

Intermodal Feasibility Study

Steering Committee Meeting #4 Station Development Plan & Implementation

August 28, 2024



Agenda



1 Study Progress Update

2 Station Development Plan

3 Implementation Plan

4 Schedule

5 Next Steps



Study Progress Update



What We've Learned So Far - Public Input



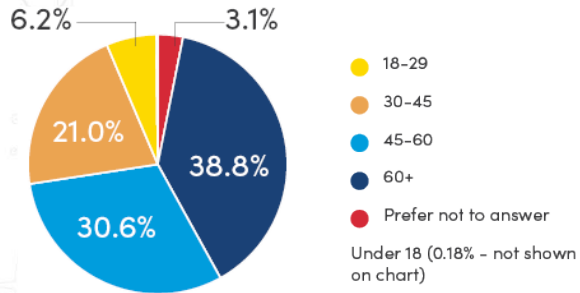
Shape Your Station Survey

- Designed to gather preliminary community input on Cocoa's passenger rail station
- Active from June 10 - 30, 2024
- 2,750 responses were received

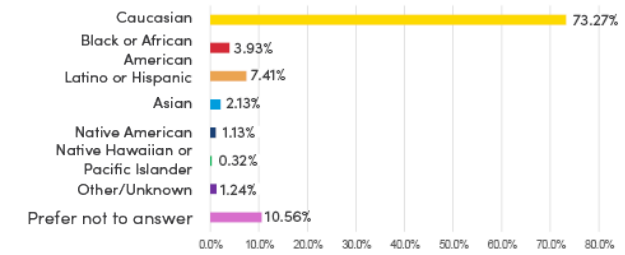
Survey Results – Who Took the Survey?



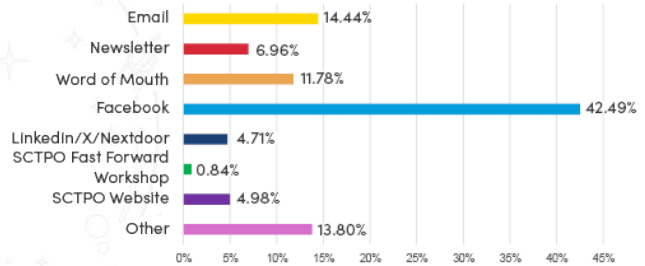
What is your age?



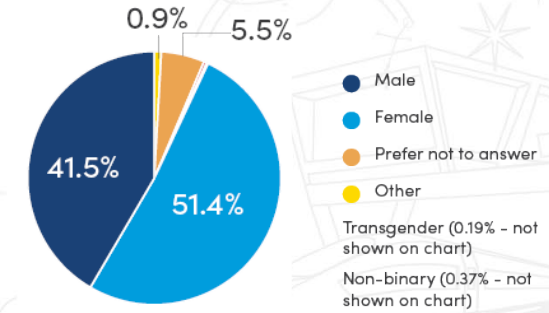
Please specify your ethnicity. (check all that apply)



How did you hear about this feedback form?



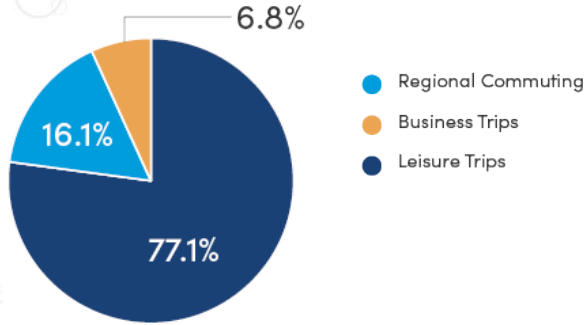
What gender do you identify as?



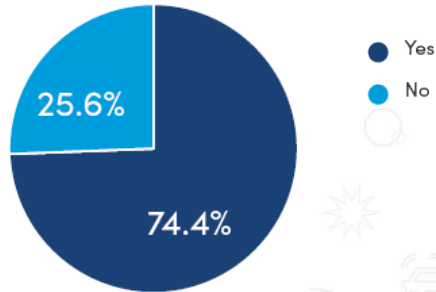
Survey Results – What Did They Say?



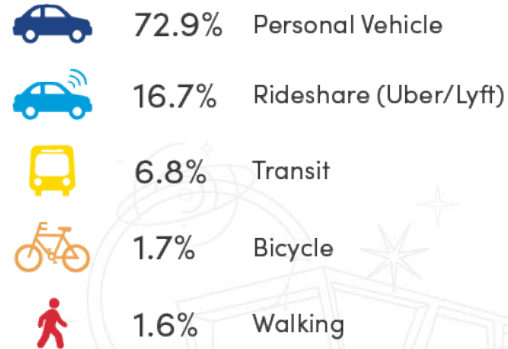
What type of travel would you primarily use the station for?



Would you support higher density development near the station that would provide mixed use of residential and commercial business?



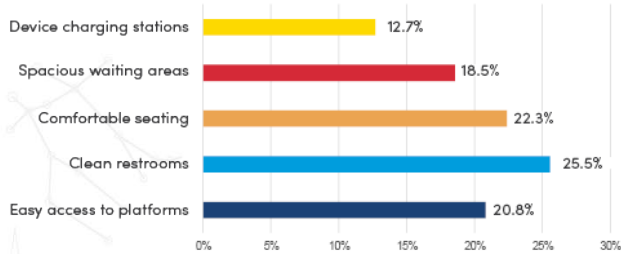
What would be your preferred mode of transportation to and from the station?



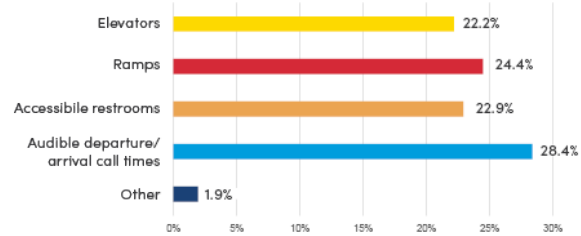
Survey Results - What Did They Say? (cont.)



