

Livable Communities in Smaller Cities, Towns and Rural America

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President and CEO
Reconnecting America

New Partners for Smart Growth
Charlotte, NC
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Transportation Opportunities for a Small Town/Rural Area

- Revitalize and promote existing rural towns
- Improve our roads and bridges
- Allow our local officials to participate in planning
- Shift movement of goods from highways to freight rail
- Provide rural connectivity through multi-modal solutions

Small Towns and Rural Areas

The Myths:

- Large cities and small towns have nothing in common.
- A city is only defined by its population.
- A rural population is totally self-sufficient. They lead a sole existence on their farms and ranches and are not reliant on city/county services.
- Due to their self-sufficiency, they have no need for transportation options.

The Facts:

- People who live in large cities, small towns and rural areas all have the same concerns.
- A city is defined less by its population and more by the services it renders.
- No matter where people live, they depend on nearby cities for jobs, healthcare, education and services.
- Transportation options are needed for everyone – including veterans, students, the elderly, the economically-challenged.

Creating Livable Communities Through Station Area Development: A Case Study



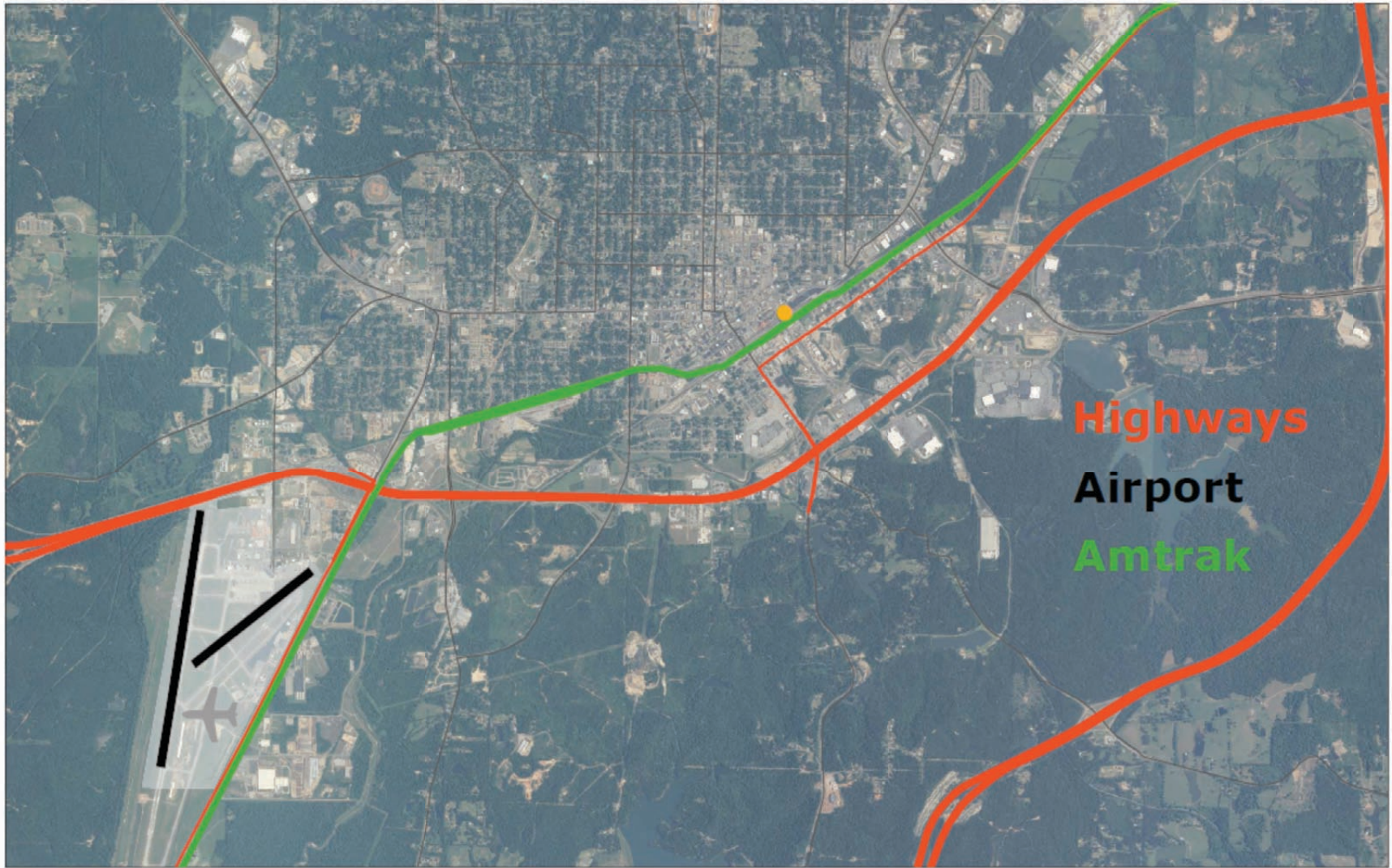
Union Station, Meridian, Mississippi

It's All About Location...





