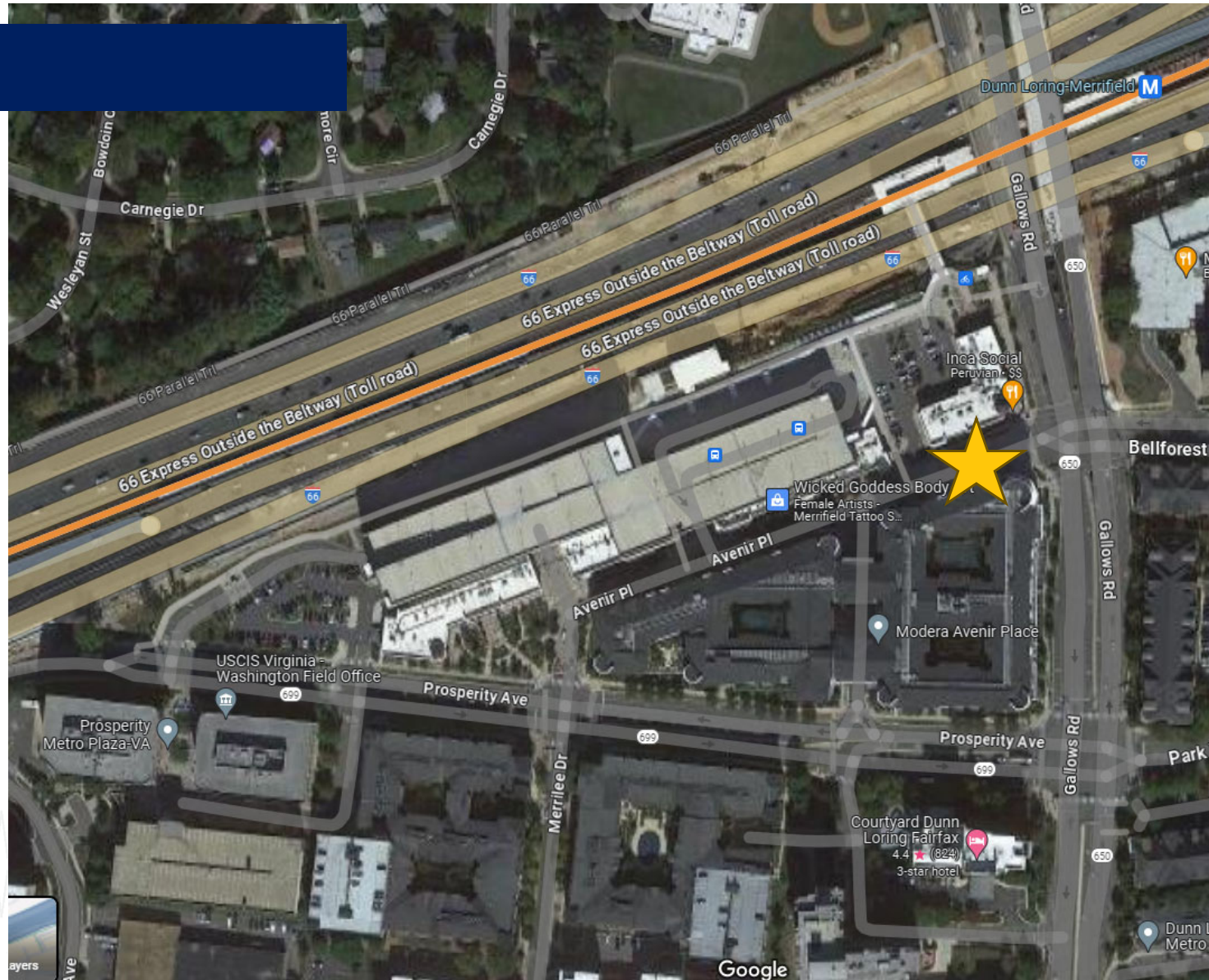


# Vienna, VA





# Vienna, VA





# Houston, TX





# Houston, TX



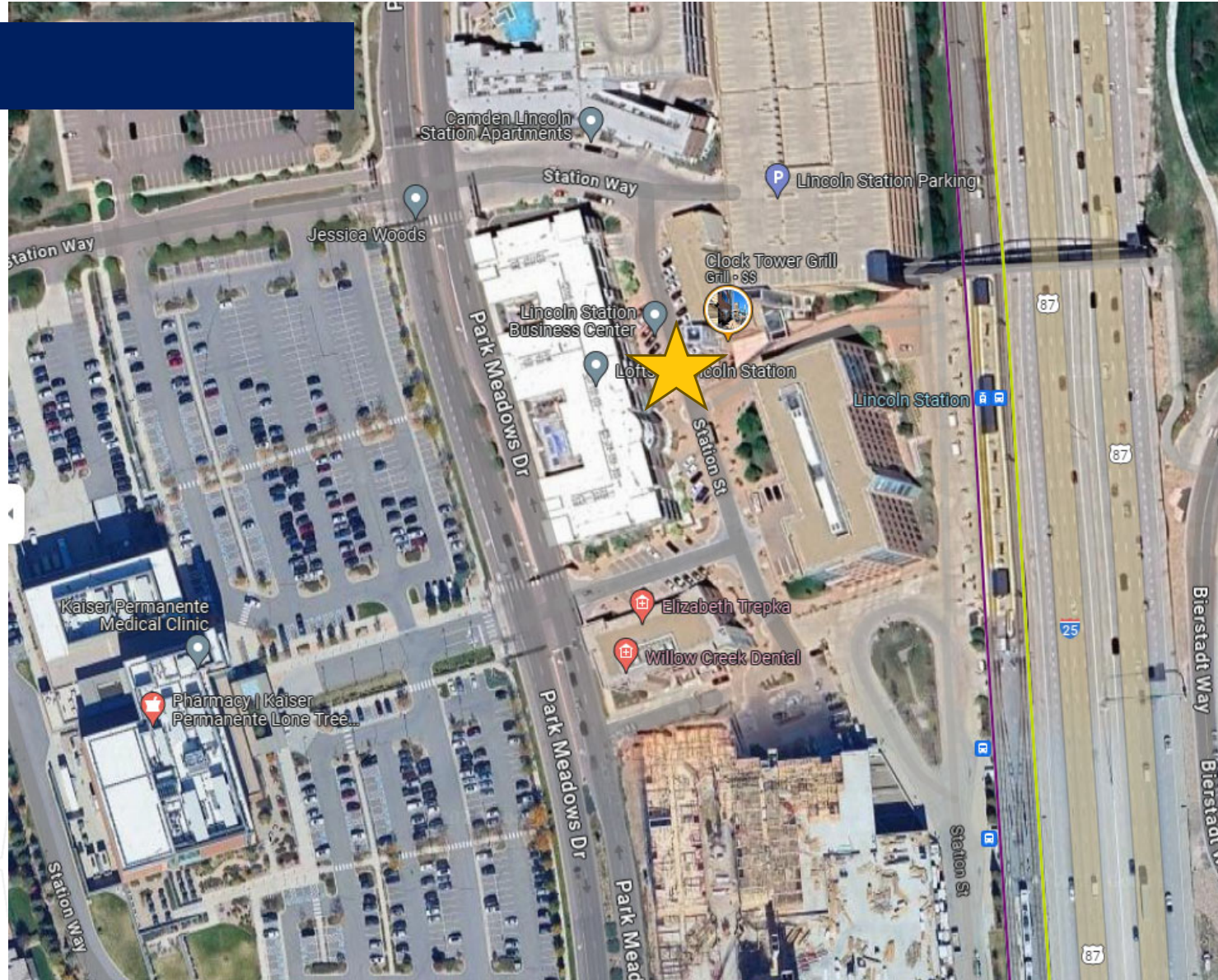


# Centennial, CO





# Centennial, CO





# Denver, CO





# Denver, CO





# Station Area Redevelopment Sites

## Vacant Sites

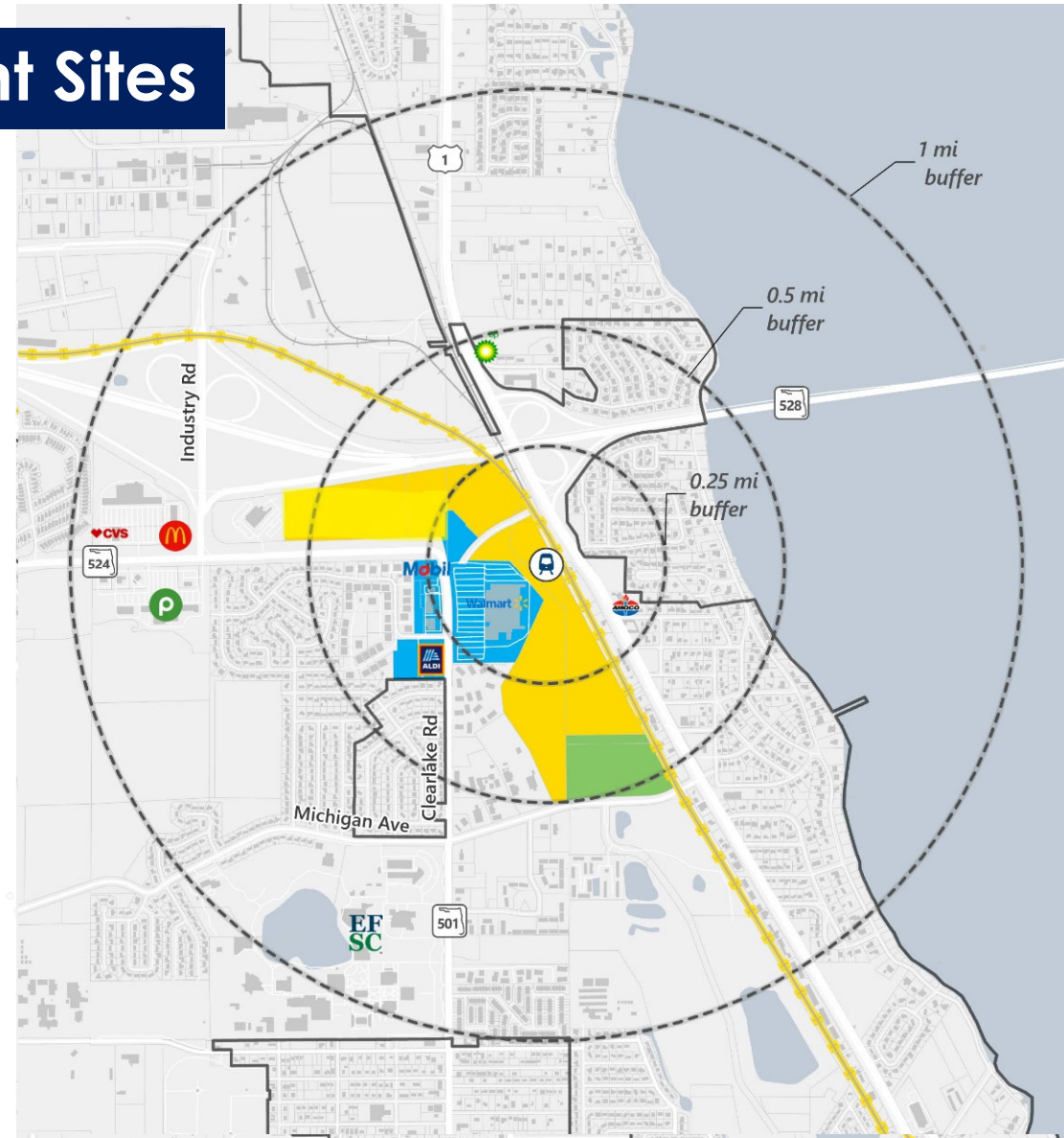
- Brightline (44.93 ac)
- City of Cocoa (25.77 ac)
- Billy Watson (19.26 ac)

## Redevelopable Sites

- Wal-Mart (25.16 ac)
- 8 commercial properties along Clearlake Road (11.34 ac)

## Conservation/Recreation Sites

- City of Cocoa (17.8 acres)



Source: FDOT, SCTPO, City of Cocoa, Property Appraiser

# Station & Site Criteria

- Similar in design to Brightline's Boca Raton Station (7,500-9000 sf)
- Parking to accommodate 400 spaces
  - Surface Parking for station opening
  - Structured Parking during later phases
- Public transit and kiss-and-ride facilities at station
- Access to/from property from local roadways; opportunities to connect to multiple access points
- New rail infrastructure west of station (double track main line)
- Double-sided platform
- Pedestrian crossing over railroad tracks to US 1



