

# Intermodal Feasibility Study

## Space Coast TPO

Technical & Citizens Advisory Committee (9/9/2024)  
Governing Board (9/12/2024)



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### Agenda



- 1 Study Overview
- 2 Technical Analysis Summary & Key Findings
- 3 Station Development Plan
- 4 Implementation Plan
- 5 Next Steps

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# Study Overview



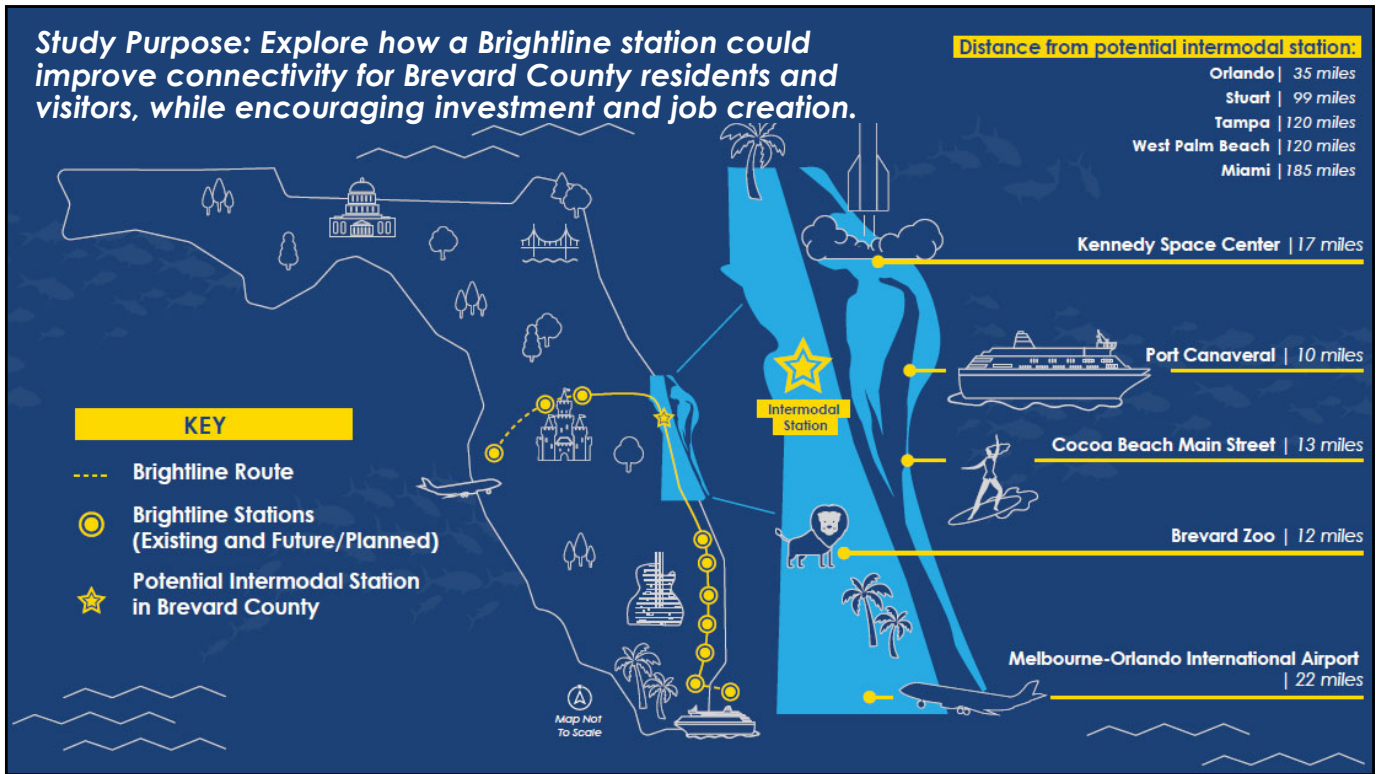
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## How we got here




- 2012 • All Aboard Florida announces plan to establish high speed passenger rail system
- 2014 • Construction from Miami to Fort Lauderdale begins (Phase 1)
- 2015 • SCTPO Conducts Rail Station Location Study – Cocoa identified as preferred location
- 2018 • Phase 1 service begins
- 2019 • Construction from Fort Lauderdale to Orlando begins (Phase 2)
- 2023 • Phase 2 service begins
- 2023 • SCTPO forms Regional Intermodal Connections Committee to garner support for rail station in Brevard
- 2023 • SCTPO receives FDOT grant to conduct Intermodal Passenger Rail Feasibility Study
- 2024 • Brightline official announcement to establish passenger rail station in Cocoa



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## Key Elements of the Study




SPACE COAST TPO  
**Cocoa Intermodal Station Feasibility Study**  
AUGUST 2024



- Establish need and identify market for passenger rail in Brevard County
- Provide land use and transportation context for station area
- Develop station concept plan
  - Near-term station site development
  - Longer-term redevelopment potential
- Identify an Implementation Plan



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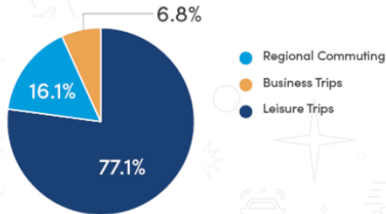
# What we Heard from the Public