Highways
Airport



Highways
Airport
Amtrak

Your Identity is Key

In any public project you need to know:

Who You Were in the Past

“Meridian, with its depots, store-houses, arsenal, hospitals, offices, hotels, and cantonments no longer exists.”

General William Tecumseh Sherman
February, 1864



Who You Are Now



Who You Aspire to Be



Making the 'Impossible' POSSIBLE

Restoring Public Confidence

Previous Meridian projects all faced challenges—both internally and externally

- Lack of confidence
- Lack of infrastructure
- Lack of creative financing
- Lack of partnerships
- Lack of design creativity

A “can’t do” mentality
won’t succeed



Restoring Public Confidence

Archer Architecture, plc
& Dale and Associates
Transportation Center

Union Station

NAME - LOCATION - OWNER - CLIENT
UNION STATION
Meridian, Mississippi

SIZE 40,000 S.F.
new structure and renovation to existing structure

COST \$6,661,000

TIME 22 months

DESIGN AWARDS

1998 American Institute of Architects,
Mississippi Chapter Honor Award

1998 International Downtown Association (IDA)
Honor Award for Economic Development



CONTACTS
Wade Jones
Executive Director of EMBDC
601-683-1306

CITY OF MERIDIAN
Don Farrar
Community Development Director
601-485-1908

Ed Skipper
Chief Financial Officer
601-485-1946

IDENTITY
A Multi-Modal Transportation Center occupying four city blocks encompassing the original site of the city's twentieth century railroad station. This facility contains offices, meeting rooms, waiting and queuing areas for Amtrak, Greyhound, Meridian Transit Authority, Norfolk Southern Railroad Claims Agency, East Mississippi Business Development Center, Meridian Main Street, Railroad Museum, Visitor/Hospitality Center and support spaces. Completed 12/96

Funding Union Station Development

STATE/FEDERAL FUNDING

\$2,544,960 (MDOT)	ISTEA Enhancement Grant
971,040 (MDOT)	Supplemental Grant
640,571	STIP Grant Transfer
290,281	STP-93
+ 700,000 (MDOT)	Supplemental Grant
\$5,146,852	Federal/State Contribution

+ LOCAL FUNDING

\$1,046,140

+ PREPAID LEASES

\$431,000

= TOTAL PROJECT COST

\$6,623,992



Play to Your Strengths

- Viable city core...save it
- Existing transportation hub...grow it
- Historic structures in place...preserve them
- Diverse population...house them



What Works Really Works

- Good community planning works on all levels
- Follow the guidance of the experts
- Smart design can tie everything together



Union Station at Completion

- Annually, Union Station hosts 250 events and 300,000 passengers



Union Station Development Resulted in:

- Private development of \$135 million in surrounding area
- “Facelifts” for historic structures



Design of Union Station inspired:

Archer Architecture, p.l.l.c.
City Hall



City Hall

NAME • LOCATION • OWNER • CLIENT

MERIDIAN CITY HALL
City Hall Interior
Meridan, Mississippi

SIZE 30,000 S.F.
COST \$15,505,941
TIME 18 Months



CONTACTS

Ed Skipper
Chief Financial
Officer
601-485-1945

IDENTITY

1915 Beaux Arts City Hall
Interior demolition was
conducted in 2007.
Exterior Restoration
occurred in 2008-2009
with Interior Restoration
& Renovations occurring in
2009-2011.

Archer Architecture, p.l.l.c.
Fire Station

City of Meridian Central Fire Station

NAME • LOCATION • OWNER • CLIENT
CENTRAL FIRE STATION
Meridan, Mississippi

SIZE 23,143 S.F.
COST \$2,680,000.00
TIME 20 Months



CONTACTS
John Robert Smith
Mayor
601-481-1430

IDENTITY

Five apparatus bays with three
drive through, a hose drying
tower, administrative offices,
Firefighter bedrooms and
support facilities.

A new Union Station helped bring about:

MSU Riley Center, a state-of-the-art performing and conference facility



Union Station also brought:

\$17.3 million in HUD HOPE VI grants for development of attractive low to middle income duplex and single-family housing





Transportation Alternatives are Key



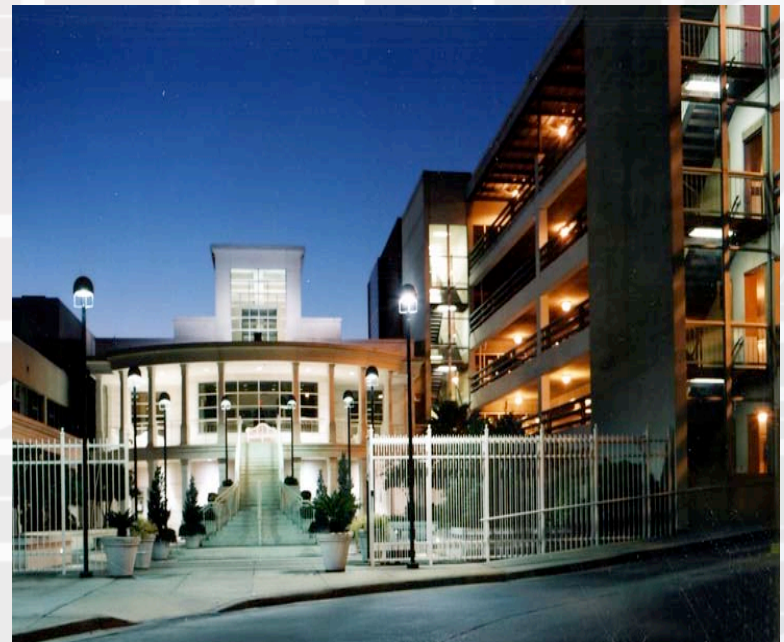
Recreational options are also key to livability, both for adults...



