

Date: 09/11/2023

SSFM 2023_045

PROJECT: DPR Ho‘aloha Park Adaptation Plan

SUBJECT: Site Visit Memo

I. Project Description

Ho‘aloha Park is a small (2.111 acres) urban shoreline park located in Kahului, Maui. The park is located on Tax Map Key (TMK) (2)-3-7-008-017 and is predominantly used by outrigger canoe clubs for paddling activities. In 2022, the County of Maui (COM) acquired two parcels (TMKs (2)-3-7-003-002 and (2)-3-7-008-008, totaling 2.898 acres) directly to the west and south of Ho‘aloha Park (see Figure 1). With the addition of these parcels, the size of Ho‘aloha Park doubled to a total of 5.009 acres.

The newly acquired parcels provide an opportunity to expand and improve Ho‘aloha Park and adapt to sea level rise impacts and coastal hazards. To plan for adaptation, COM Department of Parks and Recreation (DPR) is pursuing the preparation of the Ho‘aloha Park Adaption Plan and associated technical studies based on existing and future conditions and uses of the site. One of the technical studies included in the Ho‘aloha Park Adaptation Plan include a traffic assessment (TA). This memo documents and summarizes a recently completed site visit.

II. Existing Conditions

Outrigger canoe clubs, Hawaiian Kamali‘i, Inc. (dba Hawaiian Canoe Club (HCC)) and Na Kai ‘Ewalu, each hold separate 50-year leases for the two-canoe hale (house) on the existing park parcel. The hale is used for paddling practice, regattas, cultural and educational programs, community events, and club meetings. HCC also has a license agreement for a portion of the west parcel. The Maui Seaside Hotel has an easement on a portion of the west parcel for access and parking. The south parcel is used for parking during regattas and other community events. The general public and visitors use Ho‘aloha Park to a lesser extent than other popular beach parks on Maui. There are no public restrooms, picnic tables or pavilions.

A single driveway to Ho‘aloha Park exists off of West Ka‘ahumanu Avenue at the unsignalized intersection with Heterodox View Avenue and the driveway to Kahului Town Center. Heterodox View Avenue travels through the recently obtained parcel to access the parking lot on the existing park parcel. Additional vehicle and pedestrian access are provided from parking lots of the adjacent Maui Seaside Hotel, First Hawaiian Bank (FHB), and currently closed Cafe O‘Lei (COL) restaurant.

III. Site Visit & Observations

A site visit was completed in June 2023 to observe multimodal (i.e., pedestrians, bicycles, vehicles, transit) travel, circulation, and uses of Ho‘aloha Park during an outrigger canoe regatta which was considered to be one of the park’s highest-use times over the year. The John M. & Kealoha Regatta at Kahului Harbor and Ho‘aloha Park is the third of four regattas held at Ho‘aloha Park for the 2023 racing season, which runs between June and July. Ho‘aloha Park is one of two primary sites for regattas held on Maui, with Hanakao‘o Beach Park in Lahaina being the other. It had been noted that these regattas are reflective of a high-use time at the park where users come from across the island and State, most in their vehicle, which results in parking demands that far exceed the park’s supply. Photos of observed conditions are included with a location key as a part of attachments at the end of the memo.

