

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	20221-00167
Location	750 East 9th Avenue
Registered Neighborhood Organization Name	Strong Denver
Registered Contact Name	John Inzina
Contact Address	1255 N Ogden St APT 102, Denver, CO 80218
Contact E-Mail Address	DenverVoters@gmail.com
Date Submitted	12/4/22

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:

Planning Board Comments



Submission date: 13 February 2023, 2:38PM
Receipt number: 474
Related form version: 3

Your information

Name	Nina Pesochinsky, PsyD
Address or neighborhood	750 E. 9th Avenue, Suite 109, Denver, Colorado
ZIP code	80203
Email	nina@earthnet.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	750 E. 9th Avenue, Denver, CO 80203
Case number	20221-00167

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

Dear Zoning Board Members,

Thank you for this opportunity to submit my comments in opposition of the proposed rezoning of this beautiful property. I am a multi-lingual, multi-cultural Doctor of Psychology in private practice at 750 E, 9th Avenue, Suite 109, Denver, CO 80203, since 2012. I have been teaching dance at the same location in a different suite upstairs since 2006.

In 2001, a friend who was a practitioner of five element acupuncture planning to soon move into our then newly constructed building showed it to me prior to its completion and I was stunned by the beauty of the interior clearly designed for healing. It was obvious that the creator of the building, Karlton Terry has poured his heart, soul and creativity into constructing something that was completely dedicated to healing arts. Even now, all these years later, it is obvious that he spared no expense creating a unique,

welcoming, and beautiful space.

This building became the only place where I wanted to base my private practice. My first private practice was briefly located elsewhere, and I had to wait for a space to become available because no one was moving out and many practitioners were there from the beginning having no plans to move anywhere else.

Our building remains the only center dedicated to healing arts, which allows all of us to refer and introduce our often multi-lingual, multi-cultural clients to other practitioners that our clients would not discover on their own due to lack of knowledge of existence of the resources that may be available and that we offer in the building. Having many healing arts present in one location makes them accessible to individuals from different walks of life including minorities, such as my Hispanic clients, newly arrived Ukrainian and Russian refugees with no transportation, and LGBTQ clients many of whom have been grateful to have our healing center within the walking distance from their homes or community centers or medical clinics around Downtown.

The value of the diversity of the healing practices housed together within our building must not be overlooked. Many practitioners work with under-served populations and minorities who may not have access to these services otherwise because they have no transportation. Our location is within walking distance of many neighborhoods and easily accessible by public transport.

The building is unique. It has a beautiful yoga room upstairs that has antique plaster fixtures from Argentina and exquisite bamboo parquet floor. Unfortunately, it was converted into more offices by the current owner, but it probably could be returned to its full glory. There is a Japanese Watsu pool on the first floor, which is extremely valuable and rare for Watsu therapies and massage. Unfortunately, the current owners of the building have not promoted or utilized these resources, but they remain available to integrate more diverse practices into an already busy and full healing center expanding further its offerings to the community and financial stability of the property.

The interdisciplinary healing arts that are present in our

building are essential to the community and they must continue being presented together in one central location. This was Karlton Terry's vision to fill a void in the community and he succeeded. And all of us that have remained in the building for many years have carried forward his vision.

Our building is extremely busy. Most of the tele-practitioners have left after the pandemic because they no longer needed office space. Then many new practitioners that work in person moved in. The building is full. According to the building website, there are no vacant office spaces. Our waiting rooms are full every day, including Saturdays.

I know of no other integrative healing center in Capitol Hill or other central neighborhoods. I do not know of another healing center anywhere else other than in Boulder.

Any change in the zoning of the building for any other use will carry a risk of a great loss of services that the healing center is providing for an extremely densely populated community of several ethnically, economically, and culturally diverse communities.

Please do not hesitate to contact me at 720-434-4342 if I may be able to answer any questions that you may have or provide additional information.

Thank you very much for reading this note. This matter is very important to me and to all of us who are practicing in our beautiful building and serving our community. I appreciate your time and attention.

