



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

**Change of Ownership**       **Minor Amendment**

[must use black ink or type]

**PROPERTY LOCATION:** 1600 King Street

**TAX MAP REFERENCE:** 063.04-09-21 **ZONE:** KR/OCH

**APPLICANT**

Name: Alexandria LW Hotel Associates, L.P.

Address: 8100 E 22nd St N Bldg 500, Wichita, KS, 67226

**PROPERTY OWNER**

Name: Alexandria LW Hotel Associates, L.P.

Address: 8100 E 22nd St N Bldg 500, Wichita, KS, 67226

**SITE USE:** Hotel & restaurant

**Business Name:** **Current:** Lorien Hotel & Spa **Proposed (if changing):** Archer Old Town Alexandria Hotel/King Street Spa

**THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

**THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

**THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Alexandria LW Hotel Associates, L.P. By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

Signature

(703)528-4700

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

7/15/2024 (revised 8/12/2024)

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # SUP2014-00007

Date approved: 06 / 19 / 2014  
month day year

Name of applicant on most recent special use permit IA Lodging Alexandria TRS, LLC

Use Change of ownership of a hotel with a restaurant and spa.

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

The existing use on the property is currently for a hotel with spa and two (2) restaurants.

The hotel currently offers 75 below-grade parking spaces and valet parking services. Of the

seventy-five (75) parking spaces, 25 are for standard spaces, 46 for compact cars, and 4 on street parking spots located on King Street for use of the valet parking services. Since

there are no proposed changes to the structure or uses on the property, the number of

patrons and employees will be consistent with current conditions.

**3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council** during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

No proposed changes are requested other than the change of ownership of the property.

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4. Is the use currently open for business?  Yes  No

If the use is closed, provide the date closed. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Change of ownership.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Are the hours of operation proposed to change?  Yes  No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same?  Yes  No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
_____	_____

8. Will there be any renovations or new equipment for the business?  Yes  No

If yes, describe the type of renovations and/or list any new equipment proposed.

Minor cosmetic improvements to rebrand hotel.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Are you proposing changes in the sales or service of alcoholic beverages?  Yes  No

If yes, describe proposed changes:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. **Is off-street parking provided for your employees?**  Yes  No  
If yes, how many spaces, and where are they located?  
For employees who drive, shared spaces are available in the garage, subject to hotel occupancy levels.  
Otherwise, employees park off-street in a nearby garage. Other employees use public transportation.

11. **Is off-street parking provided for your customers?**  Yes  No  
If yes, how many spaces, and where are they located?  
Seventy-five (75) parking spaces are provided in the below grade parking garage.

12. **Is there a proposed increase in the number of seats or patrons served?**  Yes  No  
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:	Proposed:
_____	_____
_____	_____
_____	_____

13. **Are physical changes to the structure or interior space requested?**  Yes  No  
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?**  Yes  No  
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:	Proposed:
_____	_____
_____	_____
_____	_____

15. **The applicant is the** (check one)  Property owner  Lessee  
 other, please describe: \_\_\_\_\_

16. **The applicant is the** (check one)  Current business owner  Prospective business owner  
 other, please describe: \_\_\_\_\_

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

See attachment.

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**Disclosures Attachment**

1600 King Street (Tax Map No. 063.04-09-21)

Alexandria LW Hotel Associates, L.P. (Title Owner & Applicant)

8100 E. 22<sup>nd</sup> St. N. Bldg. 500

Wichita, Kansas 67226

(1) <b>Prof. Dr. Martin Viessmann</b> (German citizen)	<b>24.9975%</b>
Hofstatt 5 35088 Battenberg Germany	
(2) <b>Tegernsee, L.P.</b> (Kansas limited partnership)	<b>25%</b>
8100 E. 22 <sup>nd</sup> St. North, Bldg. 500 Wichita, KS 67226	
(3) <b>Oliver Hopp</b> (German citizen)	<b>15%</b>
Johann-Jakob-Astor-Str. 69190 Walldorf Germany	
(4) <b>Loxley, LLC</b> (Kansas limited liability company)	<b>15%</b>
1877 N. Rock Road Wichita, KS 67206	
(5) <b>Wichita Consulting Company, L.P.</b> (Kansas limited partnership)	<b>6.5025%</b>
8100 E. 22 <sup>nd</sup> St. North, Bldg. 500 Wichita, KS 67226	
(6) <b>Broadmoor Partners, L.P.</b> (Kansas limited partnership)	<b>3.25%</b>
8100 E. 22 <sup>nd</sup> St. North, Bldg. 500 Wichita, KS 67226	

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

Alexandria LW Hotel Associates, L.P.  
8100 E. 22<sup>nd</sup> St. N. Bldg. 500  
Wichita, Kansas 67226

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File for an Administrative Change of Ownership  
1600 King Street, Tax Map No. 063.04-09-21 (the "Property")

Dear Mr. Moritz:

Alexandria LW Hotel Associates, L.P., hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an Administrative Change of Ownership on the Property and any related requests.

Very truly yours,

Alexandria LW Hotel Associates, L.P.



By: Michael E. Daood

Its: President

Date: 7/9/24