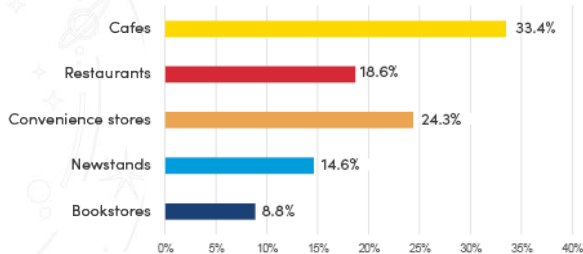
What are the most important features you would like to see in a passenger rail station? (select all that apply)



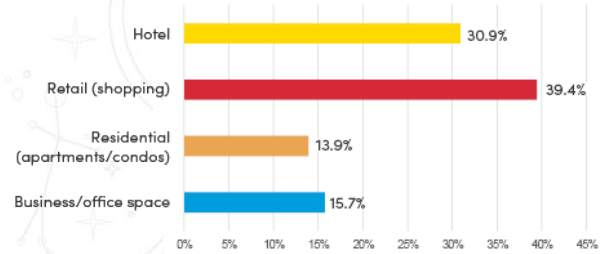
What type of specific accessibility features should the station design consider? (select all that apply)



What kind of shops and services would you appreciate having at the station (select all that apply)



What types of development surrounding the station should be considered? (select all that apply)



Survey Results - What Did They Say? (cont.)



What are your biggest concerns about using a passenger rail station?



What would you contribute to a positive and welcoming experience at the station?



Upcoming Presentations



- SCTPO TAC/CAC Committee Meeting: 9/9/2024 @ 9:30A
- City of Cocoa City Council Meeting: 9/10/2024 @ 6:00P
- SCTPO Governing Board: 9/12/2024 @ 1:30P

Other Updates



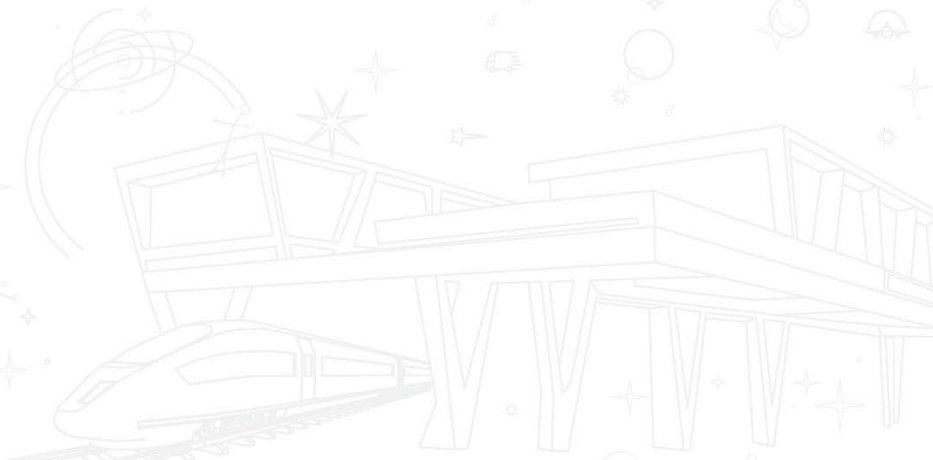
Funding & Grant opportunities

- County Tourism grant approved May 7, 2024
- CRISI grant submitted May 28, 2024

DC Advocacy Trip

- July 30-31, 2024

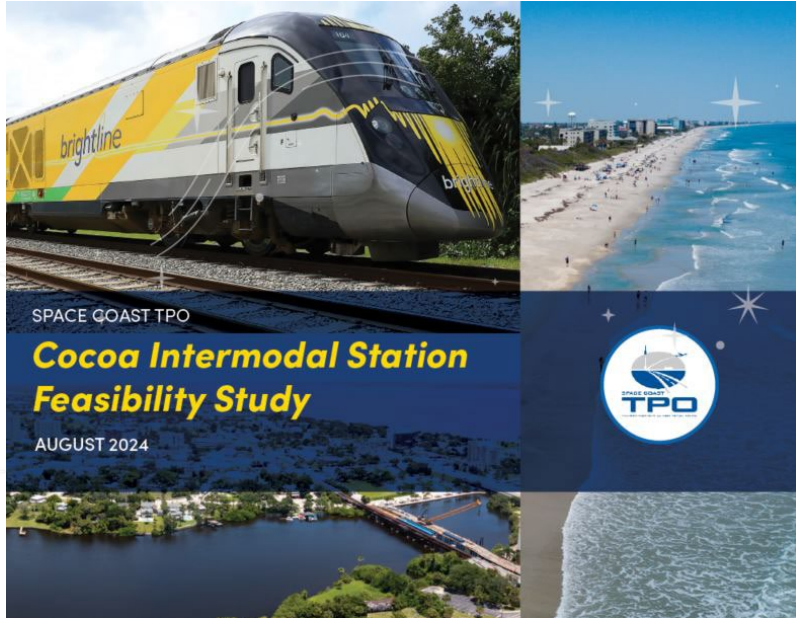
Ongoing Brightline Coordination



Update on 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

Station Development Plan



Intermodal Station Area

Vacant Parcels (91.40 ac)

- Brightline (46.35 ac)
- City of Cocoa (25.77 ac)
- Billy Watson (19.26 ac)

Redevelopable Parcels (36.69)

