Waikiki Hotel Plan Unveiled; Beach Area Is Not Affected

Two leading hotel men are interested in an ambitious Waikiki development which belies the belief that major tourist attractions must be on the beach.

It was reliably learned today that Roy C. Kelley, Edgewater hotel owner, and Robert S. Odell, whose holdings include three California hotels, are considering leasing some 14 acres of land in the heart of Waikiki mauka of Kalakaua Ave.

This property has been released by Matson Navigation Co. to go back to Queen's Hospital holdings, making it available for possible use by other hotel interests.

Five groups are understood actively interested. The land extends mauka from behind the Liberty House, covers the site of Don the Beachcomber and skirts the Moana Cottages.

REALLY 14 ACRES

It embraces property on both sides of the proposed extension to Kuhio Ave. which would whittle the total 18 acres down to 14 if put through.

In this expanse, Mr. Kelley envisions a tourist development combining such contrasting features as a winding "Bubbling Well Walk" passing along a row of shops and leading to a 700 car parking lot.

This walk would pass through the present Outrigger Parking lot which would be occupied largely by a national chain store.

Behind the Liberty House and the Beachcomber establishment, the plan calls for a food and cocktail pavilion, then a swimming pool five times as large as the present Edgewater pool and a main tropical hotel building.

Some of the existing Seaside Cottages would be renovated and relocated.

These developments would be confined to the makai side of Kuhio. On the mauka side, a series of small apartment houses would be erected.

Mr. Kelley is drafting such a program to be presented to Mr. Odell, a recent Island visitor. Although Mr. Odell has expressed interest, he has made no commitments on this particular property or development plan.

Their interest, however, indicates hotel developments are feasible without disturbing the City-County Master Plan designed to preserve beach property for the public.

SEVERAL 'INTERESTED'

Alex Smith, Queen's Hospital business manager, who announced release of the land by Matson nearly three years before its 30 year lease expired, said several groups have expressed interest in the land. He anticipates offers will be received within the next 60 days.

The agreement with Matson involved an exchange of property that "squared off" Matson's holdings at the corner of Kaiulani Ave. and Kalakaua which the company has been reported considering as a hotel site.

A Matson spokesman said the transaction "had no direct bearing" on the company's hotel plans, although it "obviously makes the property more valuable."