



**City of Smithville  
Parks and Recreation Committee Meeting**

**Thursday, March 25, 2021  
Smithville Senior Center  
6:00pm CST**

**AGENDA**

- I. 111 N. Bridge St./Courtyard Park Outdoor Space Concept (Matt)
- II. Big Picture Overview – review of results from community survey (David Beurle – Future iQ)
- III. Concepts plans for Core Areas – review of initial ideas / schematics for main park areas (Landworks)
- IV. Expectations and Timeline – discussion about priorities, phasing of work and speed of implementation
- V. Next Steps

## **111 N. Bridge St./Courtyard Park Outdoor Space Concept:**

Staff received a proposal from the building owner of Humphrey's Bar and Grill exploring the opportunity of creating an outdoor, covered dining area adjacent to Humphrey's Bar and Grill and a free standing, single level structure, that would be home to a local farmer's market. The area proposed is owned by the City of Smithville (where Courtyard Park is located) and maintained by the Parks and Recreation Department. In order to allow the two structures to be placed in the proposed area, the City would have to enter into an agreement to allow such use. If something similar to the proposal below would be considered, these structures would eliminate parking on both sides of the stage and access through the Courtyard.

Because this is publicly owned property, an agreement for such a project would be advised, with selection of a developer to complete the work anticipated through an RFP process.

Staff is seeking input from the Parks and Recreation Committee to take to the Board of Aldermen regarding appropriateness of such a development. Staff will also be seeking input from the Smithville Main Street group regarding this proposal.

*Please see the proposed opportunity below:*

*The proposed structure would be approximately 20' wide by 75' long with a covered dining area on the ground level and an upper deck dining level that would overlook the park. This would allow a much-needed outdoor dining space. We would propose the structure be built in the existing paved "alley" area, that runs East to West on the North side of the park, adjacent to the Humphrey's building. Additionally, we have discussed building a free standing, single level structure, directly to the East of the outdoor dining structure that would be home to a local farmer's market. This structure would be very similar in size to the outdoor dining area.*

*Given the current situation with the pandemic, many potential customers are still reluctant to patronize indoor dining establishments. This would allow a much-needed alternative to indoor dining. Additionally, this would bring more visitors to downtown Smithville, which in turn would generate more sales tax revenue. The proposed area, in its current state, with the parking stalls on the North side of the park, also has some potential downsides. Many times, when the public parks in these spaces, they come very close to hitting the building given the tight turning radius of these parking spots in relationship to the building. We feel that adding the outdoor dining area along with a farmer's market would allow this area to be better utilized in a manner that provides more benefit to residents and visitors of Smithville. The below satellite aerial image shows the proposed location of the structures.*



*Below are examples of design elements and details that would be similar to the proposed structures:*





*In closing, we feel this is a great opportunity to create an excellent partnership that would bring a very unique and creative feature to downtown Smithville.*