

## Overview

Aradev is planning the redevelopment of the Wake Robin Inn into a boutique hospitality campus that will serve both the local Salisbury and greater areas. The project will include the restoration and expansion of the main inn building and headmasters house, cottages nestled into the woods, an outdoor seasonal pool, a spa, and an event barn. A food & beverage program will be spread across the buildings to serve both patrons of the property and local community members. There will be walking paths to highlight the natural features of the area. The property will be redeveloped with a focus on sustainability throughout its stormwater management practices, the use of pervious pavement when practical, the installation of rain gardens, and the enhancement of natural landscapes, including wetland buffer improvements.

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## Event Barn + Fast Casual

Most events will take place on Friday and Saturday evenings (4pm to 2am) with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Most events will end at midnight, but some events will run until 2am. All doors and windows open to the outside elements will be closed at 9pm to eliminate any sound outside.

Usable Space (sf): 4,434 sq ft

## Event Barn Capacity

Anticipated events will be around 125 – 150 people, with the capacity to host about 200 people. The maximum seating and standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

## Fast Casual Capacity

The fast casual restaurant will be an order at the counter service and picnic tables + tables placed throughout the porch. No official capacity as this is outdoors but expected peak patronage at one time around 30 – 40 people.

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## Restaurant + Bar

The three-meal restaurant will have daily hours 7:30am to 11pm. The bar outlets will operate from 11am to 2am. All outdoor activities will end at 9pm and be moved indoors.

Usable Space (sf): 2,734 sq ft

Anticipated interior usage at one time will be between 40 – 80 persons and exterior usage also at 40 – 80 persons.

*The maximum seating & standing capacity will be determined during the construction documents phase pending Fire Marshal approval.*

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**Spa**

The spa will contain a yoga room, a tranquility room, up to 4 treatment rooms, women’s lockers, men’s lockers, hot and cold plunges, and a sauna. The hours of operation will be 7am to 7pm daily.

Usable Space (sf): 1,018 sq ft

*Spa and F&B outlets are the only amenities accessible to the public.*

**Employees**

Venue	Employee Count
Hotel	20
Food & Beverage	23-28
Event Barn Events	30-40
Spa	6 – 7
Pool	3 – 4

*Assumes peak weekend (assume 30% less during weekday hours).*

**Key Census**

Room Type	Count	Average SF
Cottages	12 – 14	825
Existing Main Hotel	12	382
Existing Headmasters House	6	514
New Hotel Structure	39	391
Event Barn Staffing*	3	312
<b>Total Keys</b>	<b>69-71 not including staff housing</b>	

*\*To be used for overnight accommodations when there is an event.*

**Building Totals**

Building	Basement	Total Above Grade
Cottages	-	10,420 sf
Main Hotel + Addition	7,849 sf	38,973 sf
Event Barn	4,400 sf	7,629 sf
Spa	-	4,175 sf
Pool House + Storage	-	1,860 sf

## **Parking**

### **Entrance & Parking Vision**

All deliveries will be made from Sharon Rd. Guests will be encouraged to enter via Sharon Rd. All exiting traffic will be via Sharon Rd. Hotel and main restaurant guests to drive to the main entrance and use valet parking. Events will have valet parking and a potential flagger for traffic control. All guests except during events have the option to self-park.

### **Peak Hours (Arrival)**

Check in: 2pm to 4pm daily.

Events: 3pm to 4:30pm with an estimated 30% of people staying at the hotel.

F&B (dinner & bar only): 6pm to 8pm with an estimated 50% of people staying at the hotel.

### **Peak Hours (Departure)**

Check out: 10am to 11am daily.

Events: 9:30pm to 11:30pm with an estimated 30% of people staying at the hotel.

F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel.

*Parking Analysis included as a separate document.*

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