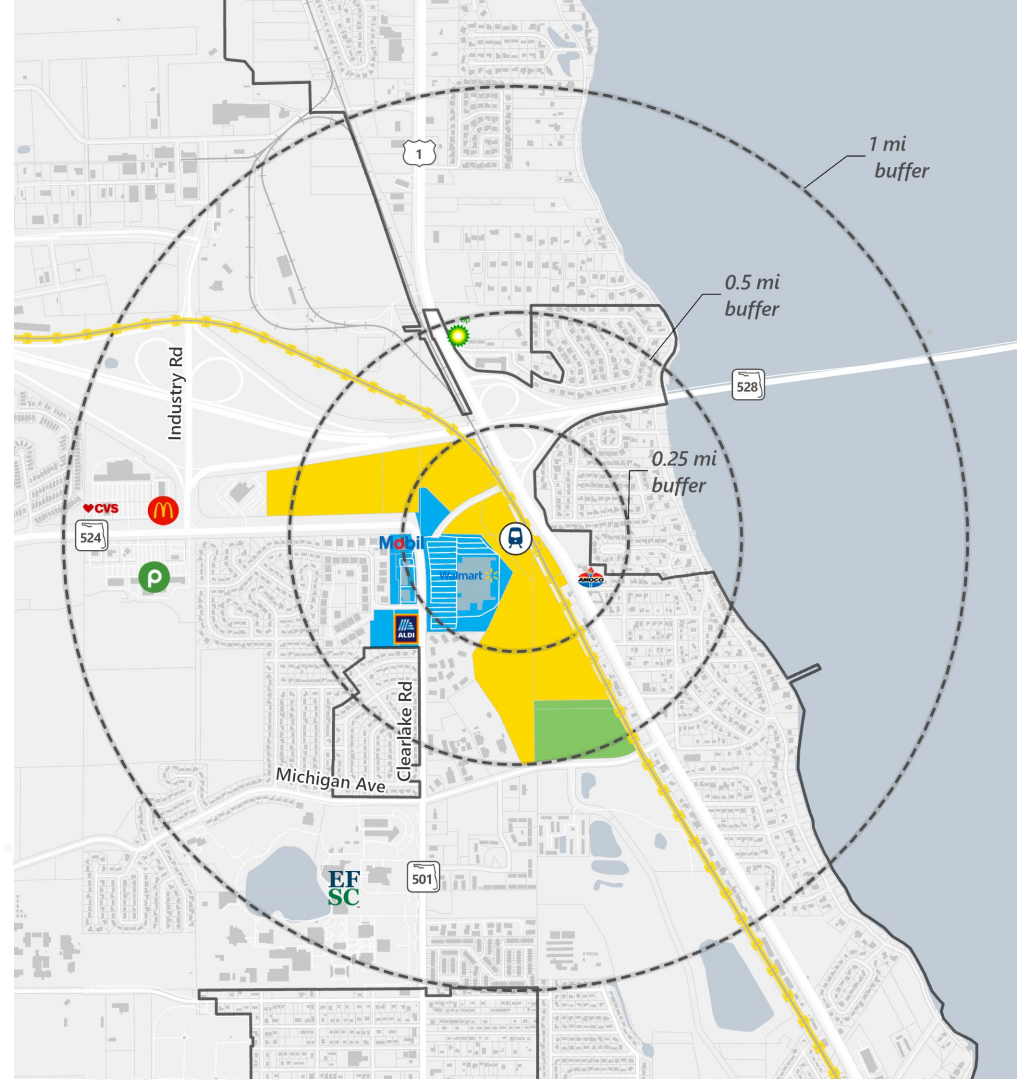
- Wal-Mart (25.16 ac)
- 8 commercial properties along Clearlake Road (11.34 ac)

Conservation/Recreation Parcels (16.55 ac)

- City of Cocoa (16.55 acres)

Legend

-  Vacant Parcels (91.40 ac)
-  Conservation/Recreation Parcels (16.55 ac)
-  Redevelopable Parcels (36.69 ac)
-  Brightline Alignment
-  Potential Intermodal Station
-  Cocoa City Limits



Developable Area and Property Owners

- 24 parcels including public and private sites
- Owners include Brightline, City of Cocoa, Walmart, Billy Watson, and other private owners

Parcel Ownership

■ Brevard County

■ State Of Florida

■ FEC

⊕ Potential Intermodal Station

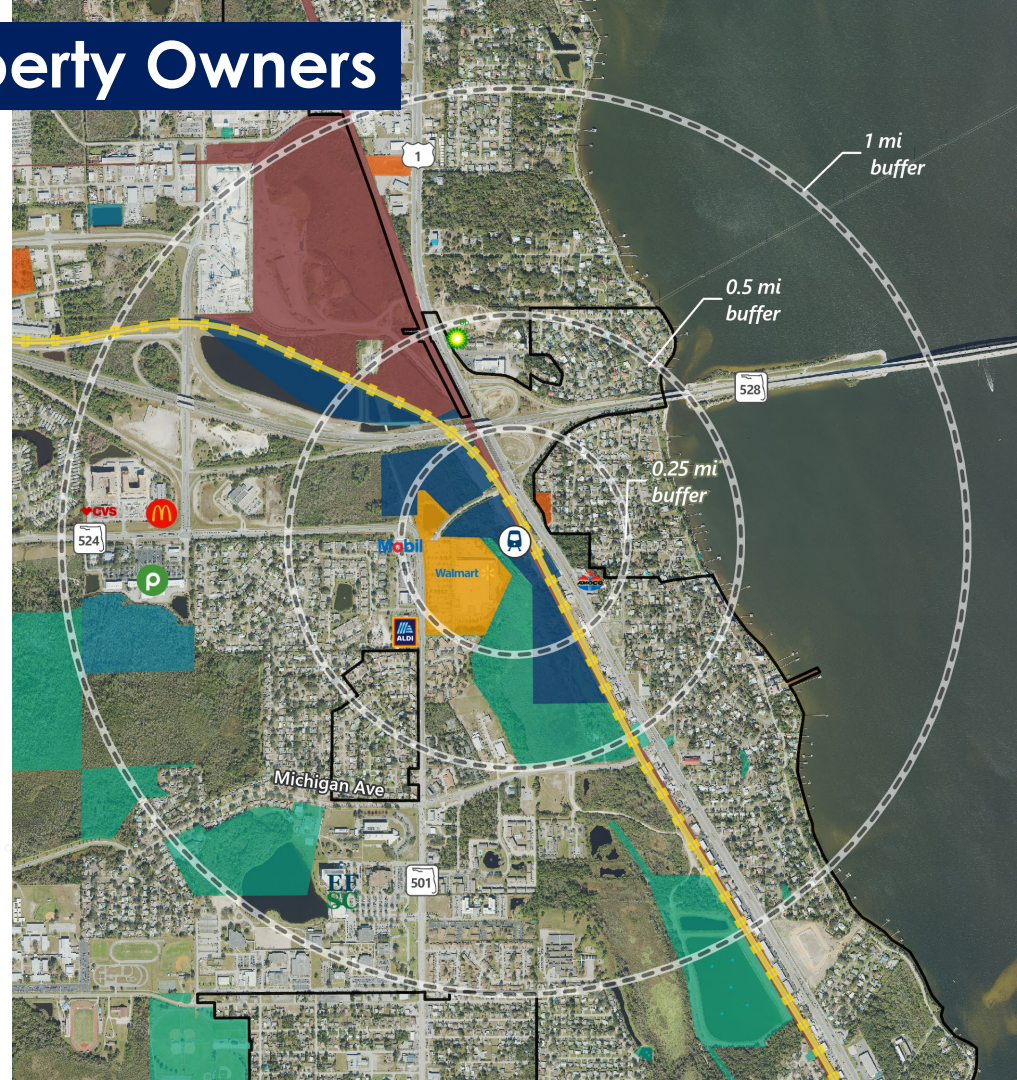
□ Cocoa City Limits

■ City of Cocoa

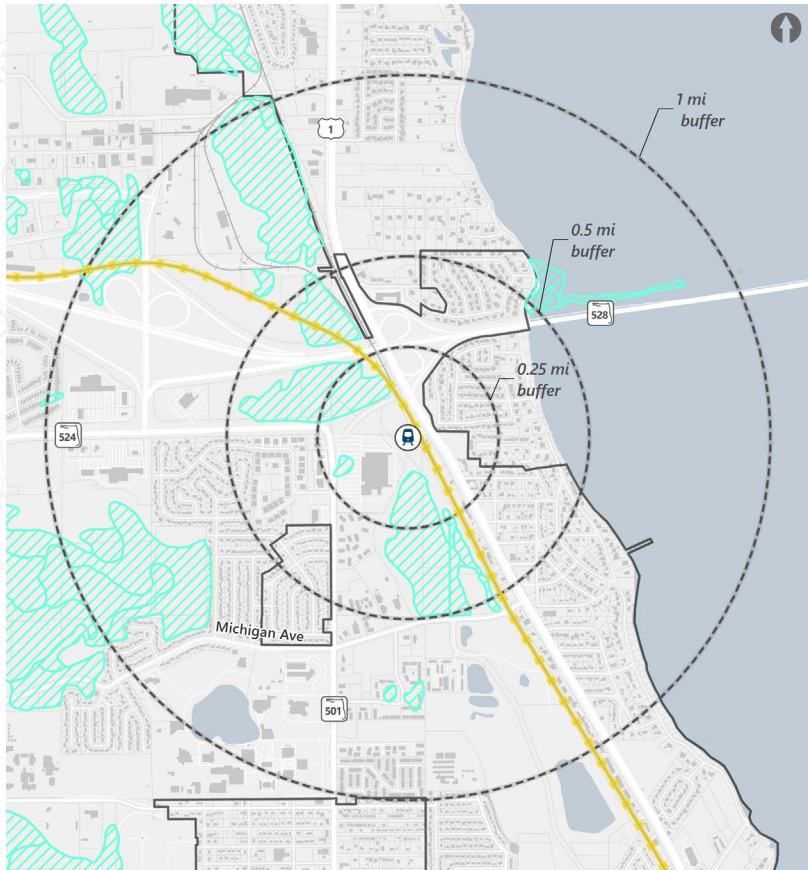
■ Brightline

■ Walmart

⊕ Brightline Alignment

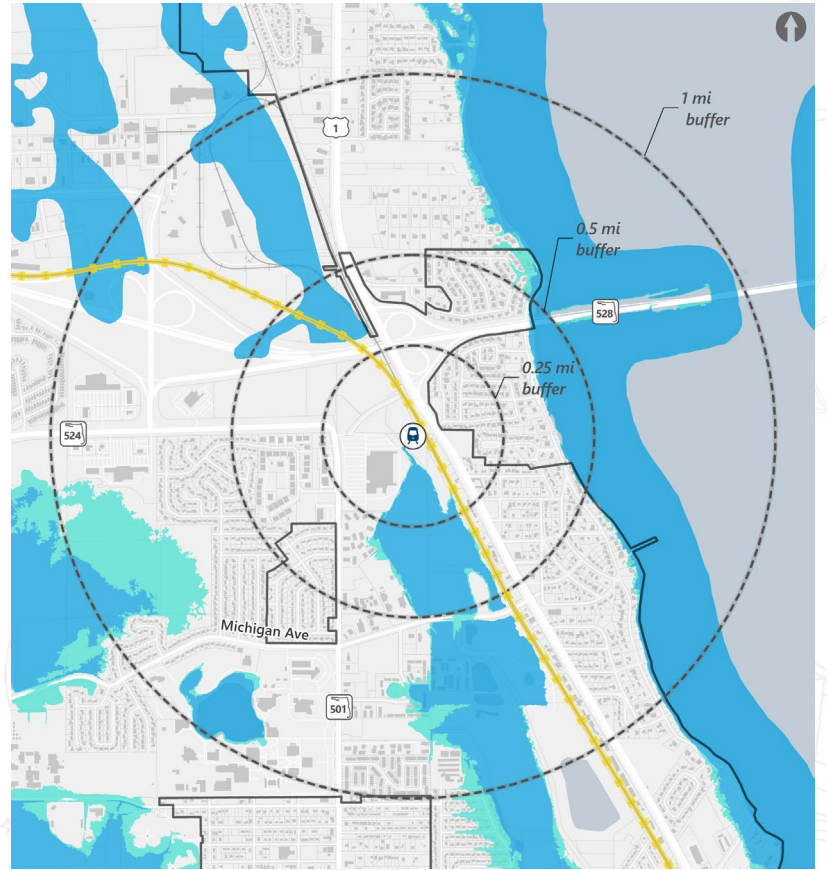


Wetlands and Floodplains



- Potential Intermodal Station
- Brightline Alignment

- Cocoa City Limits
- Wetlands



- 100- Year Floodplain

- 500- Year Floodplain

City of Cocoa Future Land Use

- FLU for the Station Area parcels includes:
 - Commercial
 - Low Density Residential
 - Medium Density Residential
 - Conservation
- Redesignation may be required to support station area development or redevelopment

