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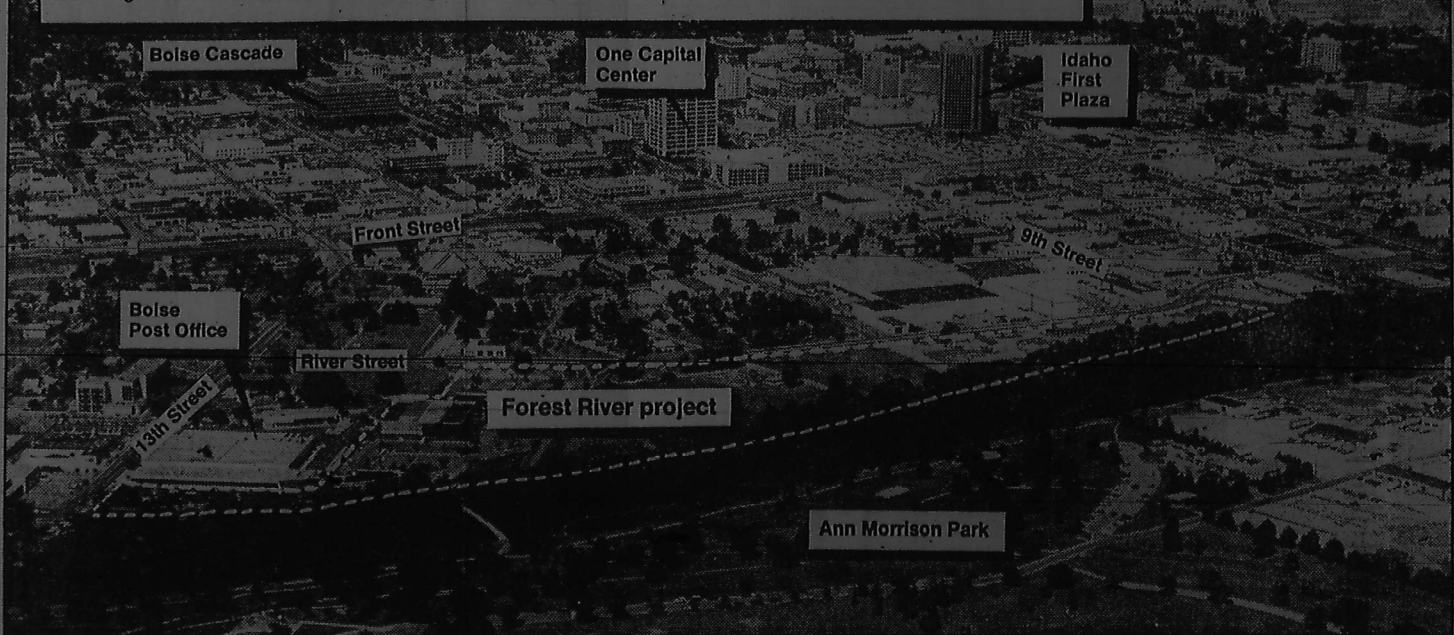
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Forest River project

Boise developer Winston Moore plans to build a \$25 million office complex, which will include 11 office buildings around the Arid Club building. The project will run along the north shore of the Boise River.



Office complex planned along Boise River

Developer Winston Moore to put 11 buildings on 'very special' land between 9th, 13th streets

By JANIN FRIEND
The Idaho Statesman

Boise developer Winston H. Moore intends to build a \$25 million office complex called Forest River, including 11 new office buildings with more than 250,000 square feet of space, along the Boise River between 9th and 13th streets.

"It is a very special piece of property. There is nothing left in downtown Boise that compares with it," Moore said. "I almost have a romance with it. You have got the Greenbelt. You have got the river."

Moore, who has been considering building the Forest River project since the late 1970s, recently started preparing the 15-acre site, adjacent to an additional 5 acres of property that he already has developed.

Old buildings that were used by the U.S. Forest Service are being demolished, and curbs, gutters and sidewalks are being built along River Street, which is the northern boundary of the site. By the end of April, he intends to have grass and trees planted along the River Street edge of the property.

"Instead of having 15 acres of old buildings, you will have a beautiful project," Moore said.

Plans call for constructing about 11 office buildings during the next two to five years, depending on how fast the space can be leased, Moore said. The exact number of buildings may change depending on space needs of prospective tenants, he said.

The first two buildings — one two-story, 23,000-square-foot structure and one three-story, 35,000-square-foot structure — will be started in May. Billy Ray Strite, Boise, is the architect, and the Russell Corp. will be the general contractor.

"I am committed this will be a magnificent development. We won't pull any punches as far as quality," Moore said.

For example, one of the first buildings will be built with iron-glazed thin brick with continuous lateral bands of double thermal pane, a reflective gray-blue glass.

It will be located next to the proposed building for Boise's exclusive men's group, the Arid Club, which is moving its quarters from One Capital Center. Construction on that building will begin in spring.

The Arid Club building and the two office buildings will complement four other buildings already built in Forest River project near the main Boise post office.

They include buildings for Bach Photographs, Lombard-Conrad Architects, the Family Fitness Center and an office building at 1199 Shoreline Drive.

All the buildings are and will be situated along the north bank of the Boise River, with footbridges crossing the river to Ann Morrison Park. Downtown Boise is a few minutes away by foot.

Considering those and other amenities, Moore is confident the office space will sell.

"There is no question that there is a lot of vacant office space in Boise," he said. "But there is not a lot of space in new, state-of-the-art, Class A buildings that are 10 minutes from downtown and along the river. ... There is really a niche market."

He said he has commitments from five large tenants for space in the first two planned office buildings. About 70 percent of the space in one building is committed, and 30 percent in the other.