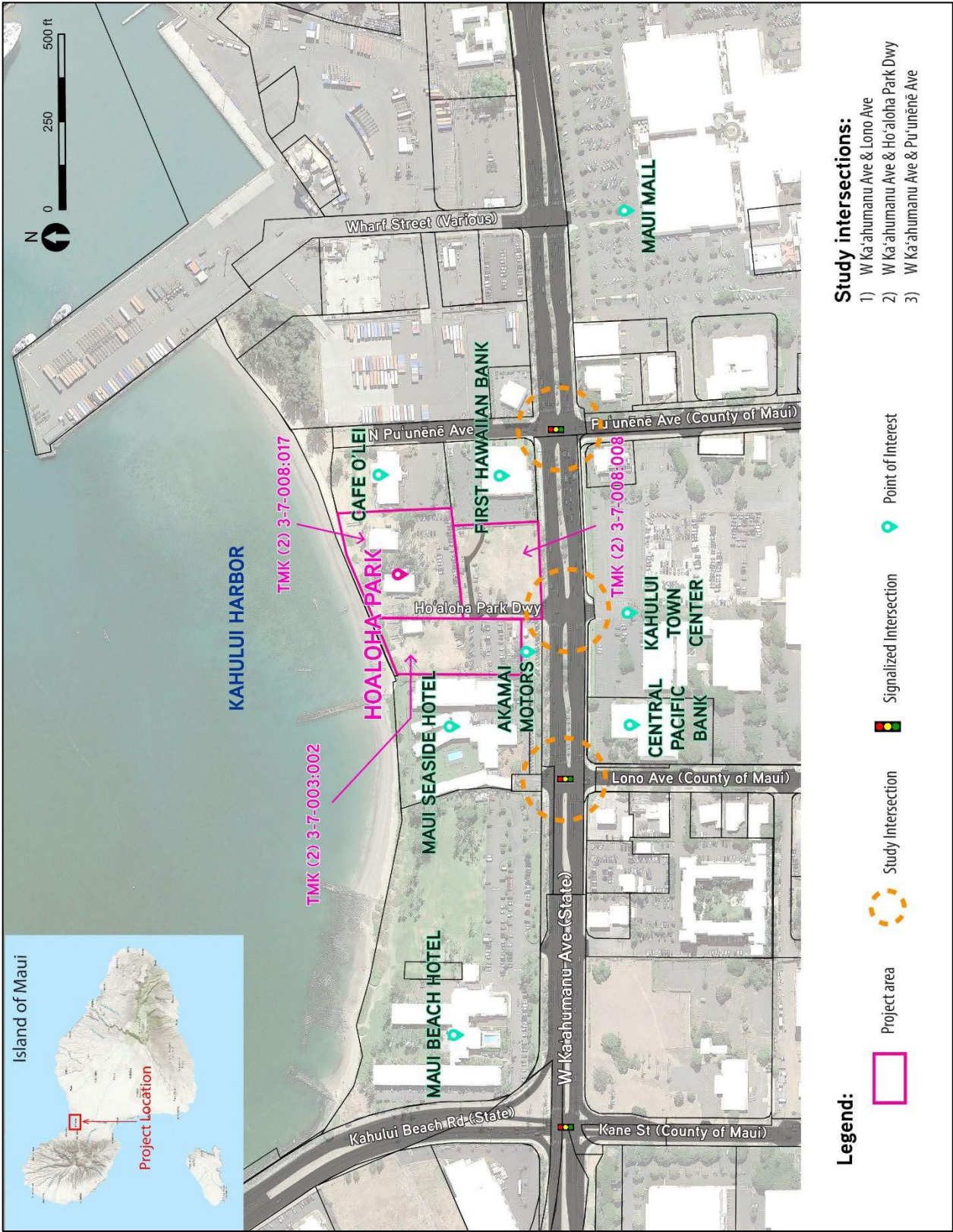


Figure 1: Project Location Map

Vehicle turning movement volumes, as well as multimodal pedestrian and bicyclist volumes were collected during the anticipated periods of highest-use at Ho‘aloha Park at the following three study intersections:

- West Ka‘ahumanu Avenue and Lono Avenue
- West Ka‘ahumanu Avenue and Heterodox View Avenue
- West Ka‘ahumanu Avenue and Pu‘unēnē Avenue

For simplicity, West Ka‘ahumanu Avenue and Heterodox View Avenue will be referred to as Ka‘ahumanu Avenue and Ho‘aloha Park Driveway, respectively, for the rest of this document.

In addition to the turning movement counts, event parking, overflow parking, vehicle circulation, and pedestrian circulation routes were observed and documented. Several major destination areas and parking lot locations observed are shown in Figure 2 and include:

- Ho‘aloha Park Gated Section Parking (paved)
 - Ho‘aloha Park is gated. The park sign next to the gate states that park hours are from 7:00 AM – 8:00 PM. During the event day, the gate was open before 6:30 AM.
- Ho‘aloha Park Permit Section Parking (dirt and grass field)
 - This was observed to be an “unofficial” area reserved for members of the hosting HCC, noted by an unofficial sign.
- Ho‘aloha Park open field parking (referred to as “open field”)
 - The open field is to the west of FHB, to the east of Maui Seaside Hotel, and to the south of Ho‘aloha Park.
- COL parking
 - At the time of the site visit, COL had yet to open. The restaurant is currently under development. Social media posts from the restaurant in late 2021 noted that it was projected the restaurant would open at this location sometime in 2022, however, that has yet to happen. No further updates are available as to potential opening dates.
- Pu‘unēnē Avenue public and permit parking
- FHB parking
- Kahului Town Center, including Central Pacific Bank (CPB)
- Maui Mall

A. Friday Afternoon (Pre-Event) Observations

In conversations with the race organizer, Ka‘ili Moikeha of HCC, it was noted that event participants were required to drop off canoes and racing equipment the day before the event so that loading and unloading did not occur on the same day. Separately, historical HDOT data at the three nearest stations on Ka‘ahumanu Avenue show afternoon peak traffic occurring between 3:00 – 5:00 PM Monday through Friday.

