

## Penafiel, Fran F. - CPD CE2159 City Planner Principal

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**From:** Ibanez, Edson - CPD Senior City Planner  
**Sent:** Sunday, May 17, 2026 5:33 AM  
**To:** Penafiel, Fran F. - CPD CE2159 City Planner Principal  
**Subject:** Fw: [EXTERNAL] Loretto Heights Rezoning

Just got this. Can you answer them and add it to the record? Maybe Matt can answer the traffic comment.

Thanks.

Sincerely,  
Edson Ibañez | Senior City Planner | Hablo Español  
Community Planning and Development | City and County of Denver  
p: (720)865-3217 | edson.ibanez@denvergov.org

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**From:** sharonkhammond <sharonkhammond@comcast.net>  
**Sent:** Saturday, May 16, 2026 5:07:36 PM  
**To:** Ibanez, Edson - CPD Senior City Planner <Edson.Ibanez@denvergov.org>  
**Subject:** RE: [EXTERNAL] Loretto Heights Rezoning

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I know I missed the Public Hearing, but wanted to send a comment anyway...

My concern has always been and continues to be... TRAFFIC. This redevelopment has created a traffic nightmare in our neighborhood and it is set to only get worse. I have been against the theater project from the beginning and am still against it. This parking garage will empty onto streets that go directly into a residential neighborhood. These streets were never designed to handle the amount of traffic they are currently handling and they were certainly not designed to handle a parking garage traffic when some event releases.

I'm also clear that my opinion means absolutely nothing. I'm sure that you all see this theater and the parking garage as a good thing for our area. That's easy to say when you don't live here.

A concerned residential of the Sharon Park neighborhood.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Ibanez, Edson - CPD Senior City Planner" <Edson.Ibanez@denvergov.org>

Date: 5/4/26 11:07 AM (GMT-07:00)

To: sharonkhammond <sharonkhammond@comcast.net>

Cc: "Penafiel, Fran F. - CPD CE2159 City Planner Principal" <Francisca.Penafiel@denvergov.org>

Subject: RE: [EXTERNAL] Loretto Heights Rezoning

Good morning Sharon,

You can submit the question to me, and I can answer it or I can have Denver Arts and Venue answer the question.

If the comment is focused on the rezoning specifically and you want to make an official statement (in support, opposition, or neutral comment), you can email it to me and I can add it to the record. Let me know what you would prefer.

Sincerely,  
Edson Ibanez

Senior City Planner

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**From:** sharonkhammond <sharonkhammond@comcast.net>

**Sent:** Saturday, May 2, 2026 12:35 PM

**To:** Ibanez, Edson - CPD Senior City Planner <Edson.Ibanez@denvergov.org>

**Subject:** [EXTERNAL] Loretto Heights Rezoning

I am interested in submitting a question/comment regarding the rezoning proposal for a parking garage at the Loretto Heights property. Can you advise me as to how I would do this?

My name is Sharon Hammond and you can reach me at this email address or via cell phone at 303-902-3345.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone