



Central YMCA Zone Change

Bill 55 (2026)

Committee on Zoning & Planning | October 22, 2026

Submitted by R.M. Towill Corporation for Bill 55 (2026)
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MISC. COM. 440(26) ZON

YMCA of Honolulu - Mission & Programs

Mission

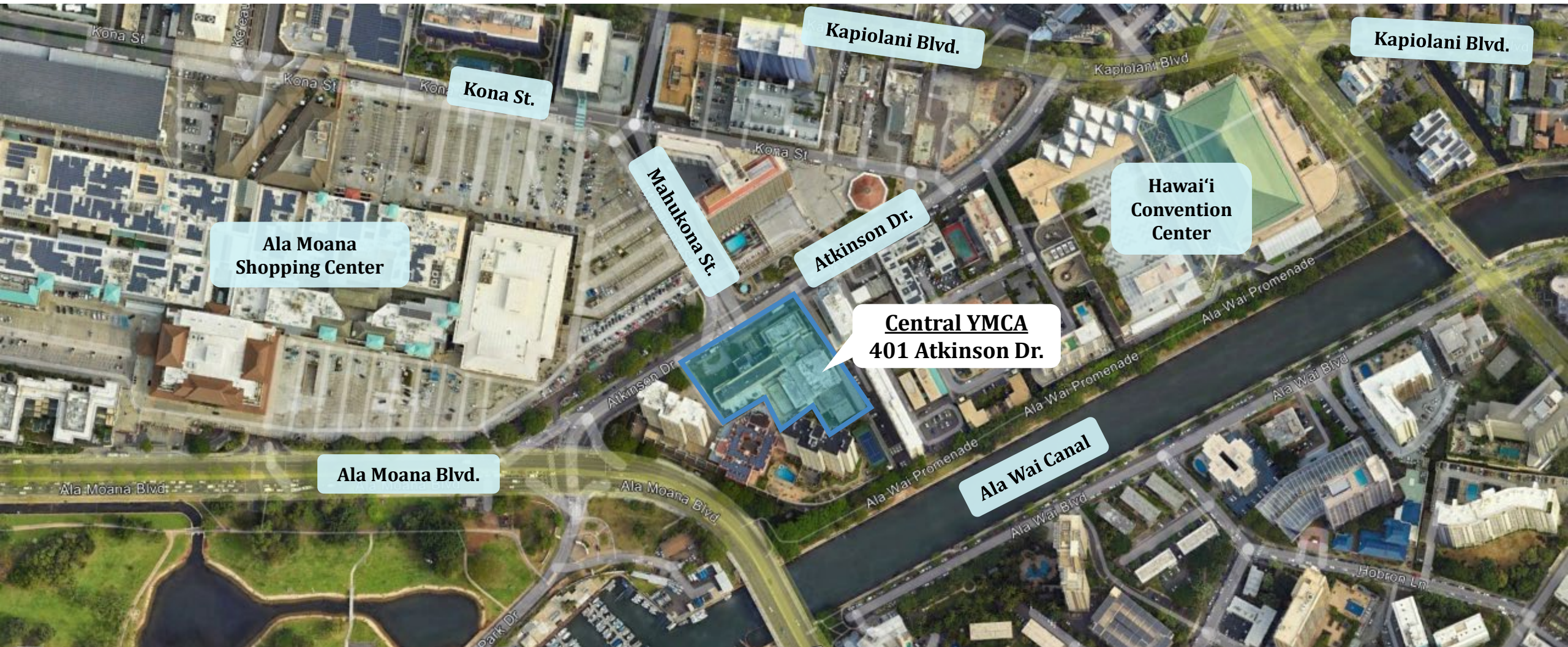
The YMCA of Honolulu is a fellowship dedicated to putting Christian principles into practice through programs that build a healthy spirit, mind and body for all.



