

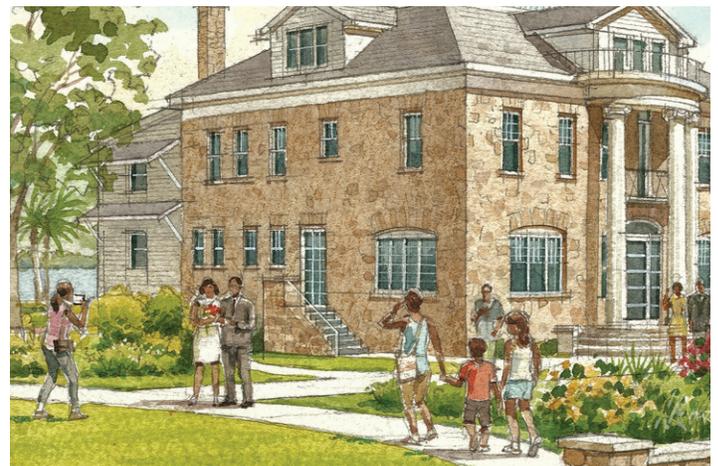
COCOA COMMUNITY REDEVELOPMENT AGENCY

# WATERFRONT MASTER PLAN

2018 Update Summary



prepared by GAI Community Solutions Group + Infrastructure Solution Services, June 1 2018



# AN UPDATE FOR COCOA'S WATERFRONT MASTER PLAN

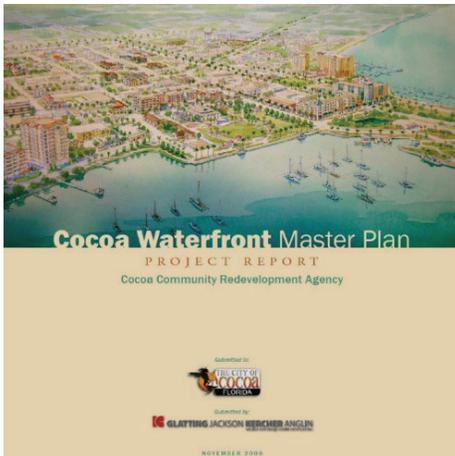
The Cocoa CRA has completed an update to its existing approved 2008 downtown waterfront master plan. This update is specifically focused on the park, promenade and boating facilities along the Intracoastal Waterway.

The key driver for the plan is the devastation experienced from hurricane Irma in September, 2017. As Cocoa prepares to rebuild waterfront amenities, it was deemed important to validate and refine prior ideas for the waterfront, plan for enhanced waterfront resiliency, and continue to position the waterfront as socially and economically supportive of the adjacent properties and community at large. The downtown waterfront at Cocoa Village is a vital environmental, recreational, cultural and economic asset that should be

planned in concert with the broader community and CRA vision. The goals for the update were to take a high level review of the existing plan, and validate and /or refine the current community needs, interests and opportunities associated with the waterfront facilities. The City / CRA staff was supported by a consulting team of GAI Community Solutions Group (Planning/Design) and Infrastructure Solution Services (Civil + Waterside engineering).

The outcome of the plan is an updated set of ideas for park, waterfront and boating facilities that have been identified as specific projects that have been assigned priority and conceptual budget estimates. The Cocoa CRA is prepared to continue to reinvest in its signature downtown to expand the use of the waterfront for all residents.

Adopted 2008 CRA Plan



Waterfront Update 2018 Study Area



2017 Hurricane Irma Damage



# THE PLANNING PROCESS

The Waterfront Master Plan Update was completed between January and April, 2018. The plan included a January 10 Programming workshop with specific exercises regarding community goals for the waterfront, as well as strengths, weaknesses and opportunities for the waterfront. The Design Team used this information, as well as other technical review, to develop a draft conceptual master plan,

which was reviewed in a second public meeting on February 26. This meeting focused on draft plan ideas, and specific exercises for community response and refinement. Over 100 attendees participated in each event. Following the public meetings, the master plan and implementation projects were refined in workshop sessions with the City/CRA staff and presented to the CRA Board and approved on April 10, 2018.