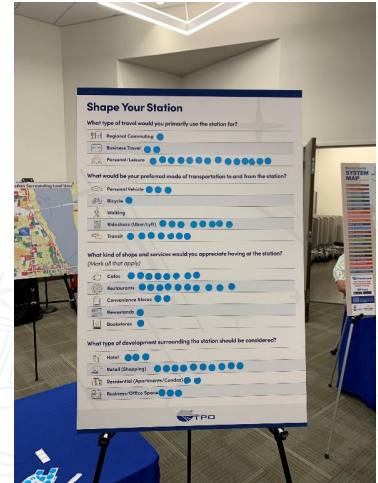
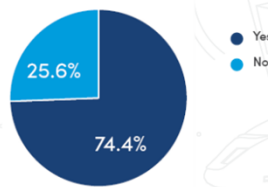
## Shape Your Station Survey

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

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?



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# Technical Analysis Summary & Key Findings



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# Tourism Data

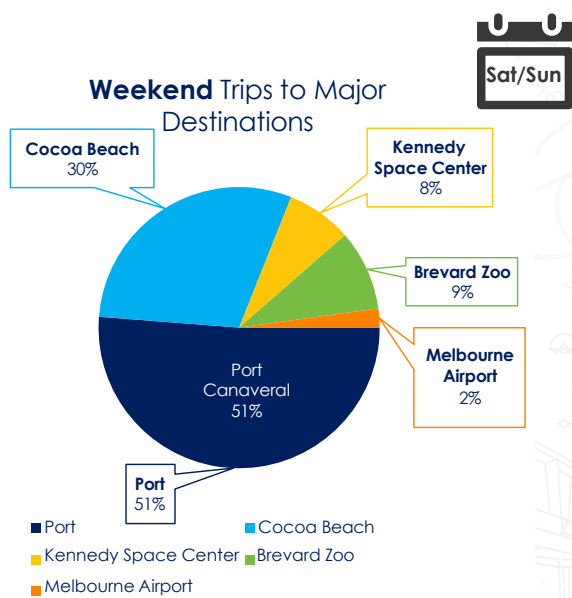
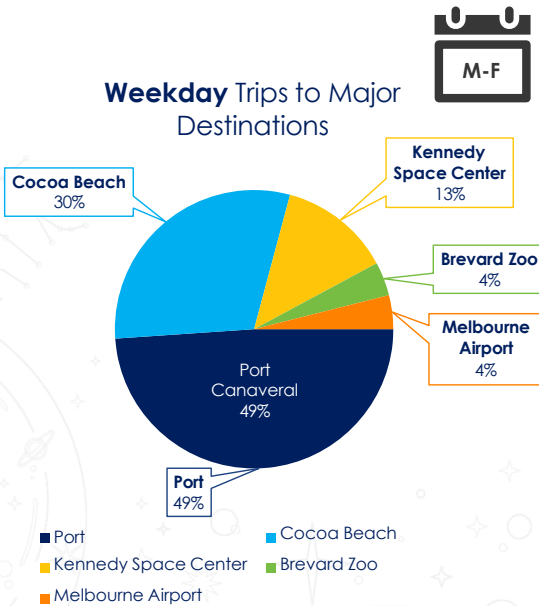


- **2 of 3** visitors got to a **beach**
- **2 in 5** visitors are **Florida Residents** (others mostly from neighboring states)
- **1 in 3** visitors will take a **cruise**
- **44%** increase in the last year in multiday cruise passenger embarkments
- **45%** drove to the area, while the rest flew into MCO, MLB or SFB (55%)
- **Top 3** most visited **beaches: Cocoa Beach, Jetty Park Beach and Melbourne Beach**

Sources:  
 Tourism Journal Article – Office of Tourism 2023  
 Port Canaveral Economic Impact Study – Canaveral Port Authority 2023



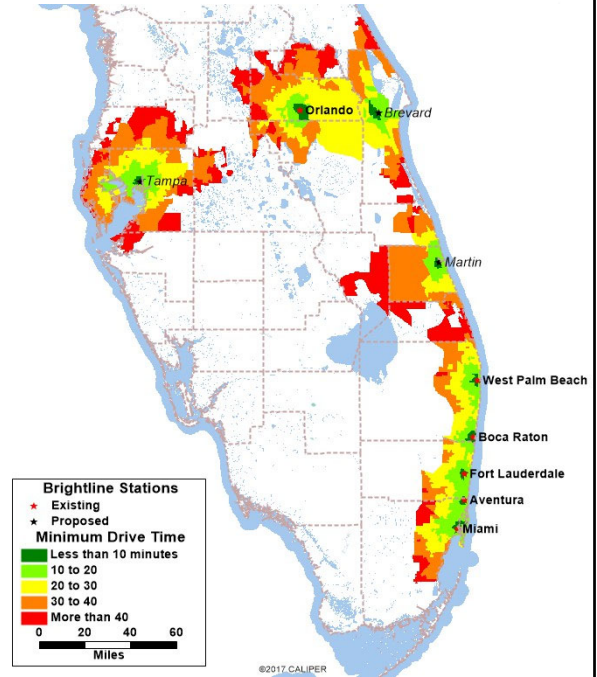
## Major Destinations in Brevard County – Travel Split



