
2.8.2 Current Trends

New linkages are being established and provide new opportunities for architects.

Recent trends are stimulating considerable development linkages and design innovations to meet the competition among high tech industrial parks. Cooperative ventures between governments, developers, builders and designers are common to ensure high quality site and environmental design as well as versatile and flexible buildings which will attract a wide range of high tech ventures, usually around a common theme.

Minnesota, Massachusetts and California are examples.

For example, in Coon Rapids, Minnesota, the City is acting as masterplanner in a cooperative venture to create a \$100 million Minnesota Medical Enterprise Park. The City is acquiring land through its \$7.9 million tax increment financing pool and is providing construction financing for the private development of medical facilities. In the first phase, the City is issuing \$2.6 million in industrial revenue bonds for a multi-tenant building and \$2.3 million for a medical centre. A partnership between the Alpha Business Group, Gaughan Construction and a biomedical consulting venture capital management firm is responsible for the development of both of these first phase facilities.

In Worcester, Massachusetts, the city's Business Development Corporation is the masterplanner for a biotechnology research park, the Boston office of Hines Industrial is development manager and Cushman & Wakefield of Massachusetts are leasing agents. The first building, a 75,000 square feet multi-tenant facility, is already 85 percent leased by firms specializing in the analysis of water, air, soil and tissue sample using state-of-the-art gas chromatography and mass spectrometry.

In Valencia, California, an affiliate of the California Federal Loans Association (Cal Fed Income Properties) and Katell Properties Inc. are planning two parks of a total built area of 365,000 square feet along Interstate 5. Barasch Architects and Associates intend to create a 'garden office environment', through landscaping, vistas and road alignments, for what will be a mix of offices, warehousing, and light industrial uses.