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# Creative Districts and Economic Development

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CREATIVE DISTRICTS- LAND USE AND ECONOMIC DEVELOPMENT

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Development patterns are changing

Numerous forces for changes in development patterns:

- *Demographics*
- *Changing consumer preferences*
- *Need for interaction- Humans are a social animals*
- *Desire for individuals to stay connected*
- *Sense of community*
- *Opportunity to work, live, play and dine in close proximity*
- *Less dependence on transportation*
- *More environmentally-friendly (sustainable)*
- *Vibrant, walkable communities*
- *Need to interact- social, business, and culture settings*
- *Transportation options have driven development patterns for decades*



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## CREATIVE DISTRICTS & TOOLS

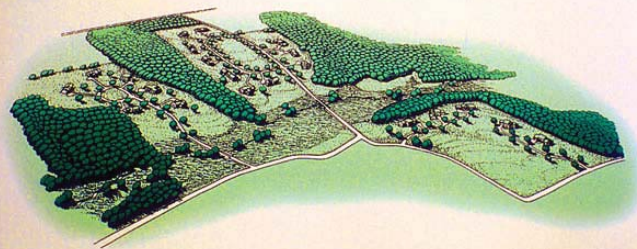
- *Conservation design*
- *Sustainable development*
- *Form-based Code*
- *Innovation Districts*
- *Maker Districts*
- *Creative/ Arts Districts*



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## Conservation Design for Subdivisions

A PRACTICAL GUIDE TO CREATING OPEN SPACE NETWORKS



Randall G. Arendt

*Natural Lands Trust, American Planning Association, and American Society of Landscape Architects*

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## CONSERVATION DESIGN

- Identify natural, cultural and historic features
- Identify all potential conservation areas
- Locate house sites
- Design street alignments and trails
- Locate lot lines

*Conservation Design for Subdivisions, A Practical Guide to Creating Open Space Networks*, Randall Arendt, (Island Press, 1996).



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First appeared as part of the conference materials for the  
22<sup>nd</sup> Annual Land Use Conference session  
"Creative Districts"