Warm regards,

Nina Pesochinsky, PsyD, LPC
720-434-4342

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submission date: 10 February 2023, 11:17AM
Receipt number: 470
Related form version: 3

Your information

Name	Linda K Rice
Address or neighborhood	750 E 9th Ave Denver CO
ZIP code	80203
Email	lindalcsw99@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	750 E 9th Ave Denver CO 80203
Case number	#20221-00167

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

This building is called The Capitol Hill Healing Center. It is a Healing Arts building which houses 23 offices occupied by many Practitioners in the Healing Arts discipline such as Mental Health Therapists, Massage Therapists, an Acupuncture Studio, a Chiropractor, a Natural Path Practitioner and many others who offer services for health and well being. I myself, Linda K Rice, am a Licensed Clinical Social Worker. My clients include members of the Military who use their free counseling sessions with the Military One Source, employees of companies using free counseling with their Employee Assistance Programs, and I am credentialed with most insurance companies. Most of my clients come into the building for face to face counseling. We have 3 waiting rooms in the building which are occupied by patients waiting to see their particular Therapeutic Practitioner. We are open seven days a week. Many people walk to The Capital Hill Healing Center as they live in the neighborhood. I have practiced in this building for over 14 years. I and my colleagues are heart sick over the possibility that we may lose this beautiful building because the owner wants to sell and make a profit. There are numerous apartment buildings in the area and the need for another, in place of a unique Healing Center, does not serve members of this community. With the above information, I am requesting that the Planning Board oppose this rezoning request

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Sandra Easter](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Zoning change: Zoning change from PUD 499 to G-MU-3 Case number: 2022I-00167
Date: Wednesday, February 8, 2023 8:47:24 PM

I'm writing to object to the proposed zone change for the building at 750 E 9th Ave. I'm a psychotherapist who rents an office in this building. I've read the proposal which states that one of the reasons for this proposed change is that therapists are now seeing clients virtually and are no longer seeing clients in person. While it's true that virtual sessions are now an option for both therapists and clients, most of my clients prefer in-person sessions. This is true for many of the psychotherapists I know. The need for more office space for psychotherapists is crucial as most of us are now going back to working with clients in person. It's even more crucial because more people are seeking therapy now than before. Taking care of one's mental health is now recognized as essential as getting a yearly physical.

This building was originally conceived of as a healing center - the Capitol Hill Healing Arts Center. It's not only psychotherapists who have offices at CHHC; there are acupuncturists, massage therapists, Reiki practitioners, hypnotherapists and a nurse practitioner who specializes in psychotherapeutic medications. It truly is a healing arts center.

Many of my clients live in this area - Capitol Hill, Congress Park, all along Speer Blvd, and Wash Park. This building and the practitioners who rent space provide a valuable service to the surrounding community. I've had clients see other practitioners here for massage and acupuncture. And have referred friends and spouses of clients to other psychotherapists in the building. It really is a healing center. There's nothing like it in this area.

During Covid we couldn't see clients in person. Many of us were fortunate to be able to continue to offer services virtually. The practitioners who could, continued to rent space in the Center but many couldn't afford to continue paying rent resulting in offices being vacant reducing the income for the owner. I know the owner must have suffered significant financial losses as a result. As of today, all of the offices are occupied. It might make financial sense to either sell the building to a developer or to gut and remodel the offices into apartments, but the loss of this asset to the community would be significant. And, I believe, now that the building is fully occupied, the income for the owner will increase and be consistent.

With regard to the proposal's assertion that the center is no longer needed; that instead more residential spaces are needed - that isn't supported by the facts. I did a google search for office rentals and for residential - apartment or home - rentals in the area. There's an abundance of residential offerings and only one office space that would possibly work for a psychotherapist. And nothing that would work for any of the other practitioners. The offices in this building are specifically designed to meet the needs of a variety of practitioners. From this simple google search it seems that office space for practitioners is needed much more than more residential space for this area.

The building itself is beautiful and the offices and layout are specifically designed for practitioners to have the optimal space to do their work. I've never had an office or a building environment that was as supportive of the work I do as this one. I know the other practitioners who rent here feel the same way.

If this building is replaced by a residential apartment building, it will be a loss to so many

people - clients, practitioners and the community. I've had people who are just walking by 750 ask me what we do in the building. It often leads to them coming in and getting the card or cards for practitioners in the building. The clients I've told about this rezoning are so upset that they're taking the time to write to you directly. It's a place where people who need healing feel comfortable and cared for. The building itself and the understanding between practitioners of what kind of atmosphere supports healing is an important part of this. I've worked in offices in beautiful buildings that have lawyers, accountants, photographers. The atmosphere is completely different. The clients who have seen me in both kinds of spaces not only prefer this center, but aren't happy with the idea of losing this kind of safe space.

