$25.5 million for design and construction of an on-site community center and endowment to support operations and ensure 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

Conveyance of access rights along MIT property 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

20 middle-income residential units valued at approximately $6 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

$1 million for innovation arts program to recognize innovation and entrepreneurship in Kendall Square

$300,000 for community event programming