Legend

- Residential - Low
- Residential - High
- Institutional
- Industrial

R Potential Intermodal Station

- Residential - Medium
- Commercial
- Recreational
- Conservation
- Brightline Alignment

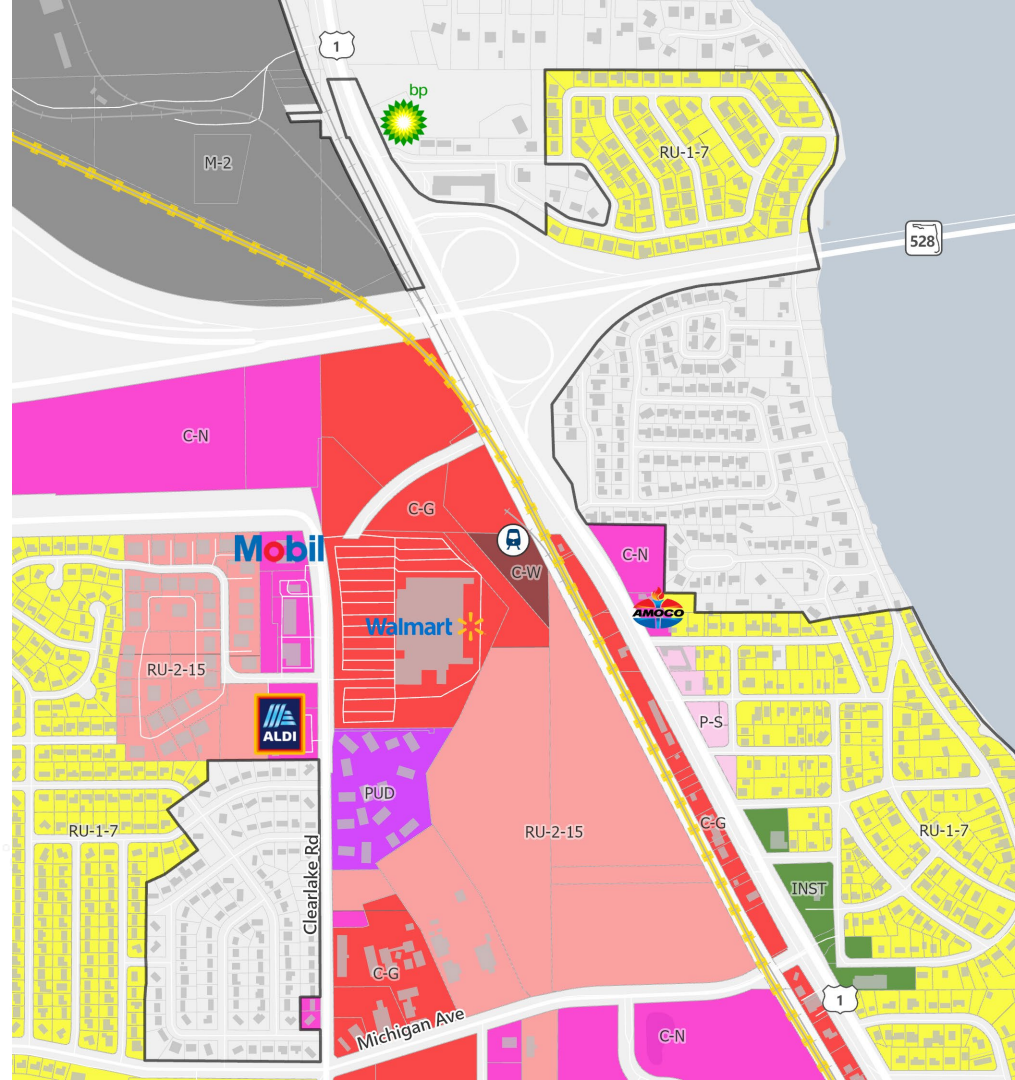


City of Cocoa Zoning

- Zoning for the Station Area parcels:
 - Neighborhood Commercial
 - General Commercial
 - Multiple Family Dwelling
- Rezoning may be required to support station area development or redevelopment

City of Cocoa Zoning Categories

- Zoning Not Assigned
- C-N - Neighborhood Commercial
- INST - Institutional
- P-S - Professional, Offices and Services
- RU-1-7 - Single-Family Residential
- Ⓡ R Potential Intermodal Station
- C-G - General Commercial
- C-W - Wholesale Commercial
- M-2 - Manufacturing and Industrial
- PUD - Planned Unit Development
- RU-2-15 - Multiple Family Dwelling
- ✚ Brightline Alignment



Conceptual Station Features & Amenities*



Similar in design to Brightline's Boca Raton Station (9,000-9,500 sf).



Surface parking for station opening. Structured parking during later phases.



Shuttle buses, public transit, and private vehicle kiss-and-ride/drop-off facilities.



Access to/from property from local roadways; opportunities to connect to multiple access points.



Two Brightline mainline tracks and one passing/siding track.



Double-sided platform for Brightline service.



Pedestrian crossing over railroad tracks to US 1 bus drop-off facility.



* Brightline to determine final station design based on coordination.