Ho‘aloha Park was observed on Friday, June 23, 2023, between 4:30 – 5:30 PM, towards the end of the afternoon peak. Upon arrival, it was noted that all canoes had already been unloaded and therefore no canoes, trailers, or large trucks were observed loading or unloading canoes during the visit.

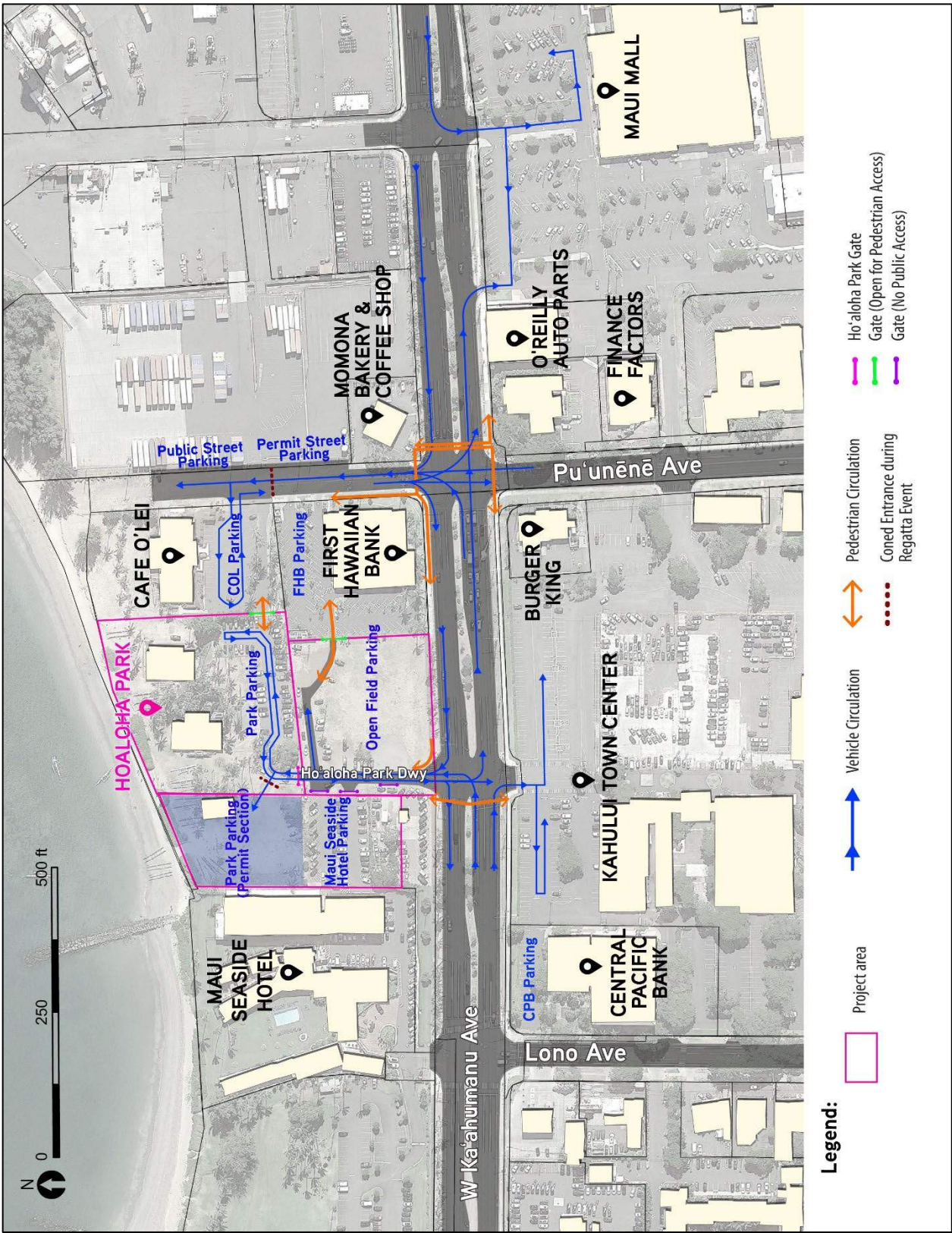


Figure 2: Major Destination Areas near Ho‘aloha Park

During the visit, it was observed that the Ho‘aloha Park parking lot was almost full. The open field was mostly empty, with approximately 20 parked vehicles observed. The COL parking lot was completely empty. The FHB parking lot had a few parked vehicles as the bank was still open at that time. The parking lot for the Maui Seaside Hotel was gated off, and only accessible via a driveway opposite of Lono Avenue. Signage at Ho‘aloha Park noted park hours to be from 7:00 AM – 8:00 PM (see Photo 1).