The proposal states that the intention is to preserve the uniqueness and beauty of the building modifying it only on the inside. I have little confidence that what is written in the proposal will be honored especially if it's sold to a developer. The proposed change is for a 3-5 story building. This building is 2 floors.

I encourage the Board to consider this proposed zoning change carefully with regard to the needs of the community and the uniqueness of what is offered. This building is devoted to supporting practitioners who serve healing and well-being in the variety of ways we all do. This building and what is offered here is much needed at this time.

I try to see the line which leads through my life into the world, and out of the world again. ~
Carl Jung

Sandra Easter, PhD

805-705-4892

<https://www.sandraeasterphd.com>

From: Crystal Siddall <marieburnsc@gmail.com>

Sent: Thursday, February 9, 2023 7:22 PM

To: Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior <Francisca.Penafiel@denvergov.org>

Subject: [EXTERNAL] Case # 2022I-00167

Hello Tony,

My name is Crystal Siddall and I wanted to reach out to you in regards to the zoning change for 750 E. 9th Ave. This building is full of medical practices that individuals including myself use. I see a therapist who runs her private practice in this building. She just moved in there after renting a space off of 10th street and Logan. Her original space was just not safe. If the city rezone this building that leaves hardly anywhere for these private practices to go. The amount of rental space for practices in that area is far less sparse than apartments. The ripple affect for this rezoning idea can seriously negatively impact a lot of us. Especially for someone like myself who has lived in the Denver area her whole life. Please reconsider and keep the building as is.

Have a great day.

Crystal

From: [Joan Rowland](#)
To: [Planningboard - CPD](#)
Cc: [denc - City Council](#); [City Council District 10](#); [Clark, Haley - CC YA2245 City Council Aide](#); [Oren, Shelly - CC City Council Aide](#)
Subject: [EXTERNAL] Zoning Change: Zoning Change from PUD 499 to G-MU-3 Case number : 20221-00167
Date: Thursday, February 9, 2023 4:55:16 PM

I am writing to object to the proposed zone change for the Capital Healing Arts Center at 750 East 9th Avenue. I am a patient of one of the practitioners who has an office in this building. It is a lovely building and an asset to Capital Hill and the surrounding areas. One of the reasons given for the proposed change is that therapists are no longer seeing their clients in person, and therefore are not using their offices. I vehemently disagree. I see my therapist IN PERSON for every appointment and so do all the other people I see in the building. I feel safe and protected in this beautiful building. It is truly a healing center. Please consider this proposal carefully with regards to the needs of the community that use it.

Kind Regards

Joan Rowland

From: Jill Reiter <Jill@jillreiterlcswpllc.com>

Date: February 13, 2023 at 10:47:38 PM MST

To: "Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior" <Francisca.Penafiel@denvergov.org>

Subject: [EXTERNAL] 750 E 9th Ave Re zoning hearing Feb 15th

I am a Licensed Clinical Social Worker in private practice serving families who struggle with separation and divorce. I office in the Capital Hill Healing Center at 750 E 9th Ave, with other wonderful practitioners. Our unique building is a place of solace and healing for so many! The safety and security of this unique building is something that we will not be able to recreate if our building and those in control of zoning give in to creating yet another high rise dwelling in an already overcrowded area. Our center offers something that benefits the community at a different level. Our city needs healing not just housing units. Please consider the need for healing professionals in the heart of an urban community and the accessibility that the Capital Hill Healing Center provides. Help us preserve our professional impact on a community that genuinely needs our services.

From: Allison Lewis <allisonlew22@gmail.com>

Date: February 13, 2023 at 9:34:03 PM MST

To: "Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior" <Francisca.Penafiel@denvergov.org>

Subject: [EXTERNAL] Zoning change from PUD 499 to G-MU-3 Case number: 2022I-00167

Good evening,

I'm emailing you with regard to a proposed zoning change at 750 E 9th Ave. The zoning is specifically for the Capitol Hill Healing Arts Center. The hearing for this proposal is scheduled for February 15.