Source: Replica Data, 2022

# Catchment Opportunity

Station Pair		Miles	Annual Trip Potential (Visitor, Social, Recreational, Work, Other Trips)
Cocoa	Miami	199	475,000
Cocoa	Aventura	192	188,000
Cocoa	Ft Lauderdale	181	398,000
Cocoa	Boca Raton	162	383,000
Cocoa	West Palm Beach	138	851,000
Cocoa	Treasure Coast	80	4,613,000
Cocoa	Orlando	38	21,126,000
Cocoa	Tampa	118	1,430,000
Cocoa	<b>All Stations</b>		<b>29,464,000</b>

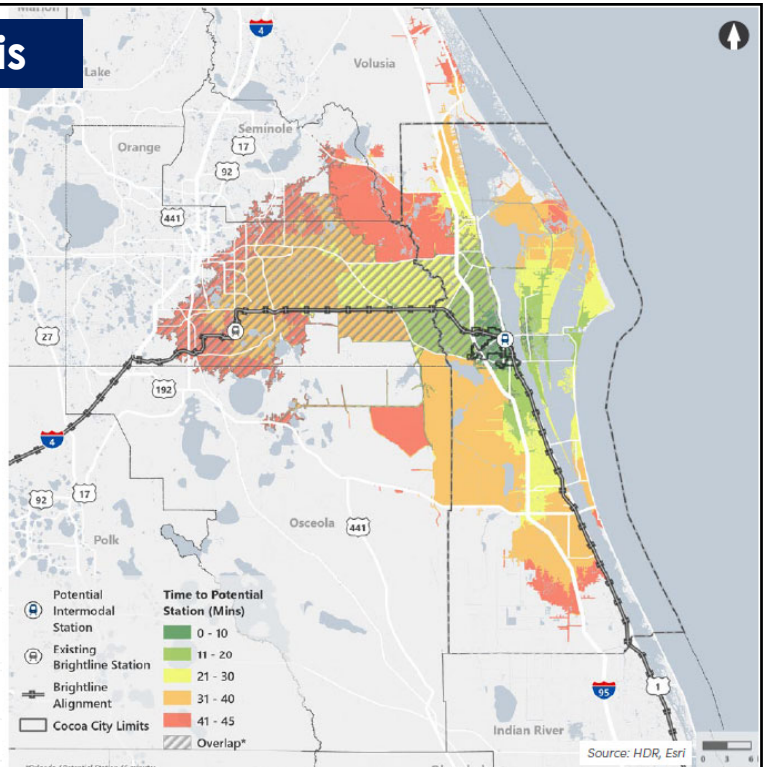


Source: HDR analysis of Replica data, 2023.

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# Station Catchment Analysis

- Brightline operates hourly service Between Orlando and Miami
  - Each train's capacity is ~600 passengers
- 1.5 million people live within 45-minute drive.
  - 204,000 live within 10 miles
- 1.2 million passengers could annually use Cocoa Station.**
  - Based on shift of 4% of the existing 29.4 million trips that currently travel this route using another mode.



Source: HDR, Esri

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# Station Development Plan



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## What does the Plan Include?



- **Context & Conditions within the Station Area**
  - (1/2 mile from the planned station, or roughly a 15-minute walk)
- **Concept Plan with 3 Phases**
  - Development or Redevelopment of 24 parcels (mix of Brightline, City, and private ownership)
- Opportunities and actions needed to create a station and **mixed-use, walkable station area with multimodal connections** to the surrounding residential neighborhoods

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## 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

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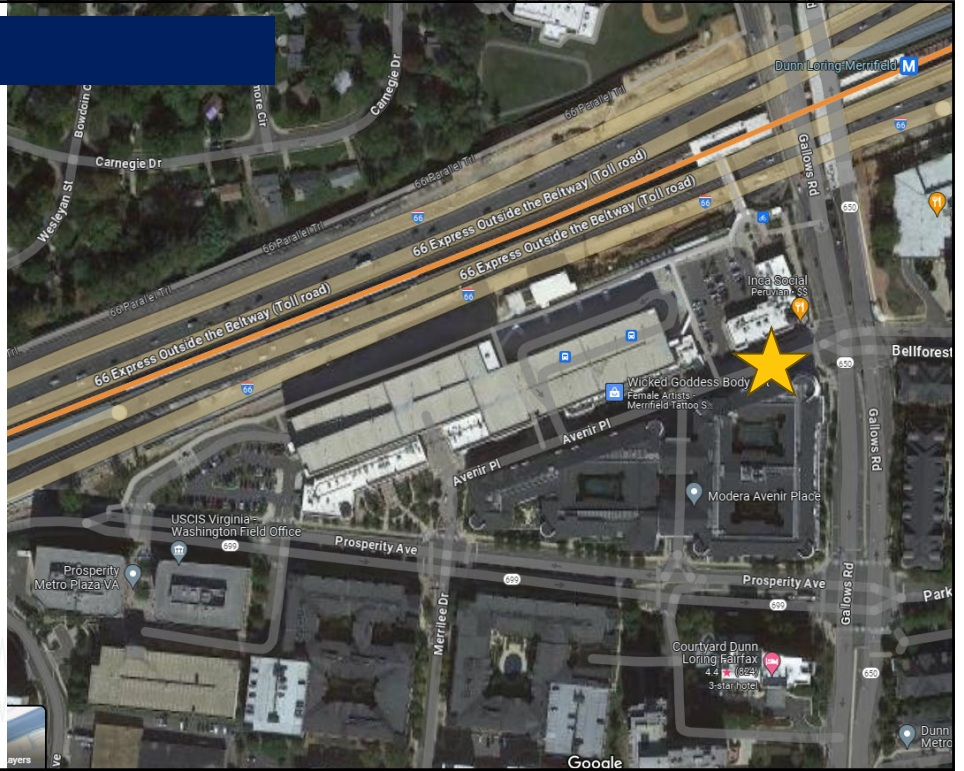
## Vienna, VA