Vehicles were also observed parked along Pu‘unēnē Avenue, north of Ka‘ahumanu Avenue. On the east side of Pu‘unēnē Avenue, in the section north of FHB, there are parking stalls perpendicular to the fence line noted for “Public Parking 6AM – 10PM”. South of the FHB parking, along the east side of the road, Pu‘unēnē Avenue is signed “Permit Parking Only” by Department of Transportation (DOT) Harbors.

In speaking with an individual from Akamai Motors LLC, a car dealership located at the northwest corner of Ka‘ahumanu Avenue and Ho‘aloha Park driveway (TMK 2-3-7-003-003), concerns were noted about vehicles blocking their driveway and parking in the grassy shoulder area fronting their driveway along the Ho‘aloha Park driveway access.

Pictures of the various parking locations are shown in Photos 2-9. Photos 10 and 11 show the pedestrian access points to Ho‘aloha Park from COL and FHB, respectively.

B. Saturday Early-Morning (Pre-Event) Observations

A site visit was completed around 3:00 AM on Saturday, June 24, 2023, to observe overnight conditions when the park was anticipated to have negligible usage. The Ho‘aloha Park gate was locked (see Photo 12), although there were a few vehicles inside of the parking lot. In the open field area, there were a few parked vehicles (see Photo 13), which were later assumed to be abandoned vehicles due to the considerable amount of sediment and parking tickets (see Photo 14), suggesting these vehicles had not moved for a while.

C. Saturday (Event-Day) Observations

The Saturday day site visit included collecting vehicle turning movement counts during the morning and afternoon peaks at the three study intersections, identifying site parking capacity, overflow parking capacity, pedestrian circulation and routes, bicyclist circulation and routes, and transit rides.

1. Event Peak Traffic Data

Multimodal turning movement volumes were collected at the three study intersections between 6:15 – 7:15 AM and 2:00 – 3:00 PM (see Figure 3). These times represented the highest anticipated Ho‘aloha Park usage during the event. During this, mopeds and motorcycles were recorded as vehicles. All vehicle turning movements were counted at the Pu‘unēnē Avenue intersection. At the Lono Avenue and Ho‘aloha Park Driveway intersections only the vehicle turning volumes were recorded. The through volumes were later calculated by using the eastbound and westbound at Pu‘unēnē Avenue. Intersection operational results will be presented and analyzed in a forthcoming Traffic Assessment (TA).

2. Event Vehicle Circulation

The majority of vehicles attempted to access the event through the Ho‘aloha Park Driveway, resulting in congestion at the intersection with Ka‘ahumanu Avenue. As the open field approached capacity, vehicles had difficulty entering and exiting the Ho‘aloha Park Driveway, resulting in queuing in the westbound direction of Ka‘ahumanu Avenue. Some vehicles were observed dropping off passengers directly on Ka‘ahumanu Avenue as a result (see Photos 19 – 21). Numerous drivers were observed to be agitated,

honking and cursing, and on two occasions vehicles drove up over the sidewalk at the northeast corner at Ho‘aloha Park Driveway to avoid the congested intersection.

Vehicles attempting to entering Ho‘aloha Park from the eastbound direction of Ka‘ahumanu Avenue were also observed to have difficulty making the left turn across three lanes of traffic and with the Ho‘aloha Park driveway queue spilling into the westbound direction of Ka‘ahumanu Avenue. As a result, some drivers would give up, and continue in the eastbound, making a U-turn at Pu‘unēnē Avenue. On one occasion a vehicle was observed initiating the turn but not able to enter the park, blocking the curbside lane of the westbound Ka‘ahumanu Avenue approach.

Some of the issues observed were due to conflicts and congestion within the park. One issue noted was due to the lack of a turnaround area (see Photos 15-16). Vehicles were also observed having difficulty backing out of their parking stalls, resulting in occasional vehicle queues along westbound Kaahumana Avenue (see Photo 17), and northbound Pu‘unēnē Avenue (see Photo 18).