# DRAFT Station Area Concepts



## 2 Concepts:

### Concept 1

Wal-Mart remains in existing location; some adjacent redevelopment

### Concept 2

Wal-Mart relocates; expanded redevelopment

## 3 Phases of Development:





# Concept 1: Phase 1



Clearlake Road

Otterbein Ave

Wal-Mart

Cocoa Station

Surface Parking

US 1

Source: HDR



# Concept 1: Phase 1



Source: HDR



# Concept 1: Phase 2



Source: HD



# Concept 1: Phase 2



Source: HDR



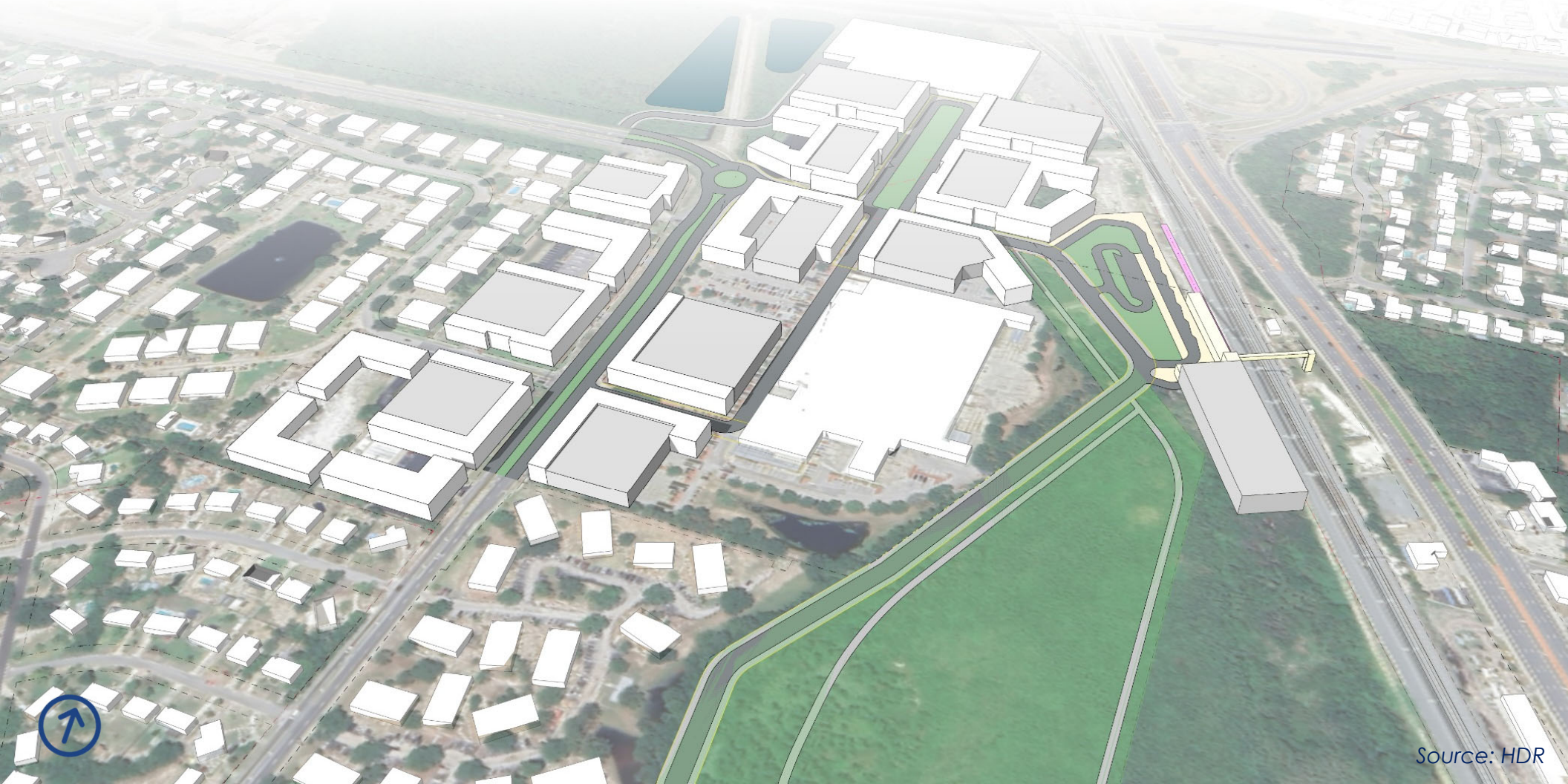
# Concept 1: Phase 3



Source: HDR



# Concept 1: Phase 3



Source: HDR



# Concept 2: Phase 1



Source: HDR



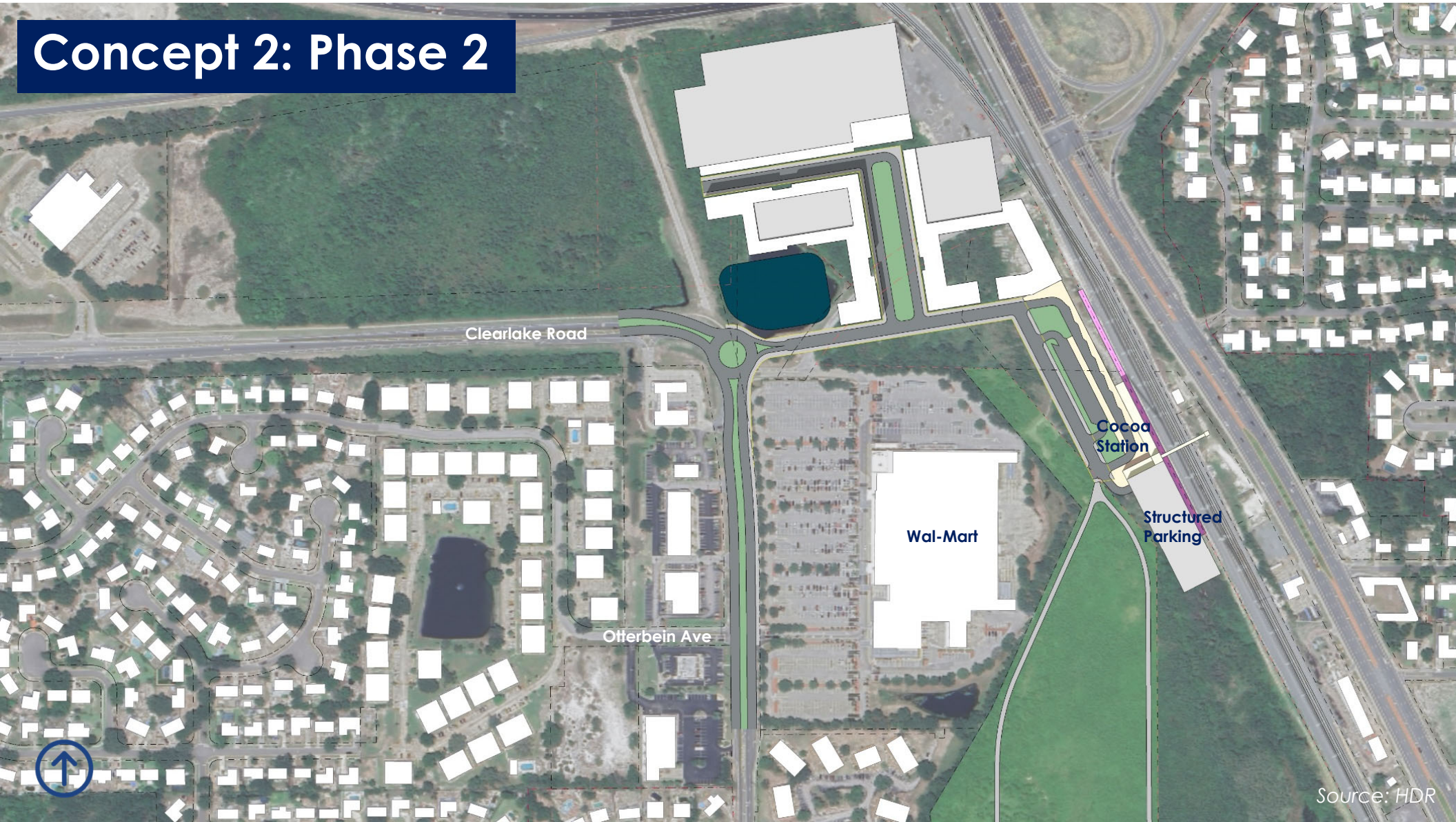
# Concept 2: Phase 1



Source: HD



# Concept 2: Phase 2



Source: HDR



# Concept 2: Phase 2



Source: HDR



# Concept 2: Phase 3



Source: HDR



# Concept 2: Phase 3



Source: HDR

# Schedule Update







# Intermodal Station Feasibility Schedule

- ★ Final Deliverable
- 👥 Steering Committee Meeting

July '23 – Sep '23   Oct '23 – Dec '23   Jan '24 – Mar '24   Apr '24 – Jun '24   July '24 – Sep '24   Oct '24 – Dec '24

<b>Analysis</b>	Analysis Memo & PPT ★				
<b>Public Engagement</b>	PPP & Flyer/Fact Sheet ★	👥	👥	👥	Engagement Summary & Title VI Tech Memo ★
<b>Concept Development</b>			Design Memo ★	Concept Plans ★	
<b>Implementation Plan and Final Report</b>	Implementation Plan & Final Report ★				

- Major Deliverables**
- 08/31/2023: PPP & Flyer/Fact Sheet
  - 06/30/2024: Analysis Memo and Presentation
  - 07/31/2024: Design Memo
  - 08/31/2024: Concept Plans
  - 09/30/2024: Engagement Summary & Title VI Tech Memo
  - 10/31/2024: Implementation Plan & Final Report

Updated: 5/6/2024

Note: Additional steering committee meetings may be added as needed

# Next Steps





# Thank You! See you in August 2024



- **Next Steps:**

- Finalize design memo
- Finalize site concepts

- **Steering Committee Member Homework:**

- Stay informed, continue support
- Attend final meeting August 28, 2024