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# Vienna, VA



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# Englewood, CO



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# Englewood, CO



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# 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)

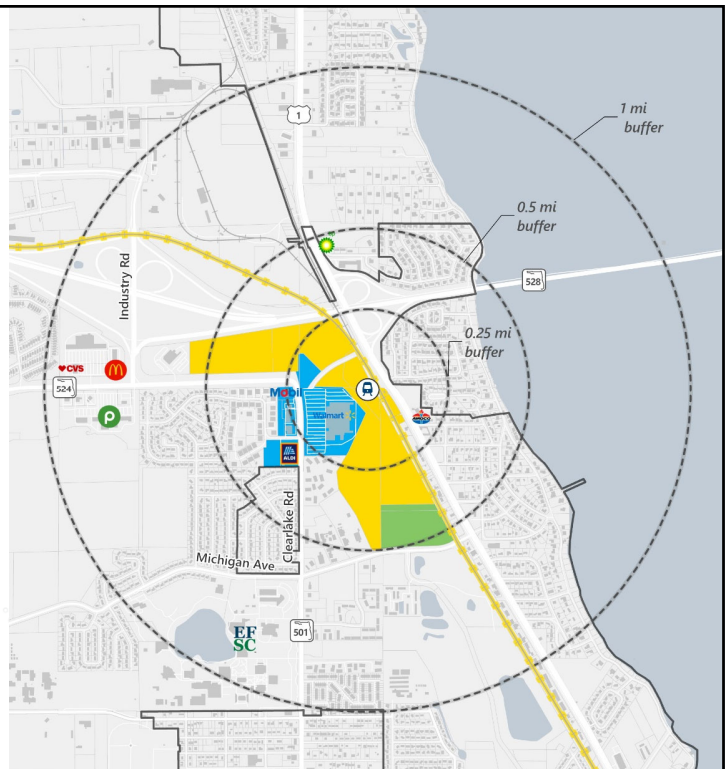
## Conservation/Recreation Parcels (16.55 ac)

- City of Cocoa (16.55 acres)

### Legend

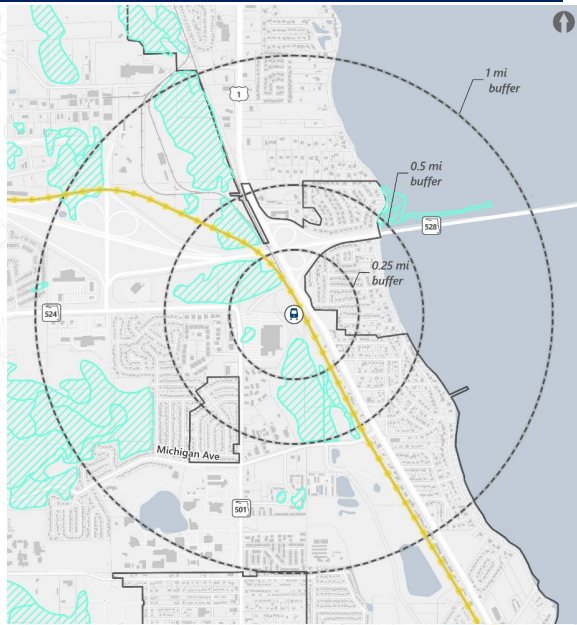
- Vacant Parcels (91.40 ac)
- Conservation/Recreation Parcels (16.55 ac)
- Redevelopable Parcels (36.69 ac)
- Potential Intermodal Station
- Cocoa City Limits
- + Brightline Alignment

