

High-tech is a growing stimulus for mixed-use developments.

The above are but three of the growing number of cooperative ventures and examples of the trend toward themes and design excellence in the competition for high tech developments. An equally important trend is towards mixed-use developments by the suburban communities of those high tech urban agglomerations which have mounted downtown redevelopment and rehabilitation programs. High tech parks are being associated with such uses as hotels, shopping centres, health facilities, entertainment and leisure centres, offices and other support services.

By way of example, in Loudon County, Virginia, Xerox Realty Corporation has just commenced a 2,267 acre planned community along the Potomac River (Fig. 17). In addition to housing the Xerox International Training and Executive Conference Centre, it will eventually contain 12.5 million square feet of office space, two 300 room hotels, 1,830 residential units and two golf courses. To enable such a development, Xerox will pay \$20 million for widening State Route 7, add an interchange, extend an interceptor line as well as contribute to road and fire rescue trust funds and park and trail improvements.

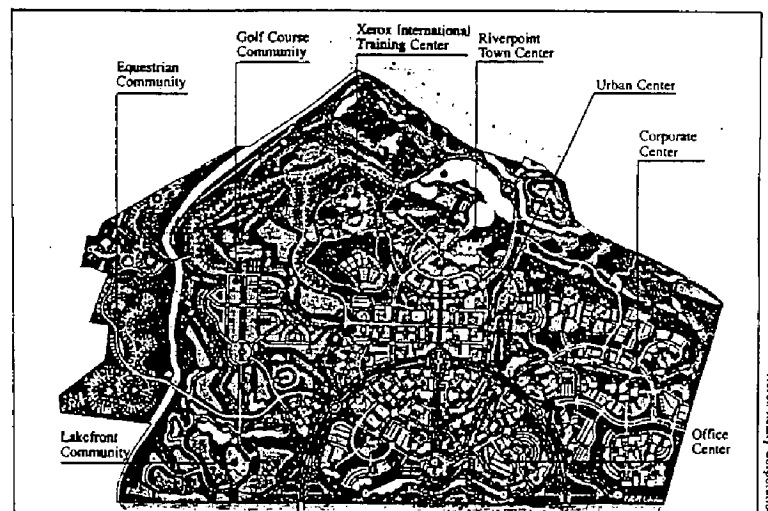


Figure 17: Xerox's Lansdowne Mixed Use Community near Dulles Airport

Source: Xerox Realty Corporation