FHB does not permit their parking lot be used for event parking, however, FHB does allow for participants to use the FHB parking lot as a drop-off area. FHB hours of operation on Saturday are from 9:00 AM to 1:00 PM. A member of Kiwanis International – Maui (Kiwanis) (see Photo 22), a local community service club, works with FHB to enforce parking. FHB pays the Kiwanis volunteer \$250 per day to police the FHB parking lot. The volunteer noted that they would permit event users to drop-off passengers using the FHB parking lot, but drivers would then need to immediately turn around. According to Kiwanis, the drivers will lie about being bank customers to use the parking and walk to the regatta. The volunteers have no authority to enforce parking. A Kiwanis volunteer has recommended to the bank to start towing illegally-parked cars away. HHC reminds their membership every year that FHB parking is restricted.

3. Vehicle Parking

Estimated parking capacity and occupancy at the site and in the surrounding areas are shown in Table 1. Event parking at various locations within the project area are shown in Photos 23 – 32.

Table 1: Estimated Parking Capacity at Parking Areas Used for Regatta

	Area	Estimated Parking Spaces	Estimated Occupancy Percent
Restricted Parking	COL Parking	40	100%
	Pu‘unēnē Public Parking	19	100%
	Ho 'aloha Park (permit section)	50	100%
Public Parking	Pu‘unēnē Permit Parking	15	100%
	Ho 'aloha Park (gated section)	65	100%
	Open Field	125	90%-100%
Subtotal Parking North of Ka‘ahumanu Avenue		314	
Overflow Parking	Kahului Town Center	160	80%-90%
	Maui Mall (Section near O'Reilly)	105	80%
Subtotal Overflow Parking South of Ka‘ahumanu Avenue		265	
Total Parking Spaces		579	

a) Event Parking

a. COL Parking

The old Chart House is currently being renovated with plans to become COL. The future COL parking lot is a desirable parking location for regattas as it is the close to the official and staging area on the beach. For this event, there were about 40 parking stalls available for regatta race officials. DOT Harbor’s staff noted that they have an unofficial agreement with COL to use their currently unused parking lot for events like the regatta. DOT Harbor does not anticipate that COL will allow for regatta parking once COL becomes operational.

b. Pu‘unēnē Parking

Parking along the east side of Pu‘unēnē Avenue that was signed as “Public Parking 6AM – 10PM” was observed to be coned off and used for race officials only. Along this stretch, the section of parking signed as “Permit Parking Only” for DOT Harbors was observed to be used by the public during the event, in cooperation with DOT Harbors staff. HCC is required by COM to have at least two special duty officers for crowd and traffic control at this location. The officers are scheduled to be at this location from 6:00 AM – 2:00 PM. DOT personnel are at this location on their own accord, with no coordination with the regatta. The signed parking areas on Pu‘unēnē Avenue are not marked. There were an estimated 19 public parking stalls and 15 permit parking stalls. These parking spaces remained full throughout the event.

c. Ho‘aloha Park (permit section)

The grassy section just west after the Ho‘aloha Park gate is reserved for the host club. There were always one or two parking attendants that controlled access into this area. The parking area is an open field of dirt and grass with no marked stalls. This section was full throughout the event with an estimated 50 parked vehicles.

d. Ho‘aloha Park (gated section)

The gated section of Ho‘aloha Park is open to the public. There are marked stalls, as well as a large tree where vehicles were parked in an unorganized manner. There were an estimated 65 parked vehicles in the gated area with full occupancy throughout the event including about 50 marked parking stalls and an unmarked parking area under the tree by the Ho‘aloha Park gate.

e. Open Field

The open field is located just south Ho‘aloha Park and just west of FHB. The parking in the open field does not have any markings and is currently an unpaved grass lot. The parking lot operates as “first come first serve”, with no regulation. Vehicles were observed to park both perpendicular and parallel, and in occasions double park. This resulted in times where it appeared an unattended vehicle would be “parked in” with no way to exit, although it is unknown whether adjacent vehicles were within the same group. Vehicles on the east side of the open area generally parked perpendicular with Ka‘ahumanu Avenue. Vehicles closer to Ho‘aloha Park driveway sometimes parked perpendicular or parallel. There are a few utility poles and trees on the north and west side of the open field that may contribute to the unorganized parking situation. By 6:30 AM, the open field was approximately half full, reaching capacity around 7:00 AM. The open field remained at or near capacity throughout the rest of the morning and did not begin to empty out until early-afternoon, starting around 2:00 PM.

