

Alviso Hotel Appendix: Greenhouse Gas Reduction Strategy Consistency Checklist

Table 4.8-1: San José Greenhouse Gas Reduction Strategy Consistency Checklist	
Policy/Strategy	Consistency Discussion
Table A: General Plan Consistency	
1) Consistency with the Land Use/ Transportation Diagram (Land Use and Density)	
Is the project consistent with the Land Use/Transportation Diagram?	Yes. As discussed in Section 4.11 Land Use and Planning, the project is consistent with the <i>Combined Industrial/Commercial</i> General Plan land use designation for the site and does not require a General Plan Amendment.
2) Implementation of Green Building Measures	
MS-2.2: Encourage maximized use of on-site generation of renewable energy for all new and existing buildings	Yes. The project includes installation of solar panels on the rooftop of the hotel building. The project applicant is committed to the project being compliant with all mandatory applicable state and local green building and energy codes.
MS-2.3: Encourage consideration of solar orientation, including building placement, landscaping, design and construction techniques for new construction to minimize energy consumption.	Yes. The proposed project is located and designed to maximize sun exposure and reduce energy consumption. All building facades and hotel rooms include windows to maximize natural sunlight and reduce energy consumption for lighting and heating during winter months.
MS-2.7: Encourage the installation of solar panels or other clean energy power generation sources over parking areas.	Yes. Parking for the project would be primarily situated in parking structures underneath buildings, thus minimizing the surface parking heat island effect. The project would not include solar panels over the parking garage; however, solar panels would be installed on the rooftop of the hotel building. The project would comply with applicable local and the state mandatory measures that are encouraging clean energy power generation.
MS-2.11: Require new development to incorporate green building practices, including those required by the Green Building Ordinance. Specifically, target reduced energy use through construction techniques (e.g., design of building envelopes and systems to maximize energy performance), through architectural design (e.g., design to maximize cross ventilation and interior	Yes. The project will conform with the City’s Green Building Ordinance which includes measures for reduced energy consumption (e.g., LED light fixtures, energy saving appliances).

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daylight) and through site design techniques (e.g., orienting buildings on sites to maximize the effectiveness of passive solar design).	
MS-16.2: Promote neighborhood-based distributed clean/renewable energy generation to improve local energy security and to reduce the amount of energy wasted in transmitting electricity over long distances.	Yes. The project applicant is committed to working with the city and the adjoining property owners towards supporting neighborhood-based distributed clean/ renewable energy generation when it becomes available in the area.
3) Pedestrian, Bicycle & Transit Site Design Measures	
<p>CD-2.1: Promote the Circulation Goals and Policies in the Envision San José 2040 General Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of Envision San José 2040 General Plan.</p> <p>a) Design the street network for safe shared use by pedestrians, bicyclists, and vehicles. Include elements that increase driver awareness.</p> <p>b) Create a comfortable and safe pedestrian environment by implementing wider sidewalks, shade structures, attractive street furniture, street trees, reduced traffic speeds, pedestrian-oriented lighting, mid-block pedestrian crossings, pedestrian activated crossing lights, bulb-outs and curb extensions at intersections, and on-street parking that buffers pedestrians from vehicles.</p> <p>c) Consider support for reduced parking requirements, alternative parking arrangements, and Transportation Demand Management strategies to reduce area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. Encourage de-coupled parking to ensure that the value and cost of parking are considered in real estate and business transactions.</p>	<p>Yes. The project includes an on-site connection to the Guadalupe River Trail at the southern limits of the site and currently proposes 20 long-term and six short-term bicycle parking spaces.</p> <p>Bicycle access would be provided via North First Street, where Class II bike lanes currently exist along the project frontage. Upon entering the project site at the Bay Vista driveway, a two-way path is provided along the east side of Bay Vista Drive. The path continues through the project site and provides access to the Guadalupe River Trail. This path would help prevent vehicle-bicycle conflicts on the project site. Pedestrian access would be provided via this path also.</p> <p>Within the project site, sidewalks would provide hotel access to and from the parking garage and surface parking areas. The project would not substantially increase hazards due to bicycles or pedestrians entering and exiting the project site.</p>
CD-2.5: Integrate Green Building Goals and Policies of the Envision San José 2040 General Plan into site design to create healthful environments. Consider factors such as shaded	Yes. As discussed in Section 2.0, Project Information, the proposed project would include shaded parking in the lower levels of the parking structure, on-site bicycle parking,

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parking areas, pedestrian connections, minimization of impervious surfaces, incorporation of stormwater treatment measures, appropriate building orientations, etc.	would plant 30 trees on-site and would include stormwater treatment measures consistent with City post construction requirements.
CD-2.11: Within the Downtown and Urban Village Overlay areas, consistent with the minimum density requirements of the pertaining Land Use/Transportation Diagram designation, avoid the construction of surface parking lots except as an interim use, so that long-term development of the site will result in a cohesive urban form. In these areas, whenever possible, use structured parking, rather than surface parking, to fulfill parking requirements. Encourage the incorporation of alternative uses, such as parks, above parking structures.	Not Applicable. The project site is not located in the Downtown area or within an Urban Village overlay.
CD-3.2: Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.	Yes. The project would not remove or inhibit access to any existing bicycle or pedestrian facilities. The project includes an on-site connection to the Guadalupe River Trail at the southern limits of the site and currently proposes 20 long-term and six short-term bicycle parking spaces. Within the project site, sidewalks would provide hotel access to and from the parking garage and surface parking areas. The project would not conflict with any program, plan, ordinance, or policy addressing pedestrian facilities.
CD-3.4: Encourage pedestrian cross-access connections between adjacent properties and require pedestrian and bicycle connections to streets and other public spaces, with particular attention and priority given to providing convenient access to transit facilities. Provide pedestrian and vehicular connections with cross-access easements within and between new and existing developments to encourage walking and minimize interruptions by parking areas and curb cuts.	Yes. The project includes an on-site connection to the Guadalupe River Trail at the southern limits of the site. Within the project site, sidewalks would provide hotel access to and from the parking garage and surface parking areas.
LU-3.5: Provide for the needs of bicyclists and pedestrians, including adequate bicycle parking	Not applicable. The project site is not located in the Downtown area.

