$15 million for design and construction of an on-site community center

$3 million endowment to support ongoing affordability

$1.5 million to support the job connector program

$8.5 million for transit improvements to reduce vehicular traffic

$8.5 million to community fund to be distributed to Cambridge non-profits

access rights along MIT property conveyed to enable the creation of the Grand Junction multi-use path plus $8.5 million for design and construction

280 affordable residential units valued at approximately $140 million

approximately $26 million to the Affordable Housing Trust for commercial linkage payment ($15/SF)

approximately $23 million annually in taxes once stabilized on a currently tax exempt site