

## Council votes to allow 350-foot tower at YMCA site

Another action favors rezoning of parcels to expand Kapaa Industrial Park

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A tower of up to 350 feet on Atkinson Drive across from Ala Moana Center and the expansion of the Kapaa Industrial Park next to Kawai-nui Marsh were given final approvals by the Hono-lulu City Council on Wednesday.

Each project faced opposition but also had its share of supporters.

Bill 44 grants a zoning change allowing for the 128-unit Aloha Kai condominium tower at the existing 1.8-acre site of

the Central YMCA on Atkinson Drive.

Existing zoning already allows for 120 units to be built there but only up to a height of 150 feet.

The land is owned by the YMCA of Hono-lulu, but the project is being developed by Aloha Kai Development. A new YMCA is planned for a portion of the site.

Neighbors have testified against the change, arguing that the project would bring increased traffic and a loss of view planes and aesthetics.

The Ala Moana/Kakaako Neighborhood Board also voted to oppose the rezoning.

The Council also approved Bill 45, allowing the rezoning of two parcels next to Kawai-nui Marsh that would expand the existing Kapaa Industrial Park by 27 acres, a plan that has divided Kailua's community leaders.

Supporters, including the Kailua Chamber of Commerce, said industrial space is badly needed in Windward Oahu and that local businesses now must travel to West Oahu for such spaces.

But opponents, including the Kailua Neighborhood Board and the environmental group Hawaii's Thousand Friends, argued that expanding industrial use will add to the amount of harmful nitrogen and phosphorus that winds up in the marsh, and that the landowner should be required to hook up the project to the city sewer line rather than be allowed to use a septic system.

The groups also have raised concerns about increased potential for flooding.

The developer said it is using a state-of-the-art stormwater and wastewater treatment system.

Also on Wednesday the Council gave preliminary approval to:

- » Resolution 13-216, which would ask voters in the 2014 general election whether to do away with the Hono-lulu Board of Water Supply's ability to adjust rates and charges retroactively. The issue goes to the Executive Matters and Legal Affairs Committee.
- » Bill 62, requiring people under 16 to wear helmets when riding skateboards, roller skates and related devices. The bill returns to the Transportation Committee.
- » Bill 48, allowing for the rezoning of Castle &Cooke's Koa Ridge project between Mili-lani and Wai-pio. The bill goes back to the Zoning and Planning Committee.
- » Bill 54, requiring taxis to follow a set maximum rate for rides between the airport and Waikiki. The bill returns to the Budget Committee.
- » Bills 51 and 52, enacting stricter requirements on pawnbrokers and secondhand dealers. The bills go back to the Public Safety and Economic Development Committee.
- » Bill 59, banning lying on public sidewalks except in specific situations. The bill returns to the Public Safety and Economic Development Committee.

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