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areas and design measures to promote bicyclists and pedestrian safety.	
TR-2.8: Require new development to promote on-site facilities such as bicycle storage and showers, provide connections to existing and planned facilities, dedicate land use to expand existing facilities or provide new facilities such as sidewalks and/or bicycle lanes/paths, or share in the cost of improvements.	Yes. The project would include 20 long-term and six short-term bicycle parking spaces.
TR-7.1: Require large employers to develop TDM programs to reduce the vehicle trips and vehicle miles generated by their employees through the use of shuttles, provision for car-sharing, bicycle sharing, carpool, parking strategies, transit incentives and other measures.	Yes. As noted in Section 4.17, Transportation, the project would be required to implement a TDM program which would include measures to support reduced vehicle trips.
TR-8.5: Promote participation in car share programs to minimize the need for parking spaces in new and existing development.	Yes. As noted in Section 4.17, Transportation, the project would be required to implement a TDM program which may include a car share program.
4) Water Conservation and Urban Forestry Measures	
MS-3.1: Require water-efficient landscaping, which conforms to the state’s Model Water Efficient Landscape Ordinance (MWELo), for all new commercial, institutional, industrial, and developer-installed residential development unless for recreation needs or other area functions.	Yes. The proposed project would include use of low water use plants and irrigation systems consistent with the State’s MWELo requirements.
MS-3.2: Promote the use of green building technology or techniques that can help reduce the depletion of the City’s potable water supply, as building codes permit. For example, promote the use of captured rainwater, graywater, or recycled water as the preferred source of non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.	Yes. The project would utilize recycled water for landscape irrigation.
MS-19.4: Require the use of recycled water whenever feasible and cost-effective to serve the existing and new development.	Yes. The project would utilize recycled water for landscape irrigation.
MS-21.3: Ensure that San José’s Community Forest is comprised of species that have low water	Yes. The proposed trees would have low water requirements and are suitable for San José’s

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requirements and are well adapted to its Mediterranean climate. Select and plant diverse species to prevent monocultures that are vulnerable to pest invasions. Furthermore, consider the appropriate placement of tree species and their lifespan to ensure perpetuation of the Community Forest.	climate. The project would plant diverse species.
MS-26.1: As a condition of new development, require the planting and maintenance of both street trees and trees on private property to achieve a level of tree coverage in compliance with and that implements City laws, policies or guidelines.	Yes. As noted in Section 4.4, the project would be required to comply with the City’s tree replacement policy and would result in 30 trees being planted.
ER-8.7: Encourage stormwater reuse for beneficial uses in existing infrastructure and future development through the installation of rain barrels, cisterns, or other water storage and reuse facilities.	Yes. The proposed project includes water-efficient landscaping that does not warrant use of irrigation such that rain barrels, cisterns, or water storage facilities would be necessary.
Table B: Greenhouse Gas Reduction Strategy	
Part 1: Residential Projects – Not Applicable to the Project	
Part 2: Residential and Non-Residential Projects	
Renewable Energy Development 1. Install solar panels, solar hot water, or other clean energy power generation sources on development sites, or 2. Participate in community solar programs to support development of renewable energy in the community, or 3. Participate in San José Clean Energy at the Total Green level (i.e., 100% carbon-free electricity) for electricity accounts associated with the project. Supports Strategies: GHGRS #1, GHGRS #3	Yes. The project includes installation of solar panels on the rooftop of the hotel building.
Building Retrofits – Natural Gas This strategy applies to projects that include a retrofit of an existing building. Supports Strategies: GHGRS # 4	Not Applicable. This strategy is not applicable because the project does not include a retrofit of existing buildings.

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<p>Zero Waste Goal</p> <ol style="list-style-type: none"> 1. Provide space for organic waste collection containers, and/or 2. Exceed the City’s construction and demolition waste diversion requirement <p>Supports Strategies: GHGRS #5</p>	<p>Yes. Organic waste containers will not be provided for the proposed hotel. However, the proposed project would meet the City’s construction and demolition waste diversion requirements.</p>
<p>Caltrain Modernization</p> <ol style="list-style-type: none"> 1. For projects located within 1/2 mile of a Caltrain station, establish a program through which to provide project tenants and/or residents with free or reduced Caltrain passes; or 2. Develop a program that provides project tenants and/or residents with options to reduce their vehicle miles traveled (e.g., a TDM program), which could include transit passes, bike lockers and showers, or other strategies to reduce project related VMT. <p>Supports Strategies: GHGRS #6</p>	<p>Yes. As noted in Section 4.17, Transportation, the project would be required to implement a TDM program which would include measures to support reduced vehicle trips.</p>
<p>Water Conservation</p> <ol style="list-style-type: none"> 1. Install high-efficiency appliances/fixtures to reduce water use, and/or include water sensitive landscape design, and/or 2. Provide access to reclaimed water for outdoor water use on the project site. <p>Supports Strategies: GHGRS #7</p>	<p>Yes. The proposed project would include high-efficiency fixtures to reduce water usage and would utilize recycled water for landscape irrigation.</p>
<p>Note: Refer to Section 4.8.1.2 for more information on the seven strategies identified in the 2030 GHGRS.</p>	