

	Commitment	Timing	Delivery Date	Description
Grand Junction Multi-Use Path	\$8.5 million	Begins at zoning	As soon as possible	Convey rights and construct multi-use path along MIT owned properties
Community Space	\$22 million for design and construction and a \$3.5 million endowment	Begins at zoning	Site determined at PUD	24,000 SF recreational facility with job connector and roof space
Graduate Housing - 950 Units Total	Site 4: 250 Units	Under construction	Dec 31, 2020	Legally binding as per the commitment letter
	Convert / Create 200 Units	In process	Provide or permit application by Dec 31, 2020	May include recently converted units
	500 New Units	In process	Permit application by Dec 31, 2020	
Job Connector Program	\$125,000 annually for initial program + \$1.5 million	Begins at zoning	Within 18 months of zoning approval	Funded and operated by MIT, ultimately at the Volpe Site

	Commitment	Timing	Delivery Date	Description
Middle Income Housing	20 Units valued at \$6 million (approx. \$300,000 per unit)	Simultaneous with residential construction	Delivered proportionally as part of build-out	In addition to the approximately 280 affordable units
Innovation Housing	5% of dwelling unit net floor area of housing required in PUD-7	Simultaneous with residential construction	Delivered proportionally as part of build-out	In addition to the affordable and middle income housing commitment
Open Space and Retail Advisory Committee	n/a	n/a	Begins 6 months before substantial completion of 1 st building constructed	Representatives from City, MIT, and adjacent neighborhoods advise on retail and open space program
Community Event Programming	\$300,000	Begins at zoning	Ongoing until construction starts	Annual events to engage the community
Real Estate Taxes	n/a	n/a	Protection begins at zoning	Though unlikely, if property is ever converted to a tax exempt use, MIT will continue to pay taxes according to schedule over 9 years
Innovation Arts Program	\$1 million	Within 30 days of 1 st building certificate of occupancy	Ongoing during development	Art program that recognizes innovation and entrepreneurship in Kendall