

Dear Mr. Paulson: Subsequent to our recent transmittal to you of the list of comments and recommended action items pertaining to the captioned applications, several of the Planning Commission members believe an actual traffic analysis of potential impacts should be performed by a qualified traffic consultant. This should have been included in our earlier communication to you inasmuch as it was a topic of discussion during our Planning Commission meeting on July 10, 2020. As contemplated during those discussions, it would not require a full study including actual traffic counts but rather an analysis which could be based on national traffic standards utilized for theaters of the size proposed by Clear Space. The analysis could also include any modality information previously gathered by Clear Space itself.

Accordingly, we recommend Clear Space seek a proposal(s) from a qualified traffic consultant for such a limited scope of work, prior to the scheduled public hearing on August 14, 2020. We do not believe the cost of such a limited analysis would be prohibitive and would be of benefit to Clear Space in addressing public concerns expressed at our recent preliminary site plan review as well as be of benefit to the Planning Commission in its consideration of a site plan review of your proposal.

Further, we request that you obtain such a proposal as soon as possible in order for the analysis to be provided to the Planning Commission members prior to the August 14th public hearing. Lastly, if for any reason an analysis cannot be completed prior to the public hearing, in which case we request that you submit what efforts you have made to secure such an analysis, it may still be required as part of any subsequent conditions placed on any approval of Clear Space's application if and when approved.

On behalf of the members of the Planning Commission, thank you for your urgent attention to this request.