## STRATEGIC INPUT + PLANNING PRINCIPLES

The public meetings provided the design team with hundreds of comments and ideas, each of which was documented and reviewed. A set of guiding Planning Principles were developed as a way of organizing the major topics of community input:

### 1. MAKE LEE WENNER PARK FEEL SAFER

- Homeless at Lee Wenner Park
- Lighting, Cameras and Clear Views
- Activity at Lee Wenner Park
- Utilize "Crime Prevention Through Environmental Design" Principles

### 2. ENHANCE + PROMOTE THE ENVIRONMENT

- Water quality / River Outfalls
- Clean up the Mangrove Inlet
- Education and New Forms of Access
- Storm Protection / Protected 'Harbor'
- Fishing and Views at Waters' Edge

### 3. MORE ACCESS: BOATS + DAY / VISITATION

- Day Slips + T-Dock for Smaller Vessels
- Mooring Field + Pump-out & Dinghy Docks
- Kayak / Canoe Opportunities
- Potential future large ICW Dockage
- Cocoa Waterfront as ICW 'Destination'
- Harbor Master + Concession Building

### 4. EXPAND LANDSIDE ACTIVITIES

- Continue to Support Large Events
- New Gathering / Small Event Spaces
- Walking and Biking Linkages
- Maintain Quiet / Respite Spots
- Find spot for a Dog Park?
- Maintain Amphitheater + Taylor Park

### 5. ECONOMIC DEVELOPMENT

- Quality waterfront enhances City
- Tourism and 'events' build business
- A new civic Center might support community needs, create new waterfront / water-based activity and new 'address' for downtown development.

# ILLUSTRATIVE MASTER PLAN

The Waterfront Master Plan identifies specific projects and ideas based upon the Community Input, Planning Principles and post-IRMA reconstruction needs. The projects are organized into three color coded categories: Waterfront, Lee Wenner Park and Downtown Park. The categories and project numbering system matches the Project Implementation table found on page 7 of this document.

The plan includes several fundamentally new ideas for Cocoa's Waterfront:

- 1) **Diversified boating access**, with increased day slips, dinghy docks + large vessel tie up via more resilient floating docks and concrete peers
- 2) **Managed mooring field** with support facilities, including harbor master building, pump out + boater services
- 3) **Relocated civic center** to take advantage of the waterfront and diversify the use of Lee Wenner Park
- 4) **Re-imagined promenade** to include overlooks and strolling + seating experience, but not to replace the old structures over water
- 5) **Opening the waterfront to Dellanoy Ave** by relocating the existing Civic Center. The plan includes other features and details best reviewed in the project presentation documents.





**LEGEND:**

**Waterfront Improvements**

- 1 Living Breakwater
- 2 North Mooring Facility + Pump Out vessel & facilities
- 3 T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction
- 4 Dinghy Dock
- 5 Day Slips
- 6 New Fishing Pier, East Lee Wenner Island
- 7 Shoreline Stabilization

**Lee Wenner Improvements**

- 1 Civic Building
- 2 Harbor Master Building
- 3 Lee Wenner Park Renovation

**Downtown Park Improvements**

- 1 Taylor Park Renovation
- 2 Promenade
- 3 Overlooks
- 4 Porcher House Lawn + Garden
- 5 Support Building for Amphitheater
- 6 Harrison Street Streetscape



SCALE: NTS



**REBUILT PROMENADE**

The waterfront plan envisions reconstructed facilities that allow greater boating and human access to the water, but with some elements built in new ways to be more durable and resilient.

# VISION + VISUALIZATION

## VISION : OPENING RIVERFRONT PARK TO COCOA VILLAGE

The community recognizes that the current Civic Center (former downtown Library) is reaching the end of its' useful life. If the Civic Center was removed, the Porcher House, Riverfront Park, Amphitheater and Waterfront views would all be opened and featured to Cocoa Village in a more dramatic, accessible way. This would also create a more attractive 'address' for nearby redevelopment property in the Village, as well as expand the use of the Park for all the residents of Cocoa.



## VISION : NEW CIVIC CENTER AT LEE WENNER PARK

The community is interested in the possibility of locating a new Civic Center at Lee Wenner Park to gather and celebrate the waterfront in a more proximate manner than is currently possible. Further, locating this type of community use would diversify the function of the park to support a wider array of boating, recreation, and community activities – making the park more relevant, safe and useful for all the residents of Cocoa.



# PROJECT IMPLEMENTATION: PRIORITY + BUDGETING FIGURES

Each identified project was reviewed at a conceptual level by the design + engineering consultant team and with the City CRA staff. Projects were assigned a prioritization of High Priority (1-2 year goal), Medium (3-5 year goal) or Low Priority (5 or more year goal). Each project was conceptually reviewed for probable cost (including a 15% contingency) and grossed up for estimated design/engineering and permitting costs. Finally, each project was assigned an 'inflation factor' of 7%, 14% or 21% according to the assumed timeline for implementation (high priority / near term to low priority / long term).



COCOA WATERFRONT

04/09/2018

Note: all subtotals include a 15% project contingency

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Item No.	Item	Priority + Timing	Qty.	Unit	Price/Unit	Subtotal	Description + Complexity / Duration to Implement
<b>A WATERFRONT PROJECTS</b>							
1.	<b>Living Breakwater</b>	Low 5+ year	6	L.S.	\$750,000.00	\$4,500,000.00	Fund \$100,000 for a feasibility analysis. 6 Islands (10-15 ft x 200 lf ea)
	Total w Design / Eng. Permit & Contingency					<b>\$6,345,000.00</b>	<b>TOTAL: 10% Design + 10% Permitting + 21% Inflation based on 5+ years</b>
2.	<b>North Mooring Facility + Pump Out vessel &amp; facilities</b>	Medium 3-5 year	1	L.S.	\$200,000.00	\$200,000.00	ISS to work w ATM on approximate cost of Mooring + Pump Out. City has existing info and prepositioning with Agencies. Need to start with re-initiating feasibility. Assumed 20 mooring stations
	Total w Design / Eng. Permit & Contingency					<b>\$288,000.00</b>	<b>TOTAL: 15% Design + 15% Permitting + 14% Inflation based on 3-5 years</b>
3.	<b>T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction</b>	High 1-2 years	1	L.S.	\$670,000.00	\$670,000.00	FEMA open to helping with funding if there is hurricane protection, better construction. City has number? Assumes floating concrete w/aluminum gangways. Fixed wood will cost about \$500,000
	Total w Design / Eng. Permit & Contingency					<b>\$804,000.00</b>	<b>TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
4.	<b>Dinghy Dock</b>	High 1-2 years	1	L.S.	\$108,000.00	\$108,000.00	Assumes fixed concrete dock. Wood = \$56k. Aluminum = \$74k
	Total w Design / Eng. Permit & Contingency					<b>\$147,960.00</b>	<b>TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
5.	<b>Day Slips</b>	High 1-2 Years	1	L.S.	\$315,000.00	\$315,000.00	City/CRA has identified a budget and needs to modify the permit because the prior structure is gone. Assume fixed concrete piers. Wood = \$164k. Aluminum = \$214k
	Total w Design / Eng. Permit & Contingency					<b>\$415,800.00</b>	<b>TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
6.	<b>New Fishing Pier, East Lee Wenner</b>	High 1-2 Years	1	L.S.	\$225,000.00	\$225,000.00	Assumes 1500 sf. Assumes fixed concrete. Wood = \$117k. Aluminum = \$153k
	Total w Design / Eng. Permit & Contingency					<b>\$308,250.00</b>	<b>TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
7.	<b>Shoreline Stabilization</b>	High 1-2 Years	1	L.S.	\$700,000.00	\$700,000.00	Number will vary dependent extent of stabilization. Costs from recent CPA project.
	Total w Design / Eng. Permit & Contingency					<b>\$819,000.00</b>	<b>TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
	<b>SUBTOTAL Waterfront Projects</b>					<b>\$9,128,010.00</b>	
<b>B Lee Wenner Park</b>							
1.	<b>New Civic Center at Lee Wenner Park</b>	High 1-2 Years	14,000	S.F.	\$300.00	\$4,200,000.00	Begin by funding feasibility study - need Geotech (added \$10-\$20/sf for pilings)
	Total w Design / Eng. Permit & Contingency					<b>\$5,199,000.00</b>	<b>TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years</b>
2.	<b>Harbor Master Building</b>	Medium 1-2 Years	4,000	S.F.	\$200.00	\$800,000.00	Linked to the Mooring Field and completion of other dock, etc. Begin by funding feasibility / design/engineering
	Total w Design / Eng. Permit & Contingency					<b>\$1,480,000.00</b>	<b>TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years</b>
3.	<b>Lee Wenner Park Renovation</b>	High 1-2 Years	1	L.S.	\$700,000.00	\$700,000.00	Parking, Utilities, Stormwater, Trails, Landscape & Irrigation
	Total w Design / Eng. Permit & Contingency					<b>\$924,000.00</b>	<b>TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years</b>
	<b>SUBTOTAL Lee Wenner Projects</b>					<b>\$7,603,000.00</b>	
<b>C Downtown Park</b>							
1.	<b>Taylor Park Renovation</b>	Low 5+ years	1	L.S.	\$250,000.00	\$250,000.00	Future - Playground Renovation, Picnic Pavilions, Surfacing, Landscape & Irrigation, Gateway
	Total w Design / Eng. Permit & Contingency					<b>\$335,000.00</b>	<b>TOTAL: 15% Design + 5% Permitting + 21% Inflation based on 5+ years</b>
2.	<b>Promenade Reconstruction</b>	High 1-2 Years, Start Now	1	L.S.	\$400,000.00	\$400,000.00	FEMA + FIND reimbursement funding is available. Up to \$1.7M is avail for Tdock, Dayslips and boardwalk. Demo, Paving, Swings, Landscape & Irrigation, Gateway (25'x600' = 15,000 sf x \$25/SF)
	Total w Design / Eng. Permit & Contingency					<b>\$556,000.00</b>	<b>TOTAL: 20% Design + 5% Permitting + 7% Inflation based on 1-2 years</b>
3.	<b>Promenade Overlooks</b>	High 1-2 Years	2	EA	\$50,000.00	\$100,000.00	Demo, Decking, Railing, Site Furnishings
	Total w Design / Eng. Permit & Contingency					<b>\$134,000.00</b>	<b>TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years</b>
4.	<b>Porcher House Lawn &amp; Garden</b>	Medium 3-5 Years	1	L.S.	\$350,000.00	\$350,000.00	After Civic Center Development, Demo Civic Center(\$12-\$15/sf) Garden Pathways, Landscape & Irrigation
	Total w Design / Eng. Permit & Contingency					<b>\$469,000.00</b>	<b>TOTAL: 15% Design + 5% Permitting + 14% Inflation based on 3-5 years</b>
5.	<b>Support Building for Amphitheatre</b>	High 1-2 Years	1,800	SF	\$200.00	\$360,000.00	Catering Kitchen, Green Room, Restrooms
	Total w Design / Eng. Permit & Contingency					<b>\$482,400.00</b>	<b>TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years</b>
6.	<b>Harrison Street Streetscape</b>	Low 5+	1	LS	\$850,000.00	\$850,000.00	Streetscape Project is in design phase
	Total w Design / Eng. Permit & Contingency					<b>\$1,088,000.00</b>	<b>TOTAL: 5% Design + 2% Permitting + 21% Inflation based on 5+ years</b>
	<b>SUBTOTAL Downtown Park Projects</b>					<b>\$3,064,400.00</b>	
	<b>GRAND TOTAL all Listed Projects</b>					<b>\$19,795,410.00</b>	

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