Unified Approach for Development of State Lands: Key Principles for State Investment in TOD/TRD

1. Locate or redevelop **facilities first in existing town and growth centers**, aligned with county plans, at transportation nodes served by public transportation.

2. Maximize the **co-location** of State facilities and services in higher density, compact, mixed use developments and walkable communities.

3. Invest in **critical infrastructure** necessary to successfully implement town/growth center development.

4. **Partner more** through creative, cost-effective partnerships with other public and private partners.

5. Look to **develop more affordable housing** wherever feasible to do so.

6. Use **green building and sustainable development practices** as much as possible.

7. Engage in **equitable development** that promotes and supports community well-being and active and healthy lifestyles.

   Equitable development includes:
   - consultation with the community
   - connection to employment, encourage economic development
   - access to multi-generational public amenities
   - safe, environmentally enriched walkways
   - maintenance or increase in local affordable and low income housing
   - prevention of displacement of community residents and businesses
   - improved environmental quality
   - promotion of community connectedness
   - full access regardless of age or physical condition/disability
   - understanding of the local context
   - the equitable distribution of negative impacts of transportation