



Park Area Development Award \$1,000,001-\$5,000,000

Hamilton County Park District Winton Woods Campground Expansion

In today's economy, people are looking for simple, fun and affordable vacations together. Camping has become a way to do just that and has helped reintroduce families to the great outdoors. The Winton Woods Campground expansion project was a direct result of this increased need in the camping industry, specifically in RV and cabin camping. The goal of the expansion was to provide additional camping opportunities for guests, including larger RV sites with improved utility hookups, luxury housekeeping cabins with full amenities and a full-service campground building.

Planning for the \$2.6 million campground project began in fall 2006, when Park District Planning Division staff members visited private and public campgrounds throughout the Midwest and attended the Association for RV Parks and Campgrounds (ARVC) and the Ecobuild America conferences on sustainable design and "green" buildings. They also visited campground trade shows and park trailer manufacturers. The district recreation manager was also trained to become a Certified Park Operator through the National Association of RV Parks and Campgrounds.

The park district broke ground on the campground project in winter 2008. The expansion included the addition of eight large deluxe cabins, 25 full-hookup back-in RV sites, 12 pull-through full-hookup RV sites and a 2,600-square-foot campground office with retail and a snack bar. Other site improvements included a new



entrance and parking area, an activity shelter, a playground and an RV dump station.

The eight deluxe cabins provide an upgraded camping experience. Each cabin sleeps up to six and includes a full-service kitchen, a bathroom, heating, air-conditioning, linens, dishes, cookware, a TV, a DVD player, a wood deck, a picnic table and a fire ring, plus satellite and Wi-Fi.

The addition of 25 full-hookup, back-in RV sites and 12 pull-through, full-hookup RV sites provide RV campers with the necessary amenities, such as water, 50-amp electric and sewer and were designed to accommodate today's larger RVs. Each site includes a concrete patio, a picnic table and a fire ring. A new dump station was also added.

The new campground office provides campers with an expanded selection of goods and services. Campers can purchase camping gear and visit the snack bar, which features coffee, ice cream and even pizza that can be delivered to campsites. The sustainable design features of the building and site include: southern orientation to take advantage of natural heat and light, recycled metal roofing, geothermal heating and cooling, water-free urinals and energy-efficient interior lighting. The Winton Woods Campground Office and Retail Building also received Honorable Mention at the 2009 Cincinnati Sustainability Awards, sponsored by the Cincinnati chapter of the American Institute of Architects Committee on the Environment.

Overall, the new and improved RV sites have drawn increased numbers of RV campers to the area. The new cabins have attracted families who like the concept of camping but with all the comforts of home. The campground improvements have been well received by the public, as campsites and cabins continue to be booked several weeks in advance on a regular basis. Interest from the public in the campground project has been tremendous, and all areas of revenue production are exceeding the park district's goals. The sustainable design principles used in the campground office and site are being used as an example to the public and as a benchmark for future park district projects.



Submitted by Kimberly Whitton, Hamilton County Park District