



Cool Higgenbotham proposal

From Maren Morello <marenmorello@gmail.com>
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To Planning Department <planning@edcgov.us>

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As a concerned citizen who lives on the Divide I have the following questions/objections to the approval of this project.

1. The artists' renditions inaccurately portray what would be the actual physical presentation. Specifically, the elevation would be unsightly as it would be far higher, looming over the intersection and causing unnecessary light glare.
2. The plan indicates the flow of water runoff would be directed to a municipal underground drainage system which does not exist. This would result in excessive water runoff onto the intersection and neighboring businesses across and below the site.
3. There are provisions in the law, I believe, that prohibit gas stations from being situated within a certain distance from a day care. There is a day care property directly across the street, Cool Day Care, which I believe is within that protected area.
4. The plan for septic is not clear.
5. The limited access/congestion at that intersection would hinder safe evacuations in the event of a fire. There was a study that shows daily traffic through the canyon numbers approximately 4,000 vehicles daily. Anything that further obstructs traffic will result in increased congestion and put lives at risk.
6. The project represents an unnecessary duplication of services as there is an existing gas station in close proximity.
7. Increasing tax revenues through the sale of tobacco products would result from this project. This is wrong to exploit vulnerable youth and promote unhealthy choices for citizens with tobacco addiction, the most difficult addiction to quit. There are already sufficient tobacco sales locations in the immediate vicinity, as there is another gas station market and a smoke shop across the intersection.