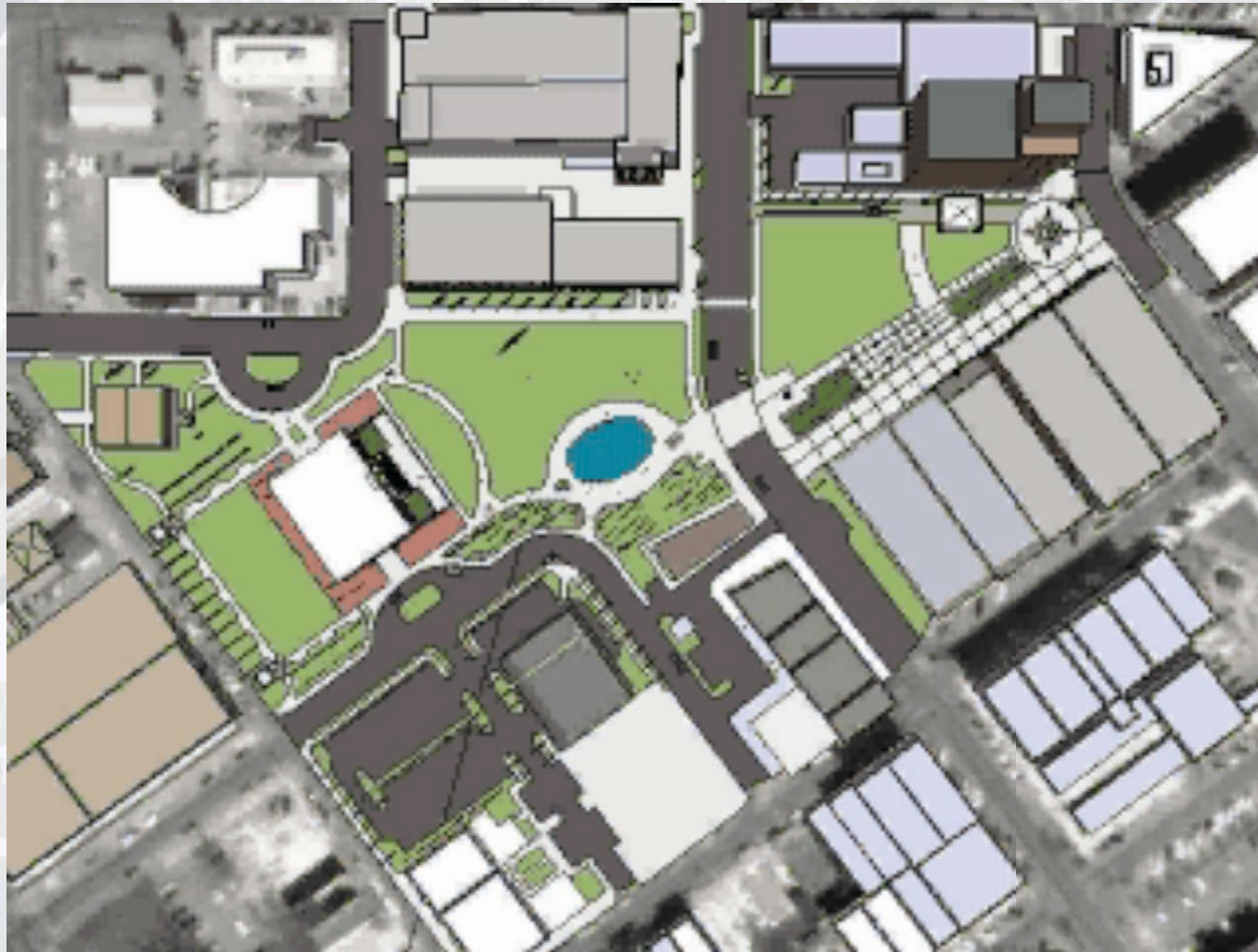
And children too.



Livability must include access to healthcare



Ultimately, Establish a Vision for the Future



Station Development Benefits All

- City wins
- Region wins
- Residents win
- Businesses win
- Travelers win

Connectivity = Livability

It's All About Providing Choices

The background is a stylized, orange-toned map of a city grid. A prominent path is highlighted with a solid line, starting from the left side, moving down, then right, then up, then right again, and finally right across the top. Several dashed circles are overlaid on the grid, primarily along the highlighted path and in the upper right quadrant.

Thank you!

Reconnecting America

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