My therapist is based out of this building. I began seeing her virtually in 2020, and have been seeing her in person for almost a year now in her office at 750 E 9th Ave. It's been extremely convenient for me as I live about 5 minutes away, parking is easy, access is easy, and I know how much she enjoys her office space.

I always see guests in the building visiting other practitioners. The need for this building space for them to offer their services is clearly needed, and heavily utilized by clients.

I encourage the Board to consider this proposed zoning change carefully with regard to the needs of the community and the uniqueness of what is offered. This building is much needed at this time.

Thank you,
Allison Lewis

From: [Carrie Reel](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Zoning change: Zoning change from PUD 499 to G-MU-3 Case number: 2022I-00167
Date: Monday, February 13, 2023 5:49:52 PM

To Whom it May Concern,

I'm emailing you in regard to a proposed zoning change at 750 E 9th Ave. The zoning is specifically for the Capitol Hill Healing Arts Center.

I've been a patient of a practitioner at the CHHC (Capitol Hill Healing Arts Center) for almost a year and am very upset to hear of the proposed rezoning and conversion of the building. The CHHC has been a sanctuary of healing for me personally, and to lose such a space would be devastating. The loss of such a space, as well as all the inconveniences of a major construction project, would be a huge burden to the businesses and members of the surrounding community as well.

The offices are dedicated to practitioners focused on healing modalities for the body, mind and spirit. Walking through the doors evokes a feeling of sacredness and calm that I have never experienced anywhere else. It is quiet, private, and very peaceful - not a typical office building or medical complex. I have an online business that I run out of a small, multi-use office building and there is a night and day difference from the atmosphere of the CHHC. The office building I work out of houses a security company, a construction company, a recording studio, a small used car dealer, and more. There are times when it is loud, dirty, busy, and chaotic. I am happy to run my small business out of this type of space, but I can't imagine going there for any kind of care or healing. Not all spaces are conducive to what these practitioners offer. To suggest that it would be a simple matter for these practitioners to just find another office space does not take into account the environment needed for people to feel comfortable and safe in their search for well-being. People need places like the CHHC, especially after the turmoil and strain of the last few years. Virtual appointments are wonderful, but there is no substitute for the profound shifts that can happen when given in-person care within a safe space.

The conversion to residential space, as well as adding a 3rd or 4th story to the building, would mean that most, if not all, of the lovely existing finishes and fixtures of the current offices would go into a landfill. The surrounding residents and business would have to deal with at least a year of noisy heavy machinery, closed down streets, and construction debris, just to create a few more, probably overpriced, apartments in an area that already has many unoccupied (non-affordable) housing units. The horrible waste of time and resources, negative impact on the surrounding community, and loss of access to essential therapies in an intentionally designed space, far outweigh any potential gain from converting the CHHC to a residential building. The CHHC is a peaceful anchor for the community and provides so much to so many, myself included.

Sincerely,

Caroline Reel

Sent from my iPhone

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior
Sent: Tuesday, February 14, 2023 12:32 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: FW: [EXTERNAL] Attending tomorrow's meeting

From: Sandra Easter <sandraeasterphd@yahoo.com>
Sent: Tuesday, February 14, 2023 12:02 PM
To: Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior <Francisca.Penafiel@denvergov.org>
Subject: [EXTERNAL] Attending tomorrow's meeting

I'm writing to let you know that I was planning to be at tomorrow's meeting regarding the rezoning of 750 E 9th Ave, Capitol Hill Healing Arts Center. I submitted an email last week that will be included in the board's package. Thank you for including that.

I was planing to attend and speak at the hearing tomorrow but will be unable to because of 2 client emergencies. One of my clients has just been diagnosed with a very serious illness and the other has been suicidal. Although I'm deeply concerned about the possibility of the center being replaced by apartments and hoped to communicate that in person tomorrow, my first priority is my responsibility to the well being of my clients. I'm sorry I won't be able to attend. I would appreciate it if you could share this with the Board members. I didn't want them to think that it wasn't important enough for me to be there tomorrow.

Thank you for your service to the city in this way.

I try to see the line which leads through my life into the world, and out of the world again. ~ Carl Jung

Sandra Easter, PhD

805-705-4892

<https://www.sandraeasterphd.com>