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

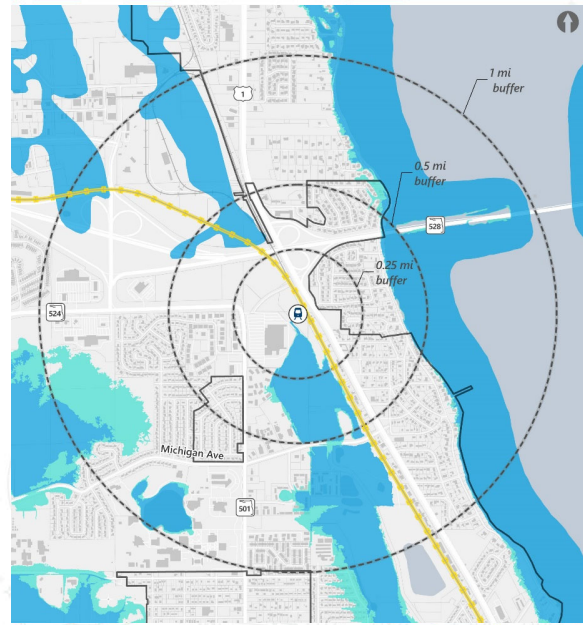


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# Wetlands and Floodplains



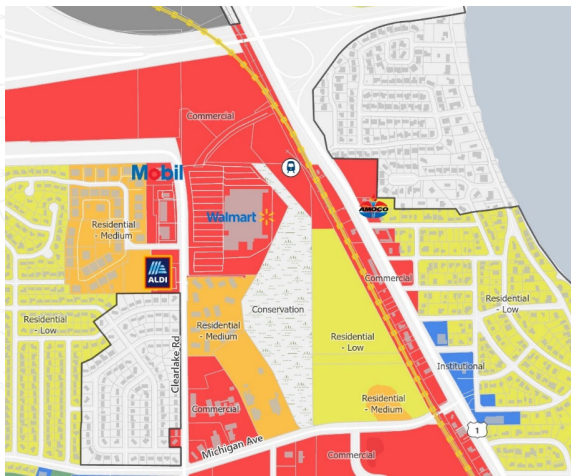
- Potential Intermodal Station
- Brightline Alignment
- Cocoa City Limits
- Wetlands



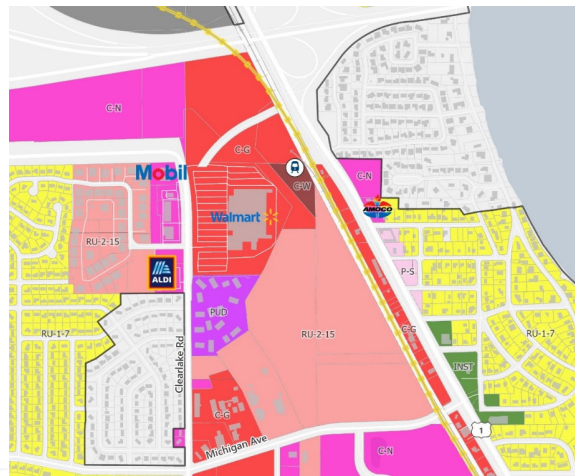
- 100- Year Floodplain
- 500- Year Floodplain

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# Future Land Use & Zoning



- Future Land Use**
- Residential - Low
  - Residential - High
  - Institutional
  - Industrial
  - Residential - Medium
  - Commercial
  - Recreational
  - Conservation
  - Potential Intermodal Station
  - Brightline Alignment



- 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
  - C-G - General Commercial
  - C-W - Wholesale Commercial
  - M-2 - Manufacturing and Industrial
  - PUD - Planned Unit Development
  - RU-2-15 - Multiple Family Dwelling
  - Potential Intermodal Station
  - Brightline Alignment

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# 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 passenger drop-off facility.



\* Brightline to determine final station design based on coordination.

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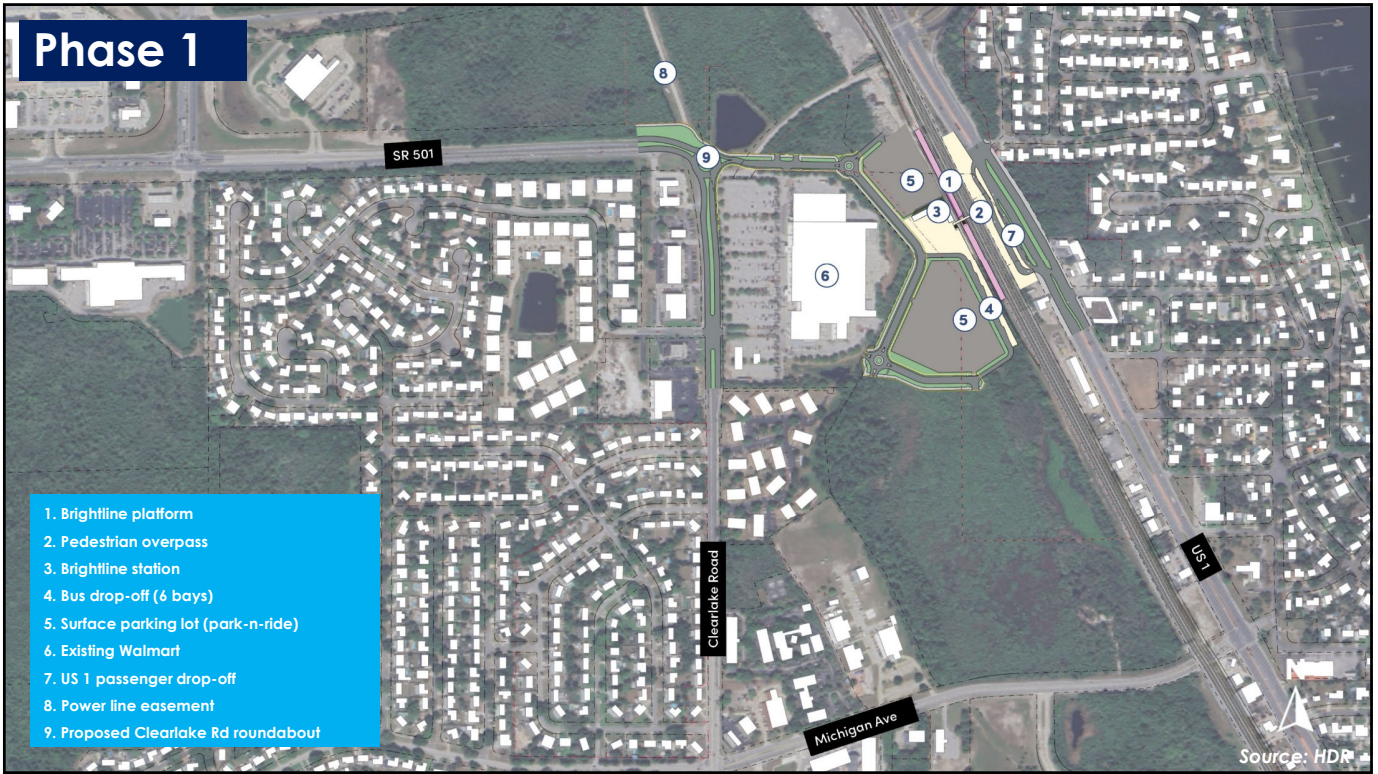
# Updated Station Area Concept



