

**COMPARISON OF POTENTIAL COURTHOUSE LOCATIONS (BENEFITS VS. DISADVANTAGES (2019-01-28 WORKING DRAFT))**

Broadway Closure Options-Square Layout Design			
Offset West from Center		Center of Broadway	
Benefits	Disadvantages	Benefits	Disadvantages
Able to keep the existing old courthouse to potentially repurpose it, or to utilize that space for additional green space.	Because of layout, the building cannot face toward Broadway; must align where entrance is south or north.	Orientation and layout is historic in nature, and is balanced	Does not allow for keeping the current courthouse and repurpose it.
Does not require any acquisition of property from private land owners.	There is no security buffer space available on north and south sides of building because of size of the building and orientation of building.	Would not require any acquisition of property from private land owners.	There is no security buffer space available on north and south sides of building because of size of the building and orientation of building.
	Permanent Broadway closure required, which also likely necessitates addition of two traffic lights at Spring/Ferguson and Spring/Erwin.	Public surveys indicated that this was the preferred location.	Permanent Broadway closure required, which also likely necessitates addition of two traffic lights at Spring/Ferguson and Spring/Erwin.
	Business interruption of businesses located on the square will occur during construction (approximately 2.5 years)		Business interruption of businesses located on the square will occur during construction (approximately 2.5 years)
	Street closures surrounding the square during construction will occur (approximately 2.5 years), disrupting movement of high traffic areas.		Street closures surrounding the square during construction will occur (approximately 2.5 years), disrupting movement of high traffic areas.
	Potentially seen as North-South divider between segment of the City population.		Potentially seen as North-South divider between segment of the City population.
	Permanent elimination of some inner rim of pull-in parking for businesses on the Square.		Permanent elimination of some inner rim of pull-in parking for businesses on the Square.
	Longer jail tunnel (additional expense and may require intermediary above ground outlet because of length)		With the square-type layout, the building cannot be built in two phases, which requires moving all current courthouse personnel out of the existing space for the courts into temporary space for the duration of the construction (approximately 2.5 years). This would require renovating temporary space for the courts in a different location before construction starts. Note: The rectangle-elongated design in the center of the square allows for 2-phased approach.
	Requires 4 "grand" sides because of placement in the middle of four streets (resulting in additional cost).		Requires 4 "grand" sides because of placement in the middle of four streets (resulting in additional cost).
	Visually imbalanced		

East Side Options-Square Layout Design					
East Edge of Square		Juror Parking		Ferguson East of RR	
Benefits	Disadvantages	Benefits	Disadvantages	Benefits	Disadvantages
Able to keep the existing old courthouse to potentially repurpose it, or option to utilize that space for additional green space.	Requires acquisition of private property from approximately 11 property owners.	Able to keep the existing old courthouse to potentially repurpose it, or option to utilize that space for additional green space.	Requires acquisition of private property from approximately 5 property owners.	Does not require any acquisition of property from private land owners.	Requires the destruction and relocation of four county-owned buildings that have been renovated in the past 15 years (Elections Admin, Constable Pct. 1, Animal Control, and Facilities Dept.)
Appropriate security buffer space on all four sides.	Requires destruction of historic buildings on the East side of the square.	Appropriate security buffer space on all four sides.	Front of the Courthouse would likely face toward railroad tracks.	Appropriate security buffer space on all four sides.	Requires relocation of new county facilities prior to construction of the Courthouse.
No closure of Broadway required; thus, no additional traffic lights likely needed.	Loss of properties from tax roll	No closure of Broadway required; thus, no additional traffic lights likely needed.	Long-term use is interfered with by RR tracks (public walking back and forth over the tracks)	No closure of Broadway required; thus, no additional traffic lights likely needed.	Requires destruction of historic buildings along E. Ferguson St.
No business interruption of businesses on the square; construction staging and interruption can be localized to the East side of the square.	Politically disadvantageous	No business interruption of businesses on the square; construction staging and interruption can be localized to the East side of the square.	Location is not on the square, as preferred by the public.	No business interruption of businesses on the square; construction staging and interruption can be localized to the East side of the square.	Location is not on the square, as preferred by the public.
Limited street closure of E. Ferguson and E. Erwin east of the square would be necessary, but none affecting major traffic flow areas.		Limited street closure of E. Ferguson and E. Erwin east of the square would be necessary, but none affecting major traffic flow areas.	Loss of properties on tax rolls.	Limited street closure of E. Ferguson east of the square would be necessary, but none affecting major traffic flow areas.	Closure of E Ferguson would be necessary (if you used the combined space of juror parking and the property to the north of juror parking)
Eliminates the potential North-South divider issue.		Eliminates the potential North-South divider issue.		Eliminates the potential North-South divider issue.	Long-term use is interfered with by RR tracks (public walking back and forth over the tracks)
Can maintain or increase square pull-in parking for businesses.		Can maintain or increase square pull-in parking for businesses.		Can maintain or increase square pull-in parking for businesses.	
Shortest jail tunnel length.		Medium jail tunnel length down Erwin St.	The jail tunnel would have to go under the Railroad tracks; thus, coordination with railroad owner is necessary.	Able to keep the existing old courthouse to potentially repurpose it, or option to utilize that space for additional green space.	Longer jail tunnel (additional expense and may require intermediary above ground outlet because of length)
Only requires 1 "grand" side facing west into the square (reducing costs)		Only requires 1 "grand" side facing west into the square (reducing costs)		Only requires 1 "grand" side facing north toward Ferguson (reducing costs)	
Alignment with County Admin building, potential new location of a parking structure, and the jail.		Staging is easier and associated costs is lower		Staging is easier and associated costs is lower	
Staging is easier and associated costs is lower					