

# CLUBHOUSE COMMITTEE REPORT TO CPRD BOARD

APRIL 2025



# COMMITTEE FORMED BY CPRD BOARD IN JULY 2024

## 7 MEMBERS:

BOB TRAVERS

ROGER KUHLMAN

TOM SHERICAN

DENNIS LEWIS

JEFF DILLION

JOE FISCHER

TONY ROOS



A photograph of a golf course green. In the foreground, a white golf ball sits on the grass. In the background, a yellow flagstick is visible in a hole. The background is slightly blurred, showing trees and a clear sky.

We are committed to gathering comprehensive information to help plan and build a new golf clubhouse at Chehalem Glenn Golf Course. We will engage with community members, stakeholders, and experts to ensure the new clubhouse meets the needs and expectations of all users. The committee aims to create a welcoming and functional space that fosters community engagement and enjoyment for years to come.

# Committee Mission Statement

## Chehalem Park and Recreation District

### Inspiring Summary of the Golf Course Advisory Committee Members



- Our committee was tasked with the essential responsibility of gathering insights from a diverse range of individuals, associations, and community groups, along with exploring opportunities within public and private schools that offer golf classes. We aimed to evaluate the potential impact and significance of developing a vibrant new public facility at the picturesque Chehalem Glenn Golf Course. This envisioned facility would serve as a hub for community gatherings, featuring an elegant venue for public events, a delightful restaurant offering a variety of culinary options, a stylish bar and lounge, inviting outdoor seating, a well-stocked pro shop, a convenient snack bar, and perhaps even a charming wine seller to enhance the overall experience.

## Chehalem Park and Recreation District

# Inspiring Summary of the Golf Course Advisory Committee Members (Continued)



- Local hotel/motels
- Golfers
- Local real estate contacts
- Current staff of CGGC
- Local educational establishments
- Visitor and tourism organizations
- Local winery associations
- Community service clubs
- Surrounding golf clubhouses

## Clubhouse should include several key features:

- Full-service Restaurant
- Pro shop
- Snack shop
- Banquet and multi-use facility
- Family friendly amenities
- Thoughtful parking design
- Architectural compatibility
- Financially viable
- Future proof



## Committee recommendations to CPRD Board:



- Contract with consultant to develop feasibility study.
- Evaluate the condition of existing facilities.
- Trends in clubhouse design.
- Features that should be included.
- Specifications of building and site.
- Estimated cost of construction and operation.
- Estimated timeframe for project.

## Committee recommendations to CPRD Board (continued):

- Contract with consultant to develop business plan
- Determine financial needs of project
- Estimate revenue
- Trends in golf participation
- Competitive analysis of nearby facilities
- Explore third-party operations
- Financing options that minimize exposure to CPRD



# Committee Members' Statements

- Roger Kuhlman

“A new clubhouse should be a multi-functional facility that meets the current and future needs of the golf course and the community. This new clubhouse will elevate the overall experience for players and guests and serve as a cornerstone for community engagement, economic development, and long-term sustainability of the golf course”.

Dennis Lewis

“To help bring a needed community asset to life, that will not only enhance the golf community but also provide a meeting facility that will attract outside organizations to Newberg.

“Our community is enjoying a large growth in tourism and is being recognized as one of Oregon's best places to visit. CPRD plays a large role in this recognition”.

- Joe Fischer

Looking at the Golfers' surveys, the four most important features, additions, and implementations are:

1. A new restaurant for golfers and non-golfers, which includes a bar and a quick service window.
2. A separate space for the community to utilize for events, parties, meetings, and other large group outings, including tournaments.
3. More seating and communal areas, with outdoor seating being a must.
4. A pro shop with more golf offerings in equipment, gear, clothes, and accessories.“

# Committee Members' Statements

## Tony Roos

Creating a new clubhouse at CGGC is an exciting opportunity to design a space that fosters community, relaxation, and various activities. To ensure that the clubhouse meets the needs of all users and provides a comfortable and inviting environment, here are some highlights:

- 1 . Restaurant and snack bar areas.
2. Outdoor dining space.
3. Separate location to accommodate banquets.
4. A facility that blends with the existing environment and supports sustainability, is financially viable, and keeps the cost of golf and food are reasonable without increased taxes, and other activities, such as weddings.
5. Pro Shop that could include a simulator.

# Committee Members' Statements

## Tony Roos

6. Adequate parking with provision for overflow and deliveries.
7. Accommodate the future 3<sup>rd</sup> nine holes and other uses of space.
8. Future-proof facility including Wi-Fi, EV charging, meeting room AV needs, and flexible meeting spaces.
9. Facility constructed that keeps operation and maintenance cost to a minimum.
10. Consider 3<sup>rd</sup> party operation of restaurant, banquet and meeting spaces

# Conclusion

- **The Challenge:** Conduct a thorough investigation to determine the requirements for constructing a new clubhouse at the golf course.
- **CPRD's Expectations:** Identify the anticipated advantages of establishing a new clubhouse.
- **Community Feedback:** Solicit and compile responses from neighboring communities regarding their perspectives on the proposed clubhouse.
- **Responses from Local Organizations:** Gather input from stakeholders, including tourist associations, community clubs, realtors, other clubhouse operators, and local restaurants.
- **Financial Commitment:** Evaluate the financial resources necessary to support the project.
- **Timeframe:** Develop a comprehensive project completion timeline.

The next phase will pursue the feasibility study and business plan.