## 3 Phases of Development:



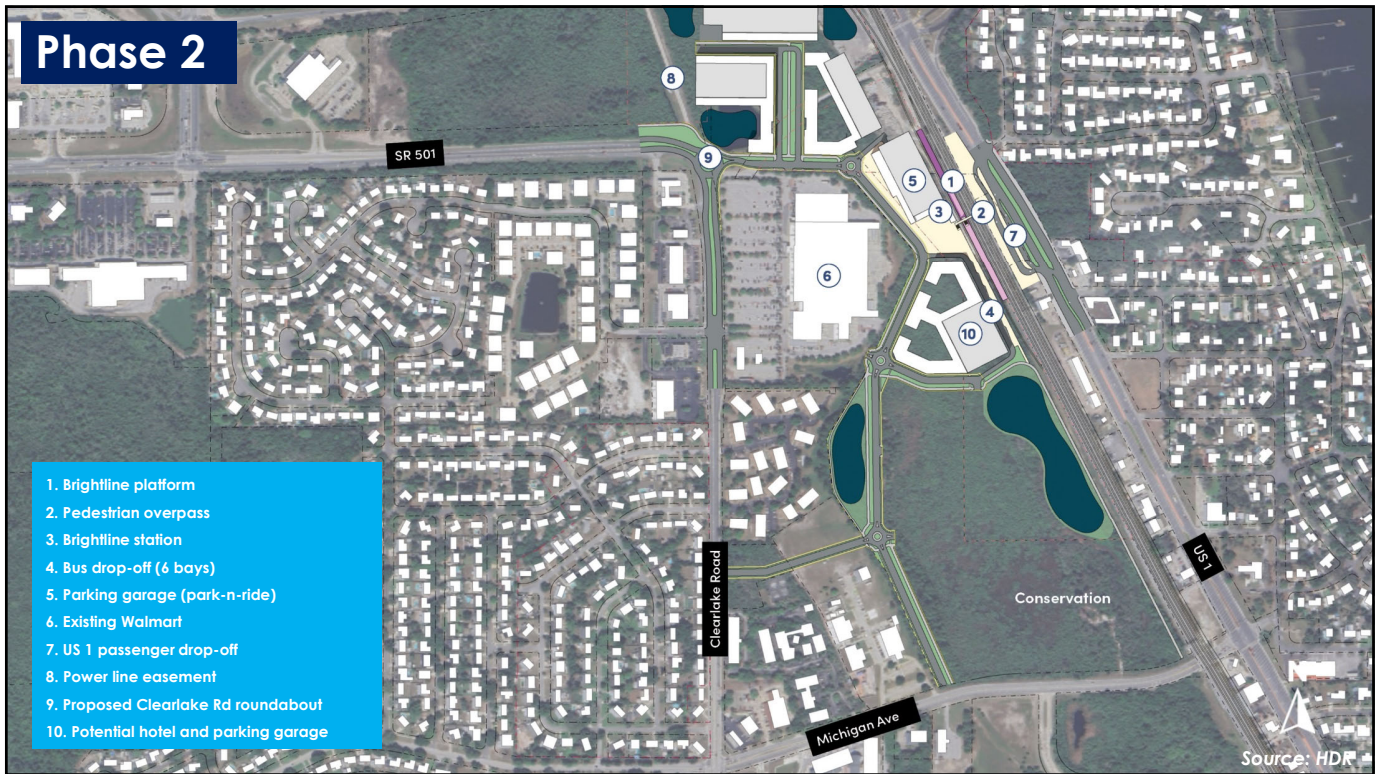
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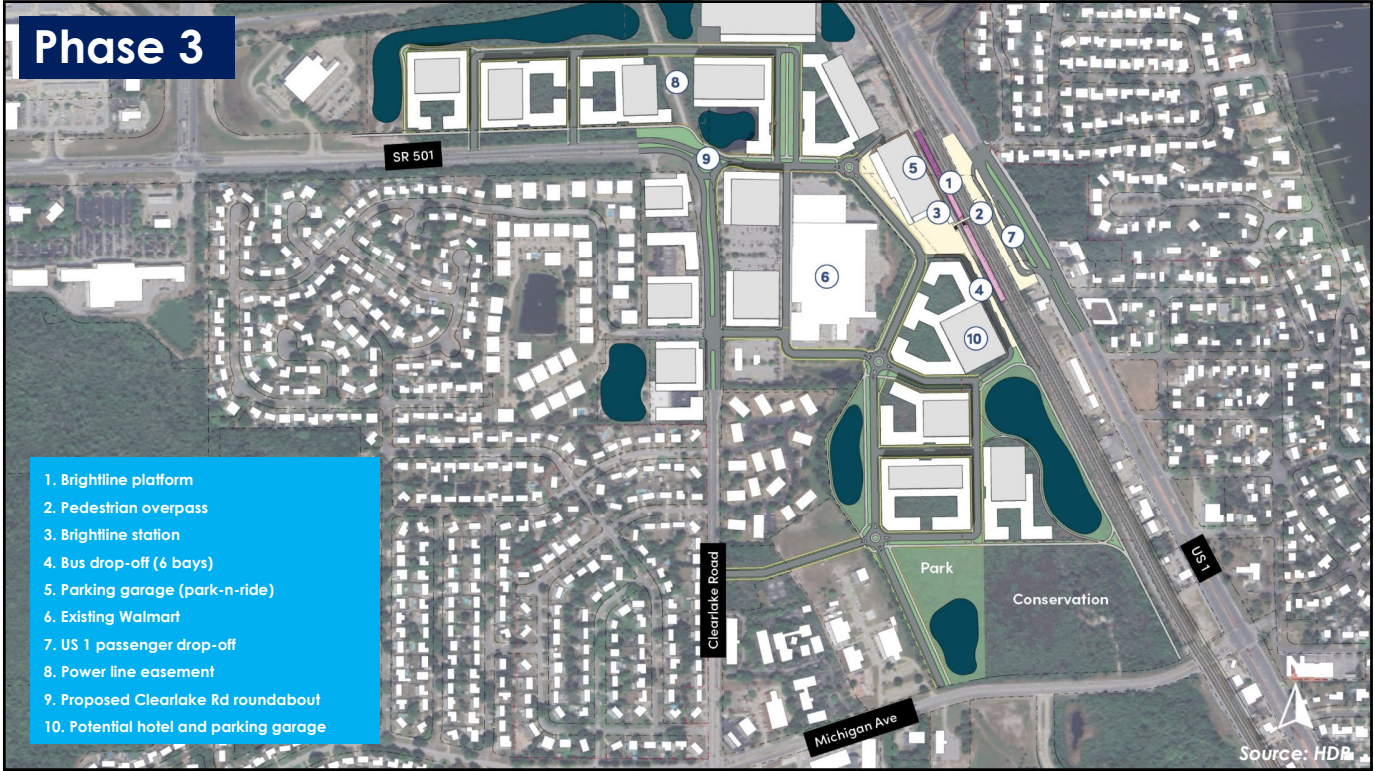
