Developing Campgrounds for Today’s Visitors:

*Best Practices In RV Park and Campground Design*

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SORP is the voice for advancing the outdoor recreation profession.
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What is the top barrier to your organization redesigning your existing campground?

1. Available design/planning knowledge
2. Available funding for design/planning
3. Available funding for new construction
4. Current infrastructure capacity cannot handle redesign
5. Leadership team doesn’t understand need for redesign
Emerging Trends in CG Design

- Larger sites
- Privacy
- Water, sewer and 50 amp electric
- Patios
- Pull thru sites
- Green space
- Pet Friendly – Dog parks, dog washes
- Various accommodations – RV sites, cabins, yurts, glamping tents, tents, tree houses, etc.
- Unisex bathrooms
Factors to Consider in Re-Design

• 4 Foundations of a Good RV Park
  – Level sites of the right size and properly angled for ease of entry/exit
  – Utilities that work all the time
  – Road widths and road quality – paved is best
  – Quality Restrooms

• Improve existing RV/tent sites? Add new/more sites?
• Add/upgrade water/sewer/electric/internet?
• Improve roads
• Add/upgrade restrooms
• Add/upgrade rentals – cabins, RVs, tent sites
• Add/upgrade amenities? What to add?
• ADA accessibility throughout
• Improve traffic flow
3 Site Types

• Back in – most common and most efficient use of available space.

• Pull thurs – Considered very desirable by Rvers; easy in and out; uses the most space.

• Pull ins – Allows motorhomes to look out of the front windshield at views that otherwise might not be viewable. Requires a different utility location than other sites or 2 sets of utilities so it can be back in or pull in. Not good for towable units.
Each RV site should include:

1. Full hookups now include water, sewer, 20/30/50-amp electric, cable television and wifi or internet connection.

2. Each site should have a hard surface, packed crushed stone and gravel, paved asphalt RV pad that is a minimum of 60' x 10' and an attached 10' x 20' patio area. The balance of the site is open space with grass or other appropriate surface; possibly add a gravel space for parking one vehicle.

3. Each site should have a picnic table.

4. Low level lighting at the street.

5. A clearly readable site number sign.

6. A fire ring or charcoal or propane grill.

7. Electric meter.
Back in sites allow campers to back their rig into the site. Back in sites are most common but are more difficult for a RVer to maneuver a trailer or motorhome into a site if not properly angled.

Pull In sites allow motor homes to pull into their sites front forward. Pull in sites are most common at parks catering to motor coaches to give motor homes views from the front window. The utilities need to be in a different position for these sites or 2 sets of utilities are necessary if it is to be used as a pull in and back in site.
Pull thru sites allow campers to enter the site on one end and simply pull forward to park the rig for their stay, and then simply pull out forward to exit. Pull thru sites are highly desirable since it is easy to maneuver a trailer or motorhome onto a pull thru site and it gives the guest the option to keep a towed or towing vehicle hitched to the RV or motorhome. Pull thru sites are desirable to guests staying for a short time. Pull thru sites are often at a premium price over standard sites.

Pull thru sites are typically longer than standard sites since the towed or towing vehicle is often kept attached to the RV.
Three Rental Types

1. Basic
2. Efficiency
3. Deluxe

- Recommend no more than 3-5 layouts
- 1-2 bedrooms with or without lofts
- Unique Rentals – tipis, treehouses, yurts, etc.
Each basic rental should be equipped with:

1. 50 amp electric sufficient for a dorm size refrigerator, interior and exterior lighting, microwave, hair dryer, coffee maker, air conditioning and heating

2. Wi-Fi or internet connections

3. Furnished appropriately with double or queen bed and bunk bed

4. Porch or deck with picnic table, fire ring and charcoal grill on site

5. Designated parking area for one vehicle
Each efficiency rental should be equipped with:

1. 50 amp electric sufficient for a dorm size refrigerator, interior and exterior lighting, microwave, hair dryer, coffee maker, air conditioning and heating

2. Shower, residential commode, sink and vanity

3. Wi-Fi or internet connections

4. Furnished appropriately with double or queen bed and bunk bed

5. Porch or deck with picnic table, fire ring and charcoal grill on site

6. Designated parking area for one vehicle
Each deluxe rental should be equipped with:

1. 50-100 amp electric sufficient for a residential size refrigerator, electric stove, microwave, lighting throughout, exterior lighting, hair dryer, dishwasher, coffee maker, toaster, air conditioning and heating

2. Cable television and Wi-Fi or internet connections

3. Furnished appropriately in each room

4. Shower, residential commode, sink, and vanity

5. Kitchen utensils, dishes, cookware, silverware

6. Porch, deck or patio with patio furnishing, fire ring, gas grill or a sheltered picnic area on a paved or wood deck area

7. Designated parking area for one vehicle
Each tent site should include:

1. A designated 12’ x 12’ space for placing a tent
2. A sheltered picnic table, fire ring and charcoal grill
3. A 20/30-amp electric outlet and USB port
4. A potable water spigot and drain
5. Parking space for one or two cars
6. Outdoor kitchen with dish sink
Questions?

Type your question in the QUESTION pane of the Control Panel.
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Developing Campgrounds for Today’s Visitors: Webinar #5:
Developing the Business Case for Your Campground: May 23, 2018 11 PST

To promote, advance, and serve outdoor recreation professionals in research, planning, management, and policy development.
Thank you!

Watch for a follow up email and survey about this webinar.

Check out the SORP website (www.RecPro.org) for more outdoor recreation technical resources.

Questions about SORP?
Contact Administrator@RecPro.org
Your Questions are Invited

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