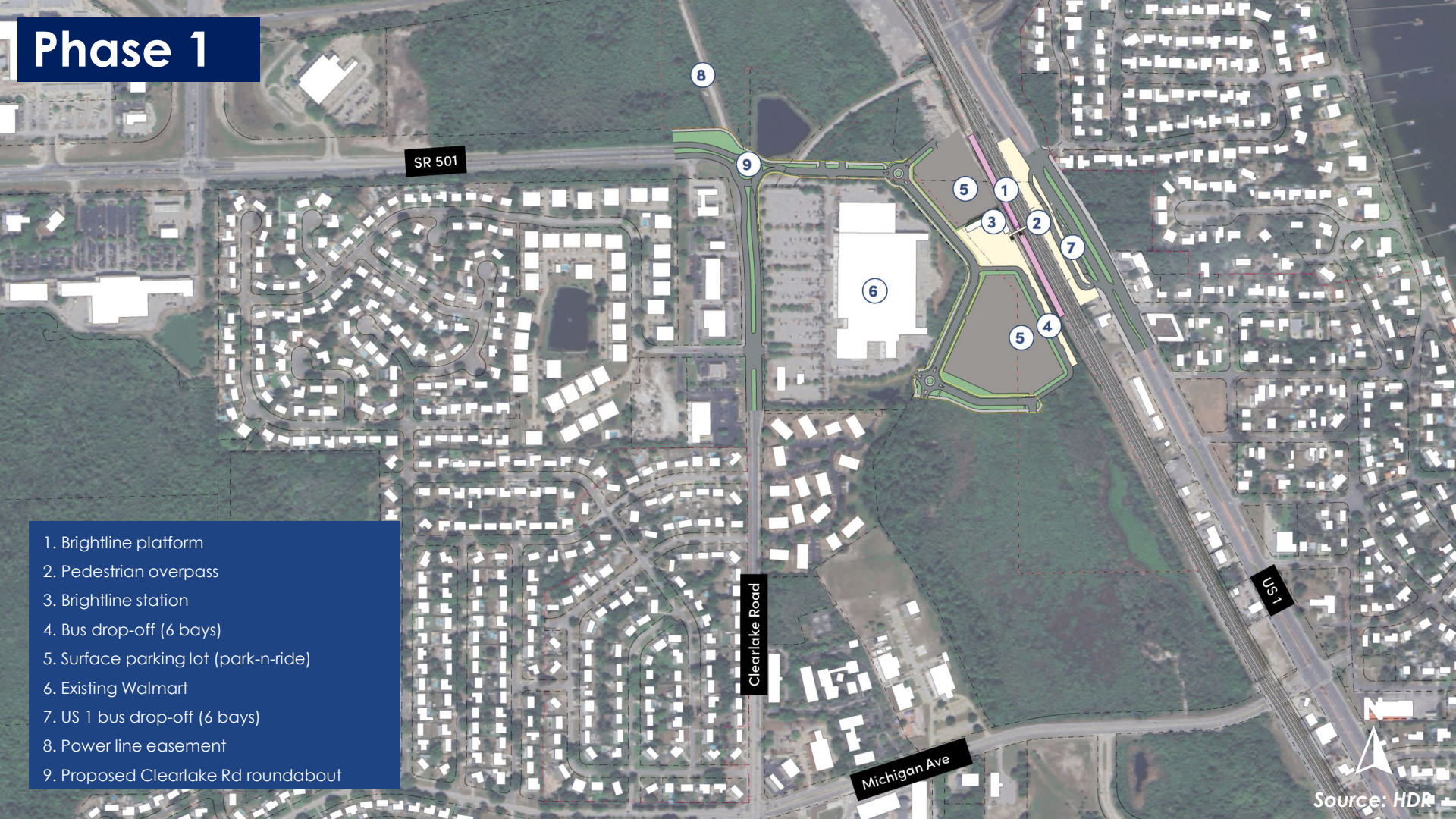
Updated Station Area Concept



3 Phases of Development:



Phase 1



- 1. Brightline platform
- 2. Pedestrian overpass
- 3. Brightline station
- 4. Bus drop-off (6 bays)
- 5. Surface parking lot (park-n-ride)
- 6. Existing Walmart
- 7. US 1 bus drop-off (6 bays)
- 8. Power line easement
- 9. Proposed Clearlake Rd roundabout

Phase 1



Walmart

Brightline Station & Plaza

Clearlake Road

US 1



Phase 2

SR 501

8

9

6

5

1

3

2

7

4

10

1. Brightline platform
2. Pedestrian overpass
3. Brightline station
4. Bus drop-off (6 bays)
5. Parking garage (park-n-ride)
6. Existing Walmart
7. US 1 bus drop-off (6 bays)
8. Power line easement
9. Proposed Clearlake Rd roundabout
10. Potential hotel and parking garage

