

ZONING AND COMMITMENT LETTER

\$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