b) Overflow Parking

By about 7:00 AM, the parking areas north of Ka‘ahumanu Avenue were near or at capacity. Vehicles were observed parking at Kahului Town Center and Maui Mall, which led to a significant increase in pedestrian crossings.

a. Kahului Town Center

Kahului Town Center is located south of Ka‘ahumanu between Lono Avenue and Pu‘unēnē Avenue. There is a driveway across the Ho‘aloha Park Driveway that provides access to the middle of the parking lot. Overflow parking at the Kahului Town Center used the three perpendicular rows just south of Ka‘ahumanu Avenue. Parking outside of these three rows was infrequent. The parking lot is paved with marked perpendicular stalls. The parking occupancy in this section of Kahului Town Center was estimated to be about 160 marked stalls, with an occupancy of about 90% during the morning peak and 80% during the afternoon peak.

b. Maui Mall

Maui Mall is located southeast of the Ka‘ahumanu Avenue and Pu‘unēnē Avenue intersection. A vehicle access about 300 feet east of Puunene Avenue is a right-turn-in-only driveway in the eastbound direction. Parking for the regatta generally used the northeast corner of the parking lot, fronting O‘Reilly Auto Parts. The parking occupancy in this section of Maui Mall was estimated to be about 105 marked stalls, with an occupancy of about 80% throughout the event.

4. Event Pedestrian Circulation and Routes

Overflow parking at the Kahului Town Center and Maui Mall, both of which are located on the south side of Ka‘ahumanu Avenue, resulted in high pedestrian crossing volumes at marked crosswalks across the uncontrolled western leg of the Ho‘aloha Park driveway and at the marked crosswalk across the signalized eastern leg Pu‘unēnē Avenue (see Table 2). Pedestrian crossings at Lono Avenue were low and did not appear to be associated with the regatta. Pedestrians generally crossed together in large groups, often with young children and elderly persons, while carrying beach chairs, coolers, wagons, and other items. Examples of groups crossing Ka‘ahumanu Avenue at Ho‘aloha Park Driveway and Pu‘unēnē Avenue are shown in Photos 33 and 34, respectively.

Table 2: Observed Pedestrian Crossings During the Morning and Afternoon Peak

Intersection	Morning Peak (6:15 AM - 7:15 AM)				
	North Leg	South Leg	East Leg	West Leg	Total
Ka‘ahumanu Avenue at Lono Avenue	1	1	8	5	15
Ka‘ahumanu Avenue at Ho‘aloha Park Driveway	0	6	No Crosswalk	116	122
Ka‘ahumanu Avenue at Pu‘unēnē Avenue	6	91	189	No Crosswalk	286
Intersection	Afternoon Peak (2:00 PM - 3:00 PM)				
	North Leg	South Leg	East Leg	West Leg	Total
Ka‘ahumanu Avenue at Lono Avenue	0	0	0	1	1
Ka‘ahumanu Avenue at Ho‘aloha Park Driveway	1	2	No Crosswalk	49	52
Ka‘ahumanu Avenue at Pu‘unēnē Avenue	1	31	68	No Crosswalk	100

From Pu‘unēnē Avenue, there are openings in the FHB driveway and in the wooden fencing separating Ho‘aloha Park from COL allowing pedestrians access into Ho‘aloha Park. While FHB property is private, it did not appear that there was any desire to restrict pedestrians from crossing through the FHB parking lot.

5. **Bicyclist Circulation and Routes**

A total of eight cyclists were observed along Ka‘ahumanu Avenue during the morning and afternoon peak hours. While the shoulder on Ka‘ahumanu is signed and striped as a bike lane, most cyclists were observed riding on the sidewalk on the north side of Ka‘ahumanu Avenue.

6. **Transit**

There were a handful of smaller shuttles that entered the Ho‘aloha Park Driveway to drop-off participants. Maui Bus is the public transportation system provided by COM. There are no bus stop along Ka‘ahumanu Avenue in the area. Instead, Maui Bus provides east-west service along Kamehameha Avenue, which runs parallel one block south of Ka‘ahumanu Avenue.

IV. **Recommendations**

Various issues and concerns were noted throughout the site visit. Recommendations and potential mitigation measures were identified for further consideration.

