

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.

Event Barn + Fast Casual

The event barn can be rented out any day of the week, but most events will take place on weekends/holidays with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Events within the Event Barn that occur on Monday, Tuesday, Wednesday, or Thursday will be allowed between the hours of 9AM and 10PM. Events within the Event Barn that occur on Friday, Saturday, Sunday, or any Holiday will be allowed between the hours of 9AM and 12AM (midnight). All doors and windows open to the outside elements will be closed at 9pm. Note: fireworks will not be permitted at any time

The fast casual restaurant will be open daily from 11am to 9pm and will be closed on days/nights when there is an Event Barn private event. Both the fast casual restaurant and event barn are open to the public, but private event reservation is required to utilize the event barn.

Usable Space (sf): 3,985 sq ft

Event Barn Capacity

Events inside the Event Barn will be capped at 125 attendees seated or standing.

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.

Restaurant + Bar

The three-meal restaurant inside the hotel will be open daily at 7:30AM and conclude service in accordance with the proposed “hours of operation” in the proceeding pages.

Usable Space (sf): 2,800 sq ft

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

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

Pool

The seasonal pool will feature lounge chairs, umbrellas, and tables for hotel guests only. Guests will be able to order drinks and lite bites at the pool. The hours of operation will be 9am to 8pm daily.

Usable Space (sf): 5,025 sq ft with an estimated occupancy of 40-50 people (not including staff). The usable space square footage number above includes a 1,020 sq ft pool, 3,162 sq ft pool deck + entrance, and 843 sq ft of actual buildings (restrooms and storage).

Spa

The spa will contain a tranquility/reading room, 4-5 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. The spa is open to the public via advanced reservations for treatments only. Hotel guests receive priority in booking treatments and are allowed to purchase day passes (maximum 2 hours of use) with no more than 5 day passes in use at a time (depending on the capacity of treatments booked).

Usable Space (sf): 4,190 sq ft with an estimated occupancy of 10-12 people (not including staff)

Employees

Venue	Employee Count
Hotel	20
Food & Beverage	20
Event Barn Events	20 - 25
Spa	5
Pool	2

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

Key Census

Room Type	Count	Average SF
Cottages	12	888
Existing Main Hotel	13	382
Existing Headmasters House	1	2,800
New Hotel Structure	39	391
Staff Housing	5	300
Total Keys	65 not including staff housing	

Guestroom Mix - the property will contain a maximum of sixty-five (65) rentable guest room units (“keys”)

Room Type	Count	% of Total Keys	Maximum Occupancy	Anticipated Occupancy
King	31	48%	2.0	1.5
Queen Queen	10	15%	4.0	3.0
Suite	11	17%	4.0	2.0
Headmasters Suite	1	2%	8.0	8.0
Cabin	7	11%	4.0	3.0
Luxe Cabin	5	8%	6.0	6.0
Total	65	100%	212	158

Building Totals

Building	Basement	Total Above Grade
Cottages	-	10,656 sf
Main Hotel + Addition	7,849 sf	38,973 sf
Event Barn	2,531 sf	5,712 sf
Spa	-	4,190 sf
Pool House	-	843 sf
Storage + Deliveries + Trash	-	3,540 sf

Parking & Traffic

- All deliveries will be made from Sharon Rd
- All guests will enter/exit via Sharon Rd
- Hotel + restaurant guests will be directed to drive to the main Hotel entrance and use Valet parking
- All events will either (or both) have valet parking or parking lot attendants to ensure proper use of parking areas and traffic control
- During non-event, weekdays, it is expected that guests will have the option to self-park in marked, available parking spots in vicinity of the Hotel/Inn pedestrian entry
- Parking Analysis included as a separate document

Peak Hours (Arrival)

- Check in: 2pm to 4pm daily
- Events: 3pm to 4:30pm with an estimated 50% 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 50% of people staying at the hotel
- F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel

Security, Training, and Safety

Private events serving alcohol inside the Event Barn which are greater than 50 attendees are required to hire a Connecticut State Trooper for the duration of the event. Hotel staff will be assisted by the State Trooper in overseeing traffic operations, closing of doors/windows, alcohol compliance, and implementing hours of operation. In addition, all of the staff serving alcohol (waiters, waitresses, bartenders, etc.) will be required to be certified in [ServSafe Alcohol](#) training to promote safe alcohol consumption and be in compliance with the regulations set forth by the Connecticut Liquor Control.

The hotel will have cameras throughout the property (with a focus on the property lines, entrance/exit, and areas where patrons would be exiting alcohol consumption areas) which will be 24/7 monitored by hotel personnel. Furthermore, once a general manager is brought on board, the neighbors will have their direct phone number and email address in the effort to maintain relationships and alleviate any concerns in a timely manner.

Hours of Operation

Space	Hours of Operation
Hotel Food & Beverage <i>Mon, Tues, Wed</i>	7:30AM to 10PM
Hotel Food & Beverage <i>Thurs, Fri, Sat, Sun + Holidays</i>	7:30AM to 11PM
Event Barn Events <i>Mon, Tues, Wed, Thurs</i>	9AM - 10PM
Event Barn Events <i>Fri, Sat, Sun + Holidays</i>	9AM - 12AM
Private Events on Property <i>Mon, Tues, Wed, Thurs</i>	9AM - 10PM
Private Events on Property <i>Fri, Sat, Sun + Holidays</i>	9AM - 12AM
Fast Casual Restaurant	11AM to 9PM
Spa	7AM to 7PM
Pool <i>Seasonal (May 1 – Oct 1)</i>	9AM to 8PM

Sound

- Hotel management and staff will be in control of all outdoor speakers on the property and implement a master volume control for indoor amplified systems
- Acoustic assemblies will be used for the event barn building construction including but not limited to staggered stud wall construction, triple pane glazed windows, triple wall construction, double gasketed walls/doors, and insulation measures
- Event facility doors, windows, or openings as required by fire, life safety, or other codes permitted on any elevation of the “event barn” facility; If there is emergency egress or openings - those are to be designed with panic hardware that will sound an alarm if opened outside of an emergency event

About Aradev

Aradev is a hospitality development firm based in NYC. Its principals Jonathan Marrale and Steven Cohen have over 30 years of combined hotel and hospitality experience. Both have family ties to New York, Connecticut and Rhode Island and are looking forward to becoming part of the Salisbury community through the approvals process, as well as during the future operation of the facility. Their experience is heavily weighted in the hospitality and hotel industry and includes several full life-cycle new build hospitality properties, several renovations of historic properties, as well the asset management of the properties. Aradev is committed to sustainability in both preservation of the site and its environs, as well as the architecture and building materials. Aradev has brought together a design team of international industry experts, all with significant experience in the greater Salisbury, Connecticut region.