Programs

- **Youth & Families:** Academic enrichment, leadership, service-learning, and quality-time programs
- **Seniors:** Classes, activities, and social events
- **Health & Fitness:** Strength, endurance, flexibility, and wellness programs
- **Camps:** Summer, family, group outings, retreats, and environmental education

Location



Street View



Sunset
Towers

Atkinson
Towers

Exercise Room and
Gymnasium

Parking

Atkinson Drive

Yacht
Harbor
Towers

Dormitory

Yacht
Harbor
Towers

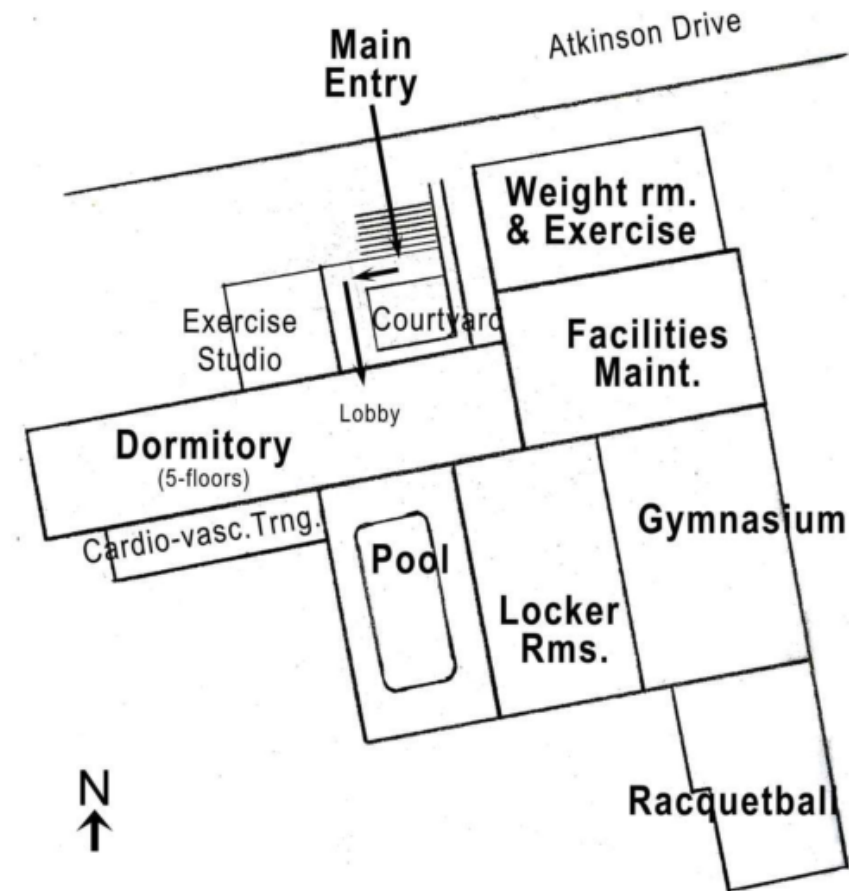
History & Current Facilities

Constructed: 1951

Lot Area: 1.77 acres

Facilities

- Five-story dormitory-style short-term accommodations with 113 rooms (~75% occupancy or ~85 guests)
- Three-story multi-purpose building with parking, exercise room, and gym



Zoning History - Ordinance 13-34

In 2013, Ordinance 13-34 was adopted to facilitate a specific redevelopment proposal.

