'26NOV17 AM 8:34 CITY CLERK



Central YMCA Zone Change

Bill 55 (2026)

Committee on Zoning & Planning | November 18, 2026

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.

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY



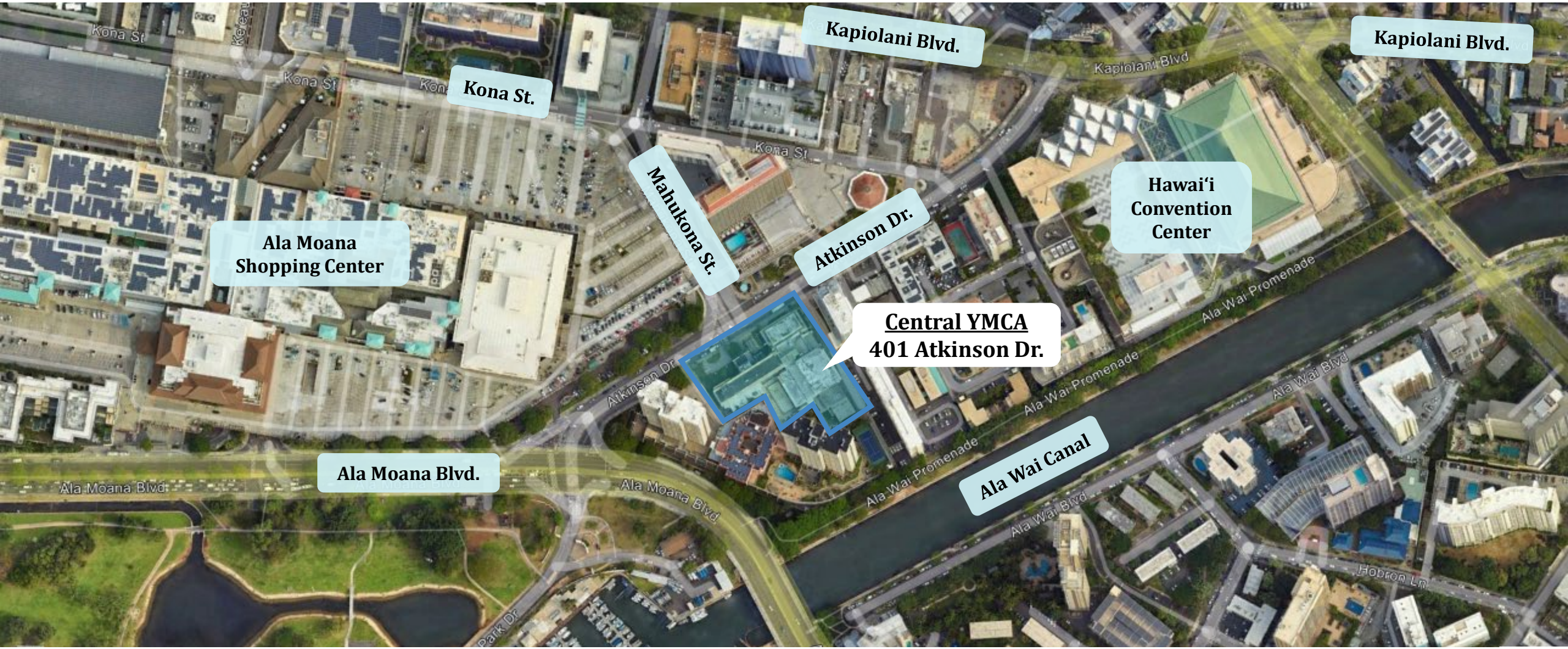




Programs

- **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


Kapiolani Blvd.
Kona St.
Kapiolani Blvd.
Mahukona St.
Hawai'i Convention Center
Ala Moana Shopping Center
Atkinson Dr.
Central YMCA
401 Atkinson Dr.
Ala Moana Blvd.
Ala Wai Canal
Kona St
Kapiolani Blvd
Atkinson Dr
Ala Wai Promenade
Ala Wai Blvd
Ala Moana Blvd
Hobron Ln
Park Dr

Street View


Sunset Towers
Atkinson Towers
Yacht Harbor Towers
Yacht Harbor Towers
Dormitory
Exercise Room and Gymnasium
Parking
Atkinson Drive