Moore said he is aiming to attract tenants such as life-insurance firms, attorneys, accountants, title and escrow companies and other professional offices. He said the leasing costs would be comparable to top-quality space in downtown buildings or ParkCenter.

When completed, the Forest River complex is expected to attract about 40 to 80 tenants, depending on their size, Moore said. About 1,200 people would work in the office buildings.

Moore said he has not decided which lender will finance the project, despite offers from a number of local and out-of-state financial institutions for financing.

The project will be developed by the Forest River Co., an Idaho partnership. Moore is the principal owner and managing partner of Forest River Co., and Larry Leasure, head of Wright-Leasure Co., is a minority owner.

Moore has developed several other major projects in Boise, including the 8th Street Marketplace.

Potlatch, U.S. agree on price for railroad

Marble Creek-Avery to become forest road

The Associated Press

LEWISTON — The end is near for the Potlatch Corp.'s St. Maries River Railroad.

Potlatch officials and representatives of the Federal Highway Administration have agreed on a price for the 13 miles of railroad between Marble Creek and Avery, which the FHA wants to turn into a new U.S. Forest Service road.

manager of operations services, declined to disclose the purchase price, but said it "obviously wouldn't be less" than the \$275,000 Potlatch originally was offered for the railroad.

Potlatch had asked for more than \$3 million for the 13-mile stretch, operated since 1980 as part of its St. Maries line. Company and federal officials met to negotiate late last month.

The agreement is subject to approval of the FHA and U.S. Department of Justice at Washington, D.C.

He said Potlatch then may sell the railroad for salvage because the rest of the line from Marble Creek to St. Maries will not be of much use for transportation. Potlatch had used the line primarily to haul logs.

Frontier to increase fares by \$20 to \$40 next week

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DENVER — Frontier Airlines says it will increase its ticket prices by \$20 to \$40 next week, nearly a month earlier than planned.

"We're looking at trying to capture revenues," spokeswoman Marilyn Mishkin said Thursday. "There's no question about it."

The airline also said it will require that tickets be purchased 14 days in advance for its lowest fares.

United and Continental airlines, Frontier's primary competitors in the Denver market, are considering raising fares to match Frontier, spokesmen for those airlines said.

PSA to mesh flights with Northwest's

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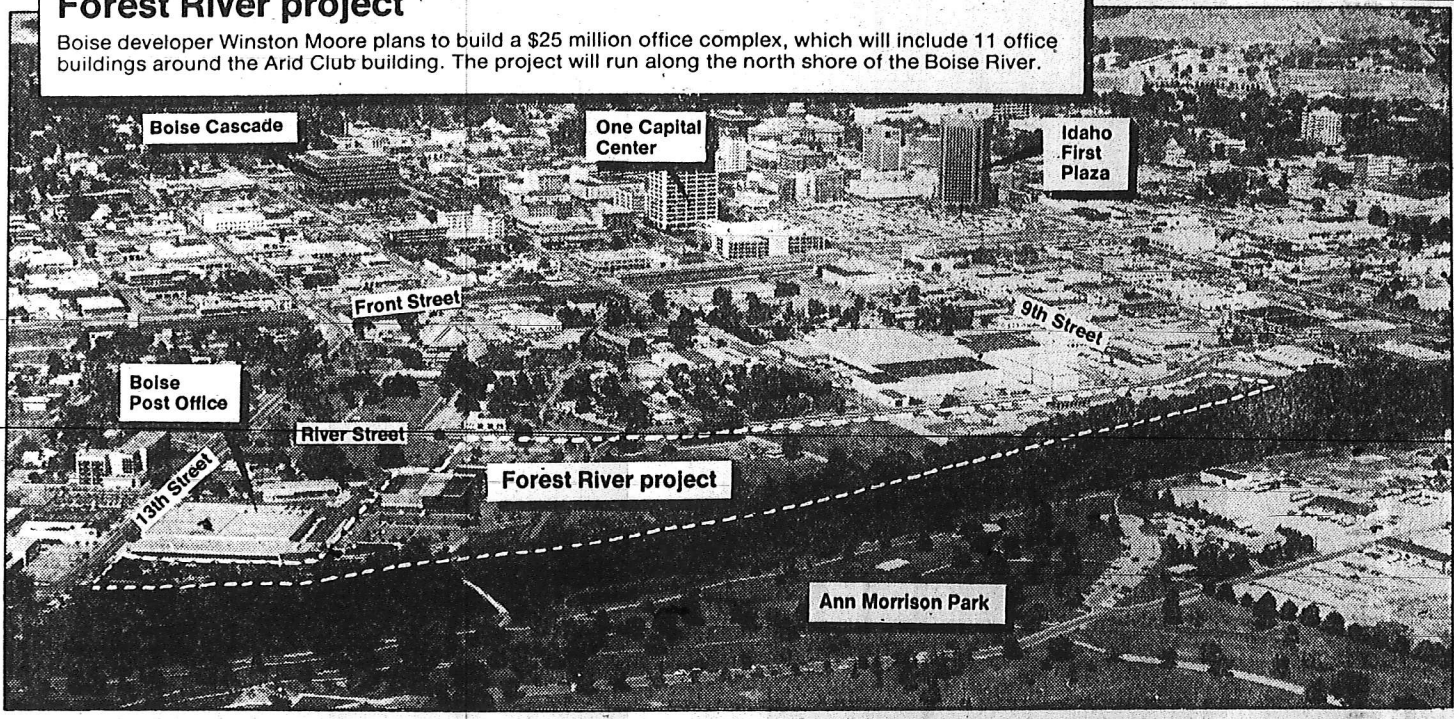
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