Zone Change

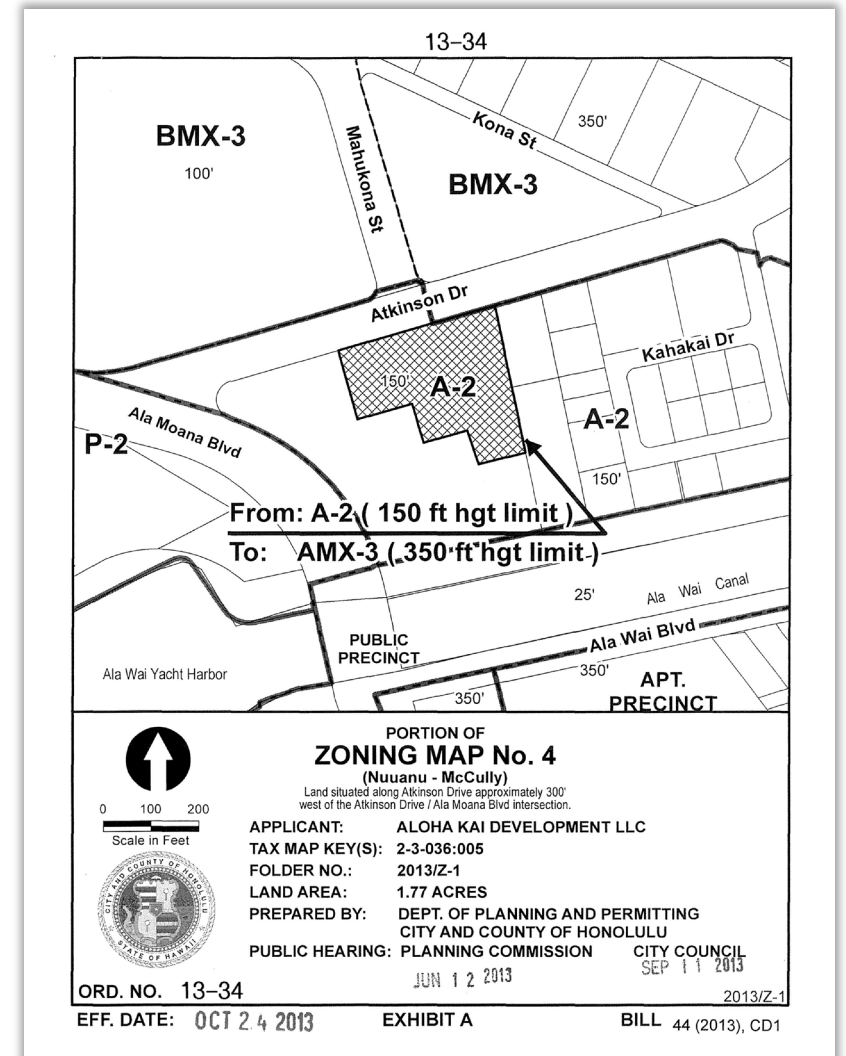
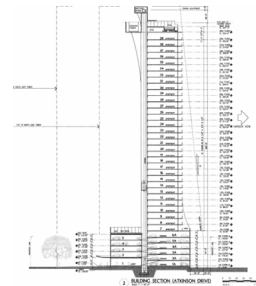
A-2 Medium Density Apartment →
AMX-3 High Density Apartment Mixed Use

Height Limit

150 ft → 350 ft

Redevelopment Concept

A 128-unit residential tower and a new YMCA facility were included in the 2013 proposal.



Proposed Zone Change

What is being requested today?

1. Return to A-2 zoning

Revert the property to the A-2 Medium Density Apartment District, consistent with the site's pre 2013 zoning.

2. Reduce current height limit

The current AMX-3 height limit would be reduced from 350 feet to 150 feet under A-2 zoning.

3. Remove obsolete UA

Terminate project specific UA conditions tied to the abandoned 2013 redevelopment proposal.

Why Reconsider the 2013 Project-Specific Approval?

