

Wake Robin Inn

Parking Analysis v4.0

11/13/2024

Scenario 1: No Event + Offseason		
Item	# of People	Notes
Event Facility	-	
Event Facility "Fast Casual"	20	50% Max Capacity
King	23	31 Rooms x 1.50 People x 50% Occupancy
Queen Queen	15	10 Rooms x 3 People x 50% Occupancy
Suite	11	11 Rooms x 2 People x 50% Occupancy
Headmasters Suite	4	1 Room x 8 People x 50% Occupancy
Cabin	11	7 Rooms x 3 People x 50% Occupancy
Luxe Cabin	15	5 Rooms x 6 People x 50% Occupancy
Restaurant + Bar	40	80 People x 50% Capacity
Spa	5	10 People x 50% Capacity
Employees	40	Spa (5), Pool (0), Hotel (12), Hotel F&B (20), Event Barn FC (3), Events (0)
TOTAL	184	
Less: Event + Hotel Overlap	-	50% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(39)	50% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(4)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	140	
Total Parking Spaces Needed	56	2.5 people per car

Scenario 4: Event + Peak Season		
Item	# of People	Notes
Event Facility	125	125 People
Event Facility "Fast Casual"	32	80% Max Capacity
King	35	31 Rooms x 1.50 People x 75% Occupancy
Queen Queen	23	10 Rooms x 3 People x 75% Occupancy
Suite	17	11 Rooms x 2 People x 75% Occupancy
Headmasters Suite	6	1 Room x 8 People x 75% Occupancy
Cabin	16	7 Rooms x 3 People x 75% Occupancy
Luxe Cabin	23	5 Rooms x 6 People x 75% Occupancy
Restaurant + Bar	64	80 People x 80% Capacity
Spa	10	10 People x 100% Capacity
Employees	70	Spa (5), Pool (2), Hotel (20), Hotel F&B (20), Event Barn FC (3), Events (20)
TOTAL	419	
Less: Event + Hotel Overlap	(63)	50% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(59)	50% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	290	
Total Parking Spaces Needed	116	2.5 people per car

Scenario 2: Event + Offseason		
Item	# of People	Notes
Event Facility	125	125 People
Event Facility "Fast Casual"	20	50% Max Capacity
King	23	31 Rooms x 1.50 People x 50% Occupancy
Queen Queen	15	10 Rooms x 3 People x 50% Occupancy
Suite	11	11 Rooms x 2 People x 50% Occupancy
Headmasters Suite	4	1 Room x 8 People x 50% Occupancy
Cabin	11	7 Rooms x 3 People x 50% Occupancy
Luxe Cabin	15	5 Rooms x 6 People x 50% Occupancy
Restaurant + Bar	40	80 People x 50% Capacity
Spa	5	10 People x 50% Capacity
Employees	60	Spa (5), Pool (0), Hotel (12), Hotel F&B (20), Event Barn FC (3), Events (20)
TOTAL	329	
Less: Event + Hotel Overlap	(63)	50% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(39)	50% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(4)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	223	
Total Parking Spaces Needed	89	2.5 people per car

Scenario 5: Event + Peak Season (Fully Booked)		
Item	# of People	Notes
Event Facility	125	125 People
Event Facility "Fast Casual"	32	80% Max Capacity
King	47	31 Rooms x 1.50 People x 100% Occupancy
Queen Queen	30	10 Rooms x 3 People x 100% Occupancy
Suite	22	11 Rooms x 2 People x 100% Occupancy
Headmasters Suite	8	1 Room x 8 People x 100% Occupancy
Cabin	21	7 Rooms x 3 People x 100% Occupancy
Luxe Cabin	30	5 Rooms x 6 People x 100% Occupancy
Restaurant + Bar	64	80 People x 80% Capacity
Spa	10	10 People x 100% Capacity
Employees	70	Spa (5), Pool (2), Hotel (20), Hotel F&B (20), Event Barn FC (3), Events (20)
TOTAL	459	
Less: Event + Hotel Overlap	(63)	50% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(79)	50% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	309	
Total Parking Spaces Needed	124	2.5 people per car

Scenario 3: No Event + Peak Season		
Item	# of People	Notes
Event Facility	-	
Event Facility "Fast Casual"	32	80% Max Capacity
King	35	31 Rooms x 1.50 People x 75% Occupancy
Queen Queen	23	10 Rooms x 3 People x 75% Occupancy
Suite	17	11 Rooms x 2 People x 75% Occupancy
Headmasters Suite	6	1 Room x 8 People x 75% Occupancy
Cabin	16	7 Rooms x 3 People x 75% Occupancy
Luxe Cabin	23	5 Rooms x 6 People x 75% Occupancy
Restaurant + Bar	64	80 People x 80% Capacity
Spa	10	10 People x 100% Capacity
Employees	50	Spa (5), Pool (2), Hotel (20), Hotel F&B (20), Event Barn FC (3), Events (0)
TOTAL	274	
Less: Event + Hotel Overlap	-	50% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(59)	50% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	207	
Total Parking Spaces Needed	83	2.5 people per car