Clearlake Road

Conservation

US 1

Michigan Ave

Phase 2



New Mixed Use & Commercial Development

Walmart

Brightline Station & Plaza

Potential Hotel & Parking

Clearlake Road

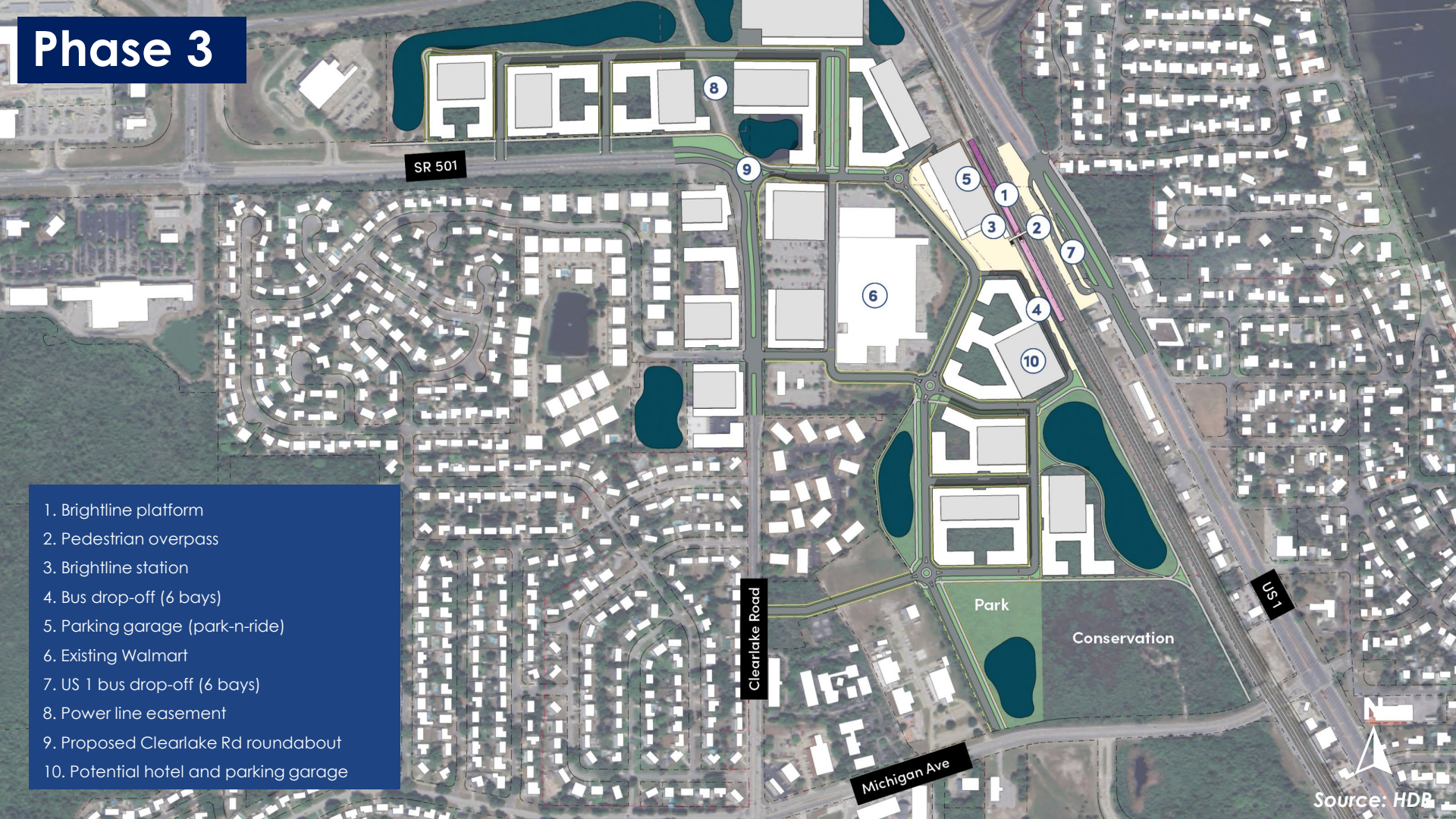
US 1



Source: HDR

Phase 3

1. Brightline platform
2. Pedestrian overpass
3. Brightline station
4. Bus drop-off (6 bays)
5. Parking garage (park-n-ride)
6. Existing Walmart
7. US 1 bus drop-off (6 bays)
8. Power line easement
9. Proposed Clearlake Rd roundabout
10. Potential hotel and parking garage



Clearlake Road

Michigan Ave

US 1

Park

Conservation

SR 501

Phase 3



New Mixed Use & Commercial Development

Infill Commercial or Mixed Use Development

Walmart

Brightline Station & Plaza

Potential Hotel & Parking

New Mixed Use & Commercial Development

Clearlake Road

US 1



Source: HDR

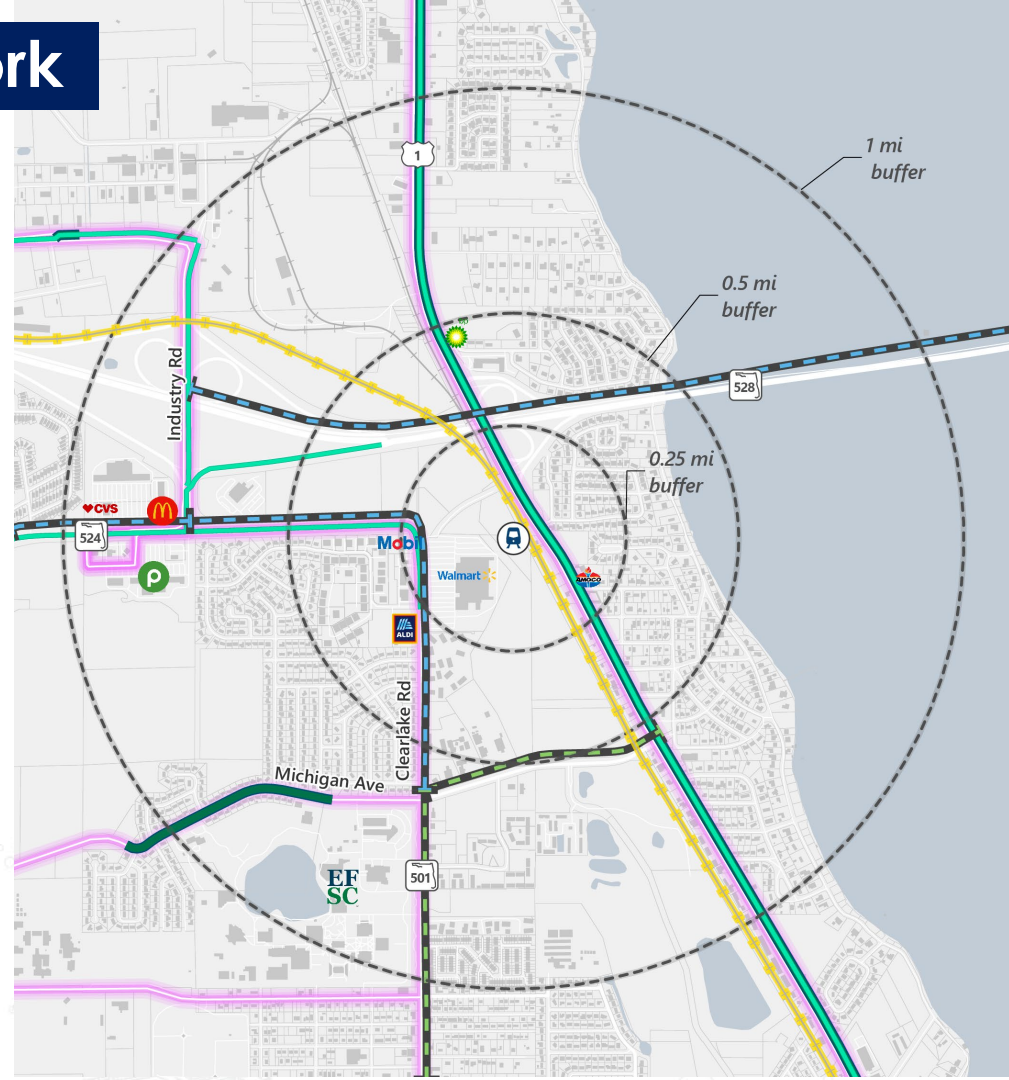
Proposed Multimodal Network

Previously Proposed Projects:

- 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

Legend

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



Station Area Multimodal Plan

Industry Road

SR 524

SR 501

US 1

Clearlake Road

Michigan Ave

Existing/Planned

- Existing Brightline Track
- Existing Transit Route (Bus)
- Existing Bike Lane
- Planned Primary Multi-Use Trail
- Clearlake Road Capacity Project/New Roundabout

Proposed

- Brightline Track
- Street (with 6' detached sidewalks)
- Primary Multi-Use Trail (14')
- Secondary Walking Trail (8'-10')
- Pedestrian Overpass
- Station Plaza/Bus Platform
- Transit-Only (Bus)

Implementation Plan



Implementation Plan – Draft Outline



1. Intermodal Station

Policy Changes	Planning Consistency	Design and Construction Coordination (Funding Options and Timelines)
<ul style="list-style-type: none">• Future Land Uses• Zoning and Development Standards (Building Heights, Density, etc.)• Design Standard Updates	<ul style="list-style-type: none">• Comprehensive Plan<ul style="list-style-type: none">• City of Cocoa• Brevard County• Space Coast Transit Development Plan• SCTPO Long Range Transportation Plan• FDOT State Rail Plan	<ul style="list-style-type: none">• Intermodal Station<ul style="list-style-type: none">• FEC• Brightline• City of Cocoa• Station Access Road<ul style="list-style-type: none">• Brightline• City of Cocoa• Brevard County• FDOT• SCTPO

Implementation Plan – Draft Outline



2. Supporting Infrastructure Projects

Roadways	Transit Services	Multi-modal
<ul style="list-style-type: none">• SR 501 (Clearlake Road)<ul style="list-style-type: none">• Roundabout• Widening 2 to 4 lanes• SR 524<ul style="list-style-type: none">• Widening 2 to 4 lanes• SR 528<ul style="list-style-type: none">• Widening from 4 to 6 lanes	<ul style="list-style-type: none">• Route Modifications• New Routes	<ul style="list-style-type: none">• Bicycle, Pedestrian Network• Trails<ul style="list-style-type: none">• East Coast Greenway• Michigan Ave Project

Implementation Plan – Draft Outline



3. Other Coordination

Port Canaveral	Tourism	EDC
<ul style="list-style-type: none">• Parking• Cruise Passengers• Transport options from/to	<ul style="list-style-type: none">• Shuttle Services• Hotels• Marketing and Promoting	<ul style="list-style-type: none">• Surrounding Development

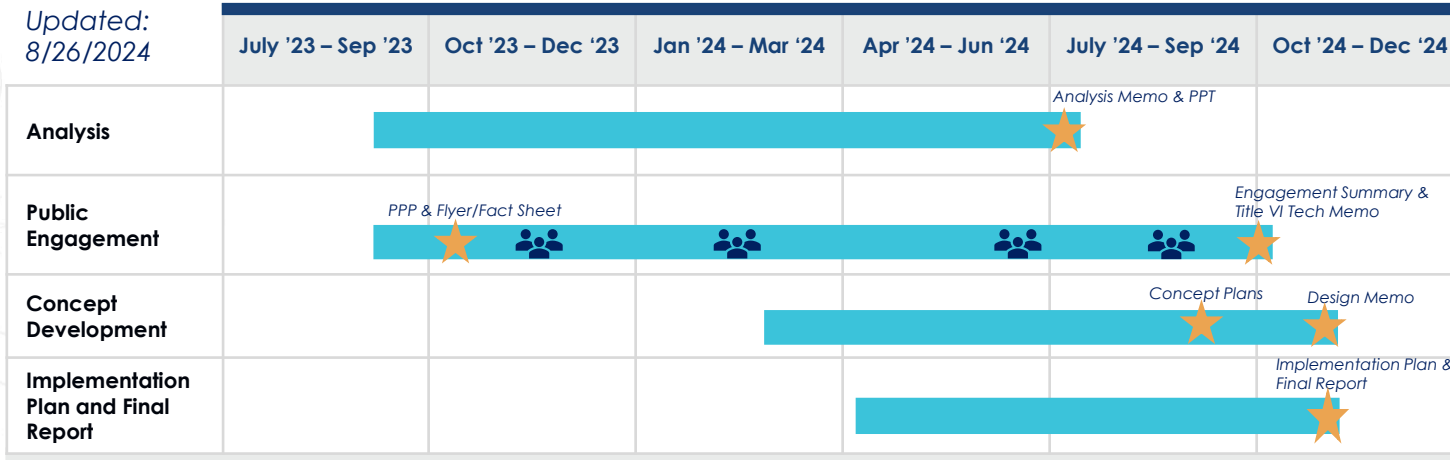
Schedule Update



Intermodal Station Feasibility Schedule



Updated:
8/26/2024



Final Deliverable



Steering Committee Meeting

Major Deliverables

08/31/2023: PPP & Flyer/Fact Sheet

06/30/2024: Analysis Memo and Presentation

08/13/2024: Station Development Plan

09/30/2024: Engagement Summary & Title VI Tech Memo

10/31/2024: Design Memo, Implementation Plan & Final Report

Next Steps



Thank You!



Next Steps:

- Finalize station development plan
- Implementation Plan
- Feasibility Study Final Report

Steering Committee Member Homework:

- Provide comments on station development plan

