

## ZONING AND COMMITMENT LETTER

Approximately **1,400 units of housing**, including approximately 80 affordable units and 20 middle income units

**950 new beds** for graduate students

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

Over **2 acres** of permanently guaranteed public **open space**

**Active ground floors** with retail including independent and small retail

Job Connector open at 792 Main Street in The Port neighborhood including **\$1.5 million** operation fund

Approximately **\$36 million to the Affordable Housing Trust** for commercial linkage payment (\$20.10 psf)

**\$8.5 million for transit improvements** to reduce vehicular traffic

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

Convey rights and contribute **\$8.5 million** for design and construction of the **Grand Junction** path

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

Approximately **\$23 million annually in taxes** when built-out on a currently tax-exempt site