What changed since 2013

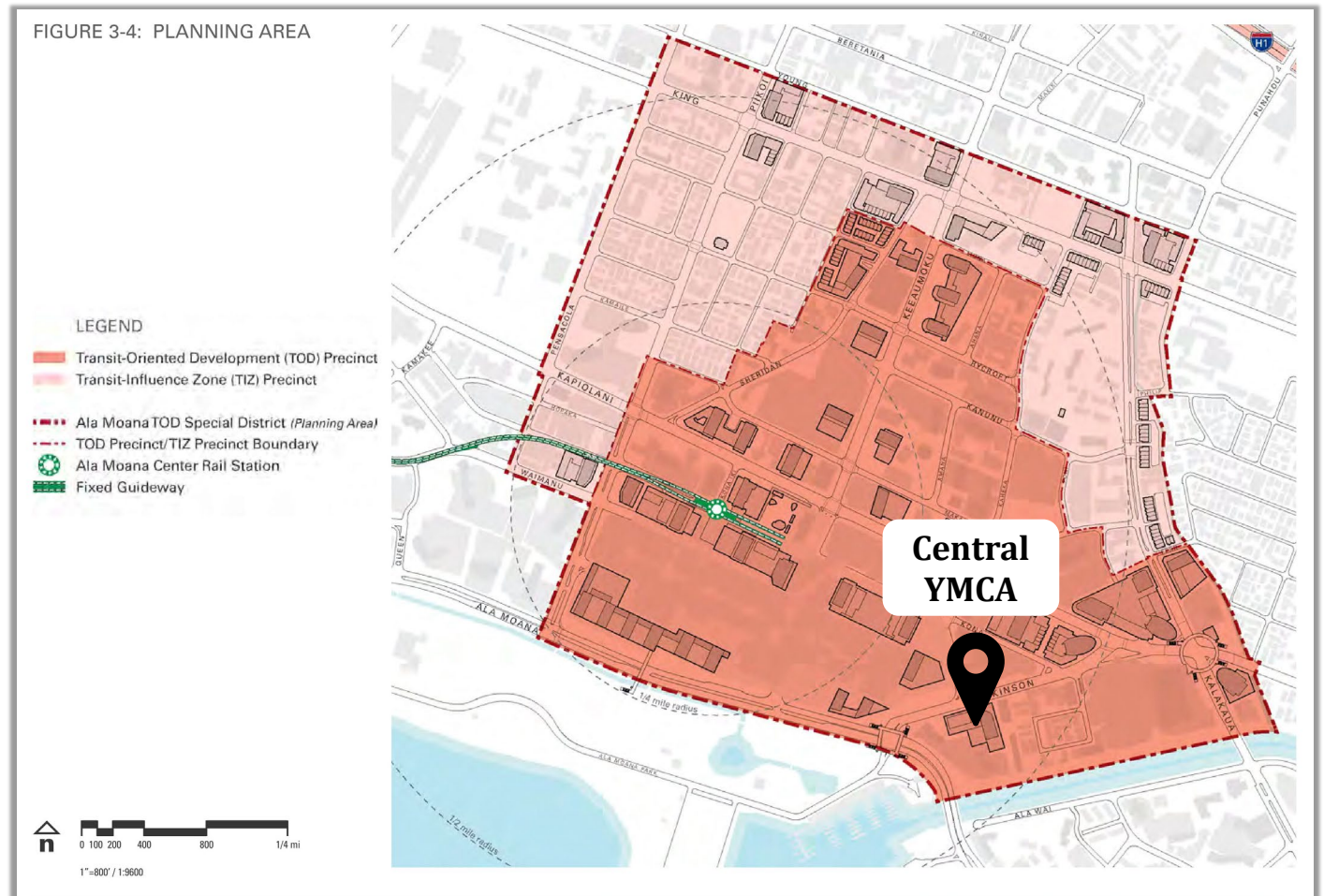
- The prior approval was tied to a specific redevelopment proposal.
- The development partnership later ended.
- The contemplated project was not built.
- The recorded UA remains on the property.

Why it matters now

- The UA conditions were written for a project that no longer exists.
- Those conditions continue to run with the land.
- Prospective partners have identified the existing UA as a significant obstacle.
- Removing outdated conditions gives a future applicant a cleaner starting point.

Future Planning Context

- Property is located within the Ala Moana TOD Plan area.
- The TOD Plan envisions higher intensity mixed-use development in this area.
- Future redevelopment proposals would be reviewed through applicable TOD and land use processes.
- This application does not determine any future redevelopment proposal.





Mahalo



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