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By electronic transmission

City of Alameda Planning Board  
2263 Santa Clara Ave.  
Alameda, CA 94501

**Subject. 727 Buena Vista Ave. -- Rosefield village (Item 7-A on Planning Board's September 11, 2017 agenda)**

Dear Boardmembers:

Although it is somewhat difficult to apply the six designs to the actual building citing and massing, serious consideration should be given to the "Artisan" design, which appears to provide a well-executed interpretation of traditional Craftsman-inspired architecture consistent with many of Alameda's neighborhoods. Both the overall composition and detailing appears to be high-quality and to display a good understanding of the architectural vocabulary. The Kottinger design, which the staff report states the Housing Authority prefers, has overscaled elements such as the monolithic three-story enclosed balconies and somewhat awkward proportions, e.g. underscaled gable roof above the three-story balconies. The Artisan appears more intimate and probably has better potential to provide a less institutional or "project" look.

Whatever design is selected, the architecture should be well detailed with quality materials. If a traditional (rather than Modernistic) design, such as Artisan, Magnolia Court, The Vale and Kottinger is used, the windows should have a wood-like appearance, including the dimensions shown in the City's Guide to Residential Design and Webster Street Design Review Manual.

Thank you for the opportunity to comment. Please contact me at 510-523-0411 or [cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net) if you would like to discuss these comments.

Sincerely,

Christopher Buckley

cc: Andrew Thomas