

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

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. Use equitable transit-oriented development principles to promote and support community well-being and healthy living

*Equitable TOD 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