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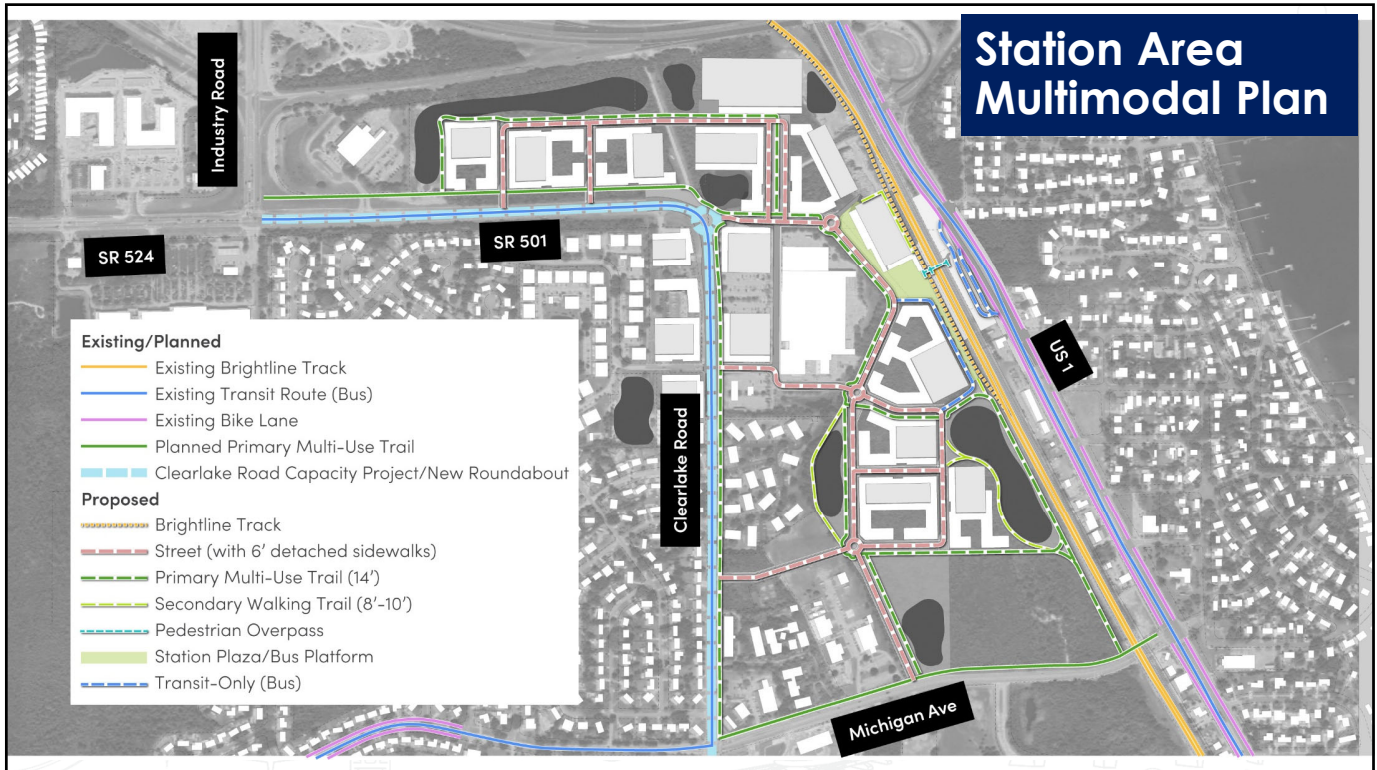
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# Implementation Plan