A. **Vehicle Access**

To improve traffic operations and safety, various potential mitigation may be considered, including:

- A police officer controlling traffic and crossing pedestrians at the intersection of Ka‘ahumanu Avenue and the Ho‘aloha Park Driveway. The hours can be determined by the event host.
- A parking lot attendant or volunteer directing traffic within the open field parking lot.
- A “CLOSED PARKING LOT” sign at the northeast corner of Ka‘ahumanu Avenue and the Ho‘aloha Park Driveway informing drivers that the open field parking lot is full, possibly resulting in drivers looking elsewhere for parking instead of driving into a full parking lot.
- A sign informing drivers that parking is available at Kahului Town Center and Maui Mall.
 - Note that this recommendation may require some form of memorandum of agreement (MOA) between the adjacent off-site parking lots and event operators, which will be discussed further in a later section.
- Provide controlled access points at the open field to help reduce conflict areas and help reduce queuing.
- Provide temporary markings or cones in the open field to mark parking stalls during events.
- Paving the open field area to allow for marked parking stalls can maximize compliant parking. Marked parking stalls have specific designs, minimum ADA accessible parking stall requirements, and new pavement must consider how rainwater runoff will be accounted for.
 - The open field will likely reach max capacity a few times a year during regatta events and therefore a paved parking lot will be underutilized for most of the year. The design, construction, and maintenance cost will be substantial and thus the cost-benefit should be considered.

B. **Parking**

The future COL parking lot has an estimated parking capacity of up to 40 vehicles. When COL becomes operational, it is likely that they will not open their lot for event parking. In anticipation of this, HHC anticipates that race officials will use the gated park area at the end of Puunene Avenue or use the gated section of Ho‘aloha Park.

There were occasions where parking stalls were available further into the open field area, but drivers would not be aware of such stalls. Temporary markings during events, signage, or a few parking attendants to help direct parking would result in more efficient parking.

Overflow parking spilled over into Kahului Town Center and Maui Mall. It is not believed that any official MOA between these property owners and race officials is in place. However, it was apparent that these lots were being used by park users, and no enforcement was observed. The exception to this was at CPB reserved parking at Kahului Town Center where stalls were specifically striped as being restricted for bank users only, with patrolling employees to enforce. If a formal MOA does not exist, it is advised that one be pursued with the surrounding landowners.

C. Pedestrian Access

Overflow parking on the south side of Ka‘ahumanu Avenue resulted in high pedestrian crossing volumes at the west leg of the Ho‘aloha Park driveway and at the east leg of Pu‘unēnē Avenue. Pu‘unēnē Avenue has marked crosswalks with protected pedestrian phases. The Ho‘aloha Park driveway has marked crosswalks but is unsignalized, with pedestrians required to cross seven vehicular lanes with a median. The highest 15-minute pedestrian crossing occurred at 6:45 – 7:00 AM during which 55 pedestrians and 86 pedestrians were observed crossing Ka‘ahumanu Avenue at Ho‘aloha Park Driveway and Pu‘unēnē Avenue, respectively. At Ho‘aloha Park Driveway, pedestrians were observed of being unsure of when to cross, or if it was safe to cross. A police officer helping to direct traffic would result in safer and more efficient pedestrian crossings. There were two observed police officers at the coned section of Pu‘unēnē Avenue and the FHB driveway, with limited observed responsibilities. One of those officers, or another officer, could help direct or control traffic at Ka‘ahumanu Avenue and Ho‘aloha Park driveway.

