

## Herbaugh, Melinda

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**From:** Charles Bergmann <charlesbergmann@hotmail.com>  
**Sent:** Saturday, December 29, 2018 6:43 AM  
**To:** PRC  
**Subject:** Feedback on Project 3020338

Dear Save Madison Valley:

While I live in Vermont I am writing to encourage you to continue to oppose the Velmear Development Company project on the present City People's Garden Store site as this proposed project is out of scale and will negatively impact the adjacent single family neighborhood to the south. By way of background, our family lived at 608 34<sup>th</sup> Avenue East for many years and from about 1979 until 1995 I was highly involved in efforts to help turn around the area along East Madison Street between 27<sup>th</sup> Avenue East and 29<sup>th</sup> Avenue East where I designed and developed about 10 projects. When this effort was begun, a large freeway was planned along now Martin Luther King Way, the area was redlined by banks and insurance companies, many homes were empty, most buildings were in a very poor state and there was almost no business activity. My projects tried to provide small scale community oriented change, were one to three stories high, used stucco to bring existing and new buildings together; in some cases had inner courtyards or outdoor seating such as at The New York Deli Building. One of my partners funded the neighborhood park in memory of Julia Lee Knudsen. My daughter, Sarah Bergmann, has been instrumental in creating the nearby "Pollinator Pathway" between Seattle University and Nora's Woods. The creation of Café Flora from a run down laundromat (GGLO architects) and City People's Garden Store (Kathryn Barrett Architect) were real design victories. One error, in my judgement, was that the City of Seattle altered the zoning along East Madison Street to allow larger buildings. The Velmear Company proposed development benefits from that but the neighborhood does not.

As I see it the best option would be for the present City People's Garden Store to remain. If that is not possible, a building having the following characteristics seems reasonable: two or possibly three stories facing East Madison Street with the building broken into parts, on the residential neighborhood side the planted slope should be kept intact with only an entry to the parking garage. The come back of this whole little neighborhood from the days when I lived in Seattle is a great urban success story and should be honored and reinforced.

Sincerely,

Charles Bergmann Architect  
367 Dover Road  
South Newfane, Vermont 05351  
802 348 9302

Sent from [Mail](#) for Windows 10