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

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# Implementation Plan – Draft Outline



## 2. Supporting Infrastructure Projects

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

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# Implementation Plan – Draft Outline



## 3. Other Coordination

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

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# Funding, Grants & Coordination



## Funding & Grant opportunities

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

## DC Advocacy Trip

- July 30-31, 2024

## Ongoing Brightline Coordination

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# CRISI Grant Funding Request



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

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

Funding Type	Amount / Funding Source
Non-Federal Match	\$5,000,000 - City of Cocoa
	\$5,000,000 - Brevard County Tourism
	\$6,250,000 - Brightline (Land)
Other Sources of Federal Funds	\$15,500,000 - Space Coast TPO
	\$4,000,000 - Congressional Member Project

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# Next Steps

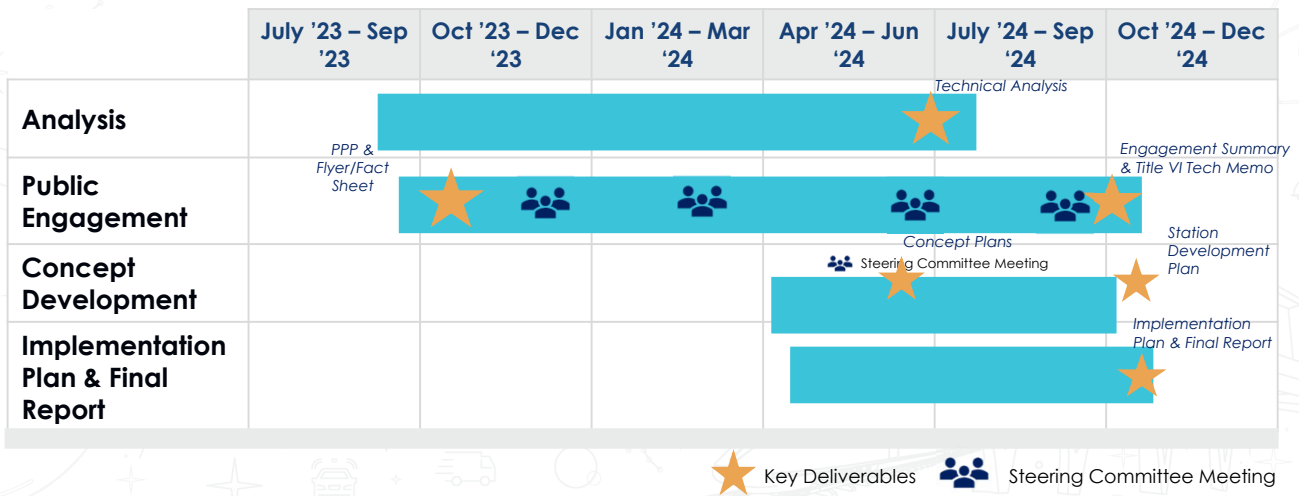


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# Study Timeline



Updated:  
8/26/2024



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# Thank You!



We appreciate your comments and feedback, which will help us to update concepts and complete the study.

## Next Steps:

- Finalize the Station Development Plan & Implementation Plan
- Prepare the Feasibility Study Final Report



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