V. Attachments

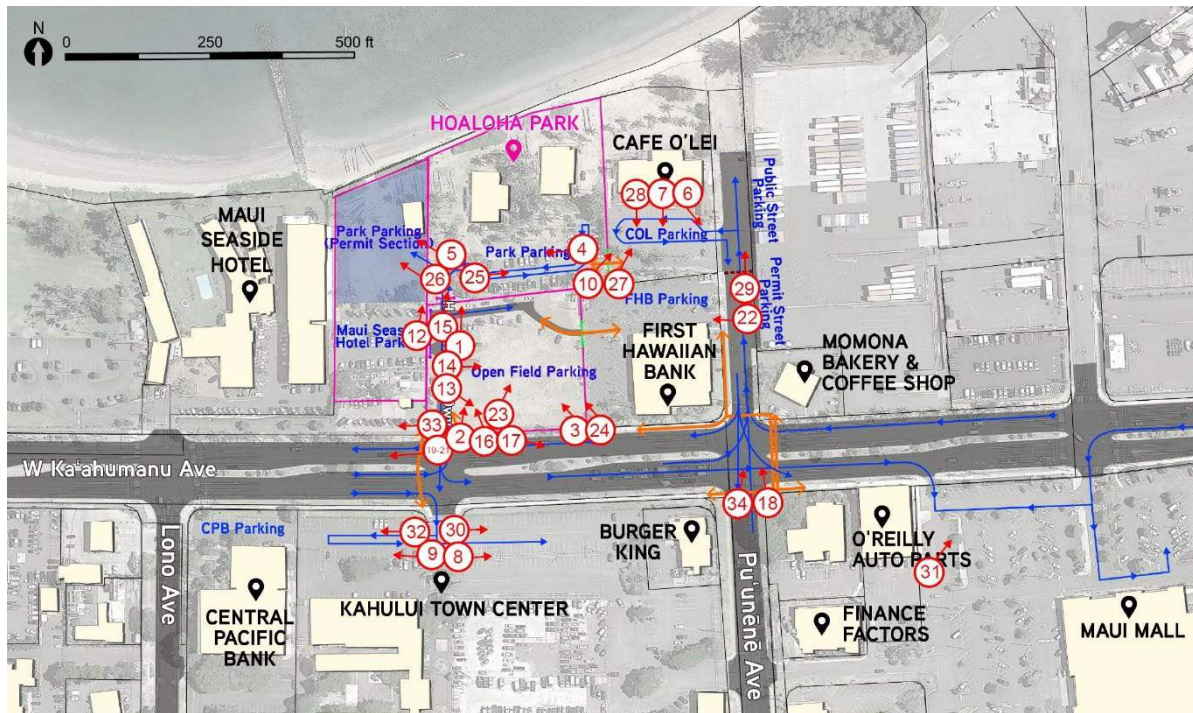


Photo Key



Photo 1: Hoaloha Beach Park - Park Hours



Photo 2: Pre-Event Open Field Parking (taken from Hoaloha Park Driveway)



Photo 3: Pre-Event Open Field Parking (taken from FHB Stone Wall)



Photo 4: Pre-Event Hoaloha Beach Parking (taken facing west)



Photo 5: Pre-Event Hoaloha Beach Permit Parking (taking facing west)



Photo 6: Pre-Event Olei's Parking (taken facing southeast)



Photo 7: Pre-Event Olei's and FHB Parking (taken facing south)



Photo 8: Pre-Event Kahului Town Center Parking (taken facing east)



Photo 9: Pre-Event Kahului Town Center Parking (taken facing west)



Photo 10: Pedestrian Access between Hoaloha Beach Park and Olei's



Photo 11: Pedestrian Access between FHB and Hoaloha Beach Park



Photo 12: Hoaloha Beach Park Overnight Gate Closure



Photo 13: Overnight Usage of Open Field Parking



Photo 14: Tickets on Possible Abandoned Vehicles in Open Field Parking



Photo 15: Vehicle Congestion at Hoaloha Beach Park Entrance



Photo 16: Congestion at Hoaloha Park Driveway and Queuing onto West Kaahumanu Avenue



Photo 17: Queuing on Westbound Kaahumanu Avenue, East of Hoaloha Park Driveway



Photo 18: Queuing on Puunene Avenue, Makai of Kaahumanu Avenue



Photo 19: Passengers Dropped off on Kaahumanu Avenue



Photo 20: Passengers Dropped off on Kaahumanu Avenue



Photo 21: Passengers Dropped off on Kaahumanu Avenue



Photo 22: Kiwani's Maui Volunteer at FHB Parking Lot



Photo 23: Event Open Field Parking (taken from Hoaloha Park Driveway)



Photo 24: Event Open Field Parking (taken from FHB Stone Wall)



Photo 25: Event Hoaloha Beach Parking (taken facing east)



Photo 26: Event Hoaloha Beach Permit Parking (taken facing west)



Photo 27: Event Olei's Parking (taken facing north)



Photo 28: Event Olei's and FHB Parking (taken facing south)



Photo 29: Cones Separating Parking Makai of FHB Parking Lot along Puunene Avenue



Photo 30: Event Kahului Town Center Parking (taken facing east)



Photo 31: Event Parking at Maui Mall (taken facing northeast)



Photo 32: Reserved Parking at Central Pacific Bank in Kahului Center (taken facing west)



Photo 33: Groups of Pedestrians Crossing West Kaahumanu Avenue at the Hoaloha Park Driveway



Photo 34: Groups of Pedestrians Crossing West Kaahumanu Avenue at Puunene Avenue