History & Current Facilities

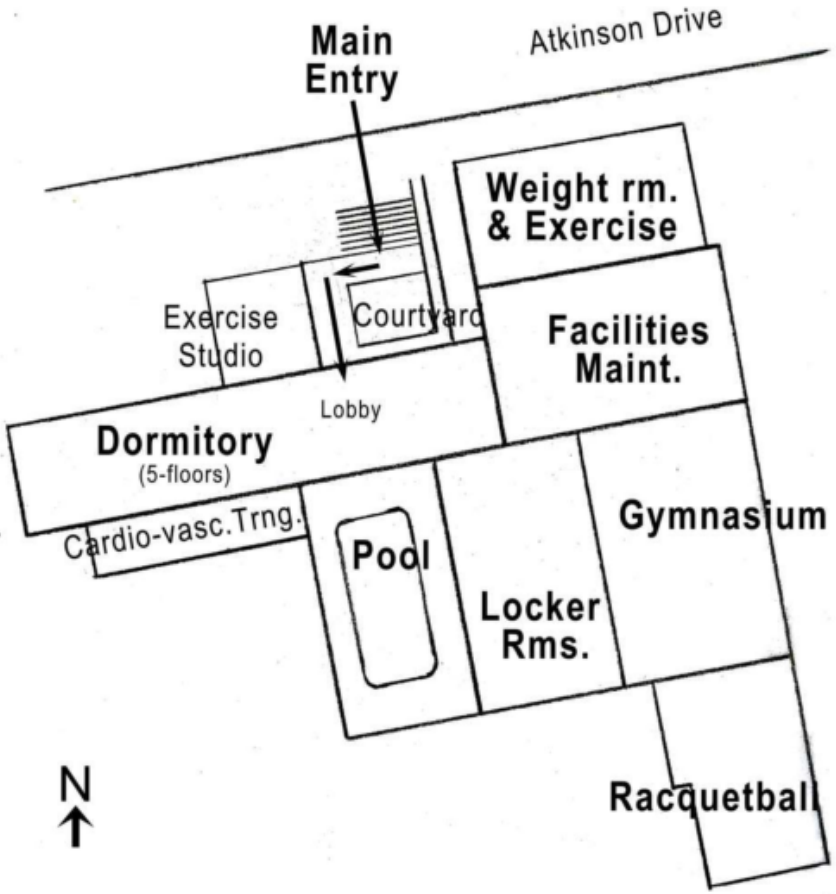
Constructed: 1951

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 →

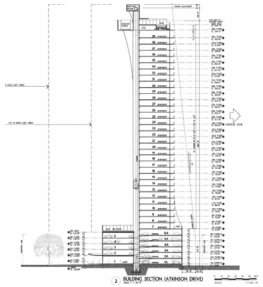
AMX-3 High Density Apartment Mixed Use

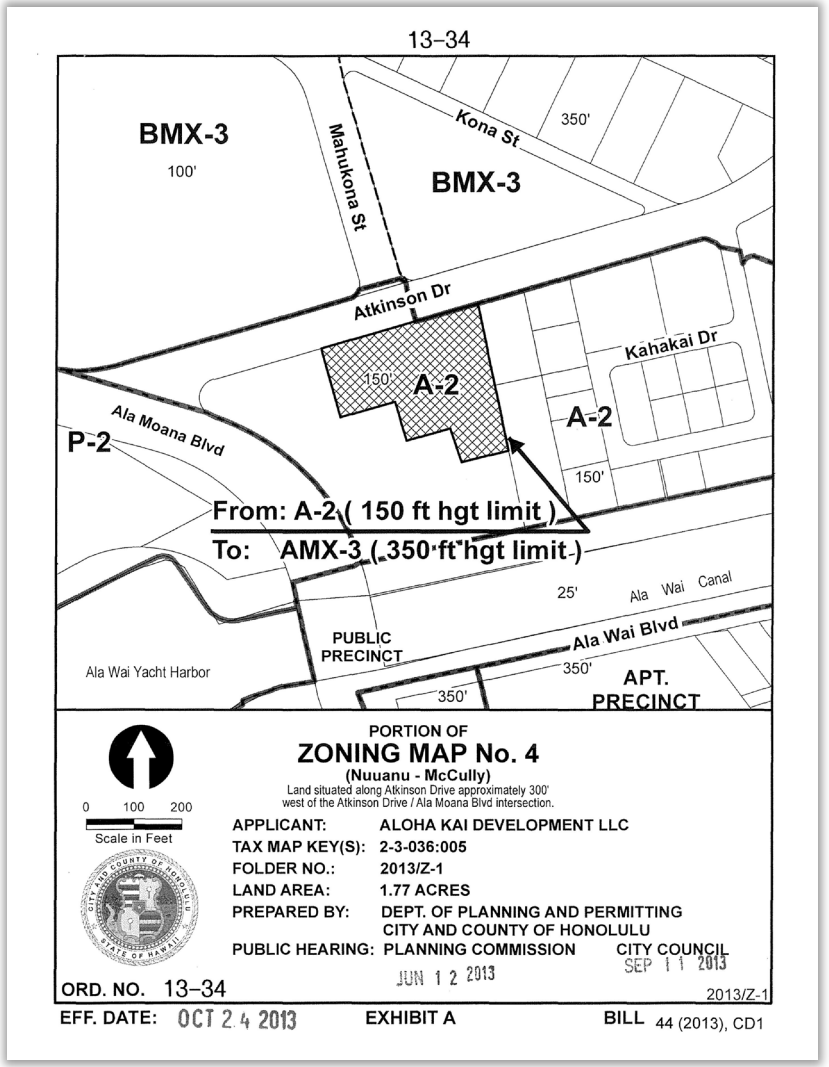
Height Limit

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

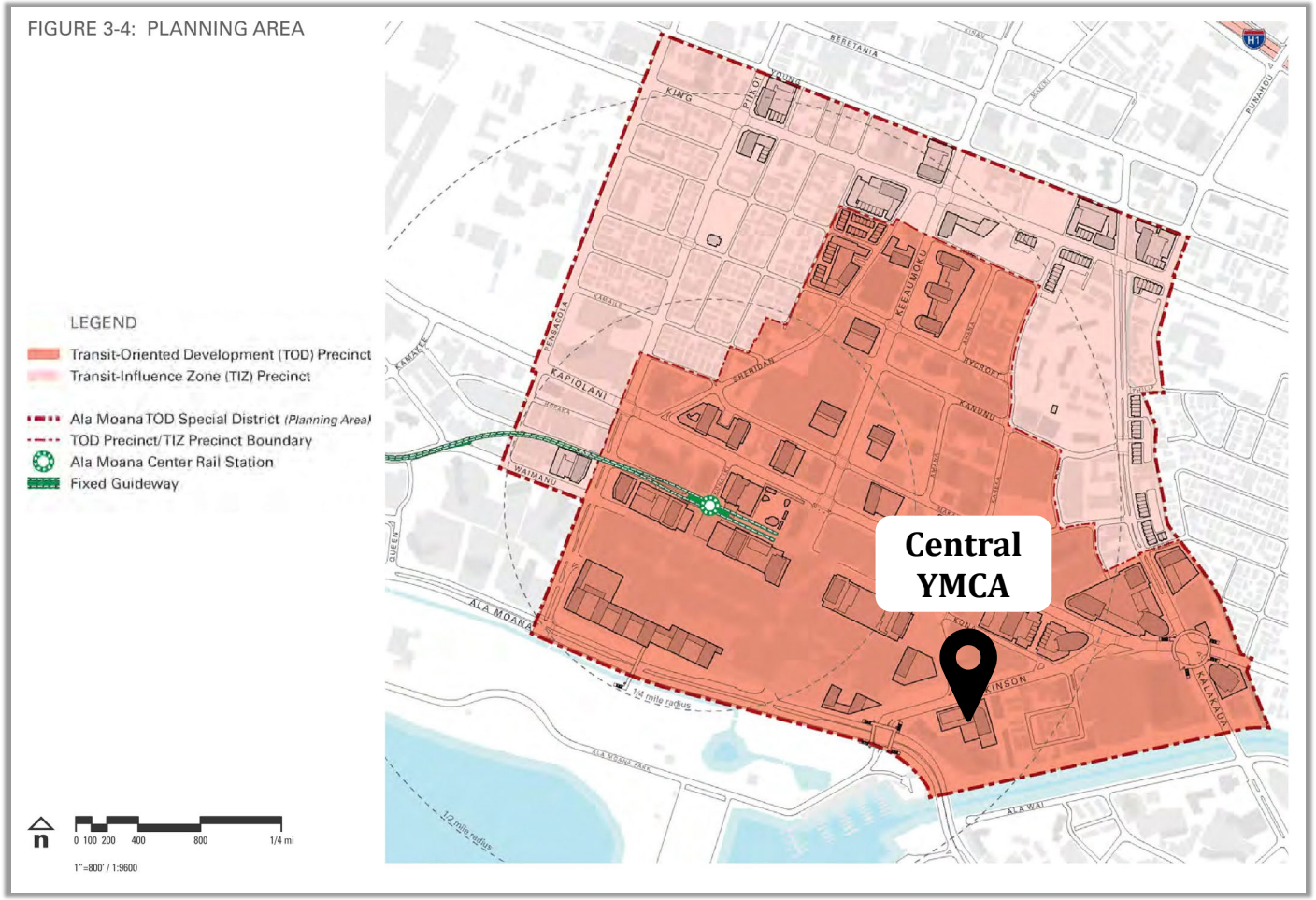
- The prior approval was tied to a specific redevelopment proposal.
- The development partnership later ended.
- The contemplated project was not built.
- The recorded UA remains on the property.

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



Isaiah Sato
Planner
R. M. Towill Corporation
(808) 842-1133
isaiahs@rmtowill.com