

- **Mosley Architecture's Current Plan to Renovate Current Courthouse and Construct 30,000+ square foot addition with a cost estimate \$12mm + new parking.**
  - Pros
    - Maintains the traditional location in the historic center of the County Seat, where most people will expect to find the courthouse.
    - New parking is needed at both locations; there is a shared economic benefit to the additional parking in downtown along with a possibility of partnership on this with the City and others.
    - A downtown location allows more foot traffic to restaurants and shops during shoulder seasons. Unlike other parts of the community, the multi-story downtown is uniquely built for upstairs offices and at a unique disadvantage when the upper floor units are not rented. *(When the upstairs units are vacant, the rent downstairs may increase to compensate for the loss.)*
    - The presence of professionals who live, shop and dine downtown adds to the economic and cultural diversity of downtown; many residents may prefer that Brevard not look like just another tourist town.
    - The new construction square footage is reduced, projected costs are lower, and if population projections are lower, the addition will be useful for longer than projected.
    - Easier access to courthouse for residents near to and west of downtown Brevard, and much more walkable than most other areas of town.
    - Further Technological upgrades would allow video conferencing for hearings and decrease the amount of inmates transported from jail.
  - Cons
    - The architect projects that his current downtown option would only have a 15 year length of service, and future expansions may be difficult.
    - There may be unexpected costs with renovations to the current facility.
    - The current proposed downtown option does not fully address the safety concerns created when inmates, the court staff, judges and the public use the same entrance.
    - The current downtown option does not address other safety concerns.
    - The current downtown option has been described as logistically inefficient by the architect that created the current downtown option.
    - A downtown courthouse would require that inmates be transported for court appearances when they cannot appear via video.
    - The current downtown option proposed by Mosely Architects has the addition immediately adjacent to the current structure, in a manner that detracts from the architectural significance of the current structure.
    - The current downtown option does not address current or future parking needs generated by the court functions.

- **Mosley Architecture's current plan to build a new 60,000+ square foot building next to the jail on Morris Road, at a cost of \$23mm + upkeep of existing courthouse.**

- Pros

- Adjacency new court to public safety facility would allow for transfer of inmates to court without vehicular transport.
- While the location is subject to City development regulations, those rules are less stringent with respect to architectural design.
- Expansion may be easier to facilitate in future.
- There would be less disruption to downtown or ongoing court operations during construction.
- It would be easier to design a building with its own identity.
- This keeps defendants out of downtown during their court appearances.

- Cons

- It is a confusing location due to being out of sight on a side road, and in at a site that is atypical compared to most others in the US.
- Downtown independent businesses and property owners will lose clients and tenants.
- The location would be dangerous for pedestrian traffic, and guarantee an increase in vehicle traffic coming to and from the courthouse.
- Increased traffic on Morris Road will require additional road improvement costs such as widening road and new sidewalks.
- The location reduces attorneys' ability to grab a quick lunch or walk back to the office, and clients' ability to walk to the insurance agency.
- Increased traffic, zoning changes, and development, will fundamentally change what is currently a residential neighborhood /secondary road.
- Decreased patronage of downtown businesses by courthouse staff, users, and visitors, may result in a loss of business revenue, and sales tax revenue to the City and County.
- This will change the economic and human diversity in downtown, and further shift the economic role of downtown toward tourism.
- This culturally important and expensive building would be in a more remote, less visible, location; it would be less of an iconic symbol.
- We would miss a chance to make the entire town and county feel more substantial and "authentic".
- Parking will remain empty most of the time, and there is less chance to share both the cost of construction, and the benefits of new parking.
- The county will have to keep up with future repairs and maintenance on this new building, along with the existing historic courthouse.
- There may be additional unexpected costs with renovating the historic courthouse
- There are no solid plans for use of the existing courthouse.

- **Keep it downtown, but in a new location. Cost (guess) \$23.5mm + parking and upkeep of existing courthouse if kept.**
  - Pros
    - Maintains the traditional location in the historic center of the County Seat, where most people will expect to find the courthouse, and may allow some services to remain in current courthouse.
    - Current large courtroom could be used as a community gathering space.
    - The Morris Road site could be used for industry, or other needs.
    - May provide impetus for additional greenspace around existing structure, if new structure is constructed opposite Probart Street.
    - Allows Brevard to remain a complete Main Street town, rather than a tourist town; many may appreciate that aspect of Transylvania County.
    - There is a need for new parking at both locations; there is a synergy, or shared economic benefit, to the additional parking in the downtown, and a possibility of partnership on this with the City and others.
    - More economic development incentives may be available to defray costs of construction in downtown.
    - Keeps upper offices rented, thus reducing rents on ground floors.
    - Keeps patronage of local independent eateries and shops by courthouse staff and visitors during shoulder seasons.
    - Opportunity to address safety issues, by adding separate and secure parking and entrances.
    - If technology is upgraded, transport of inmates could be reduced to only those appearances at which their presence is required.
  - Cons
    - May create disruptions downtown during construction.
    - There would be site acquisition costs (which could be offset by creating industrial sites on the Morris Road property.)
    - Inmates would require vehicular transport for court appearances which cannot be held by videoconferencing.
    - There may be unexpected costs with regard to any renovations of existing courthouse.
    - The county will have to keep up with future repairs and maintenance on this new building, along with the existing historic courthouse.