

Exhibit I

Mitigation Measures Provided for Each Phase

Building	Mitigation
Building A	<ul style="list-style-type: none"> • 13% on-site affordable IDP units • Development Impact Project Exactions (if and to the extent 100,000 SF of Development Impact Project Uses have previously been constructed in the Master Project) • New Public Street Grid², as described and affected by the Master Transportation Access Plan Agreement <ul style="list-style-type: none"> • New Everett/Guest Intersection • New Arthur/Guest Intersection • New Guest Street Extension, Braintree Street Extension, New East and West Streets, including bicycle and pedestrian infrastructure • Widened sidewalk on the west side of Everett Street adjacent to Building B parcel • New municipal water, sewer, stormwater, lighting and other infrastructure • Enhanced connections to Boston Landing Station • New bus stops for Route 64 bus and transit signal priority • Bluebike Station • Total MBTA Operational Subsidy of approximately \$288,393 commencing upon issuance of building permit payable over 15 years • Membership in Allston-Brighton TMA, including shuttle and shuttle service commitments noted below

² The New Public Street Grid and Community Green are estimated to cost approximately \$20,000,000.00 to construct.

	<ul style="list-style-type: none"> • Grocery store component will achieve LEEDv4 Commercial Interior Silver level certifiability and will target LEEDv4 Commercial Interior Gold level certifiability • Residential Component will achieve LEEDv4 Silver level certifiability and may achieve LEEDv4 Gold Level certifiability • Electric Vehicle Spaces as described in Section 16(a)(iii)(c) • Approximately one-acre Community Green with dog park and wi-fi access • Contribution of \$40,000.00 to the Parks Department at issuance of the Certificate of Occupancy for the operation, maintenance and programming of parks in the Allston/Brighton neighborhood such as Ringer Park. • Total \$1,650,000 contribution to programs and initiatives to advance improvements in the Allston/Brighton Community as follows: <ul style="list-style-type: none"> ○ \$100,000 contribution to Public Realm Fund payable over 10 years commencing upon issuance of the Certificate of Occupancy ○ \$1,250,000.00 contribution to the Allston Brighton Homeowner Fund payable at issuance of full building permit to fund down payment assistance, homeownership programs with affordability components, home repair loans and/or Homebuyer 101 classes for income qualified individuals and families to support ownership housing availability, affordability and stability ○ \$300,000 contribution to fund Allston-Brighton shuttles and shuttle services in coordination with the Allston-Brighton TMA upon issuance of the Certificate of Occupancy. This capital and operational commitment will be paid out over ten (10) years commencing upon issuance of the Certificate of Occupancy. • I/I payment to BWSC estimated at \$288,805
--	---

<p>Building B</p>	<ul style="list-style-type: none"> • 13% on-site affordable IDP units, if and to the extent Building B contains residential units • In addition to 13% on-site affordable IDP units, 5% on-site affordable units at 80%-120% AMI for any residential units located in such Building, if and to the extent Building B contains residential units • Development Impact Project Exactions (if and to the extent 100,000 SF of Development Impact Project Uses have previously been constructed in the Master Project) • Total MBTA Operational Subsidy of approximately \$726,206 commencing upon issuance of building permit payable over 15 years • Membership in Allston-Brighton TMA, including shuttle and shuttle service commitments noted below • The Building will achieve LEEDv4 Core and Shell Gold level certifiability and will target LEEDv4 Core and Shell Platinum level certifiability • Electric Vehicle Spaces as described in Section 16(a)(iii)(c) • Contribution of \$40,000.00 to the Parks Department at issuance of the Certificate of Occupancy for the operation, maintenance and programming of parks in the Allston/Brighton neighborhood such as Ringer Park • Total \$1,650,000 contribution to programs and initiatives to advance improvements in the Allston/Brighton Community as follows: <ul style="list-style-type: none"> ○ \$100,000 contribution to Public Realm Fund payable over 10 years commencing upon issuance of the Certificate of Occupancy ○ \$1,250,000.00 contribution to the Allston Brighton Homeowner Fund payable at issuance of full building permit to fund down payment assistance, homeownership programs with affordability components, home repair loans and/or Homebuyer 101 classes for income qualified individuals and families to support ownership housing availability, affordability and stability (provided, however, that
-------------------	---

	<p>if Building B is the third or fourth Building constructed, it shall make a contribution of \$750,000.00)</p> <ul style="list-style-type: none"> ○ \$300,000.00 contribution to fund Allston-Brighton shuttles and shuttle services in coordination with the Allston-Brighton TMA upon issuance of the Certificate of Occupancy. This capital and operational commitment will be paid out over ten (10) years commencing upon issuance of the Certificate of Occupancy. ● I/I payment to BWSC estimated at \$319,566.00
<p>Building C</p>	<ul style="list-style-type: none"> ● 13% on-site affordable IDP units ● In addition to 13% on-site affordable IDP units, 5% on-site affordable units at 80%-120% AMI for any residential units located in such Building ● Unless at least 110 ownership units are constructed or are under construction in a prior phase, the last phase to be constructed of Buildings C, D, or E will be responsible for constructing 110 units designated as for-sale units. The PDA Development Plan for Building C will require that the Master Deed for such for-sale units, if applicable, have a recorded restriction requiring at least 70% owner-occupancy. ● Development Impact Project Exactions (if and to the extent 100,000 SF of Development Impact Project Uses have previously been constructed in the Master Project) ● Total MBTA Operational Subsidy of approximately \$752,967 commencing upon issuance of building permit payable over 15 years ● Membership in Allston-Brighton TMA, including shuttle and shuttle service commitments noted below ● The Building will achieve LEEDv4 Silver level certifiability and may achieve LEEDv4 Gold level certifiability ● Electric Vehicle Spaces as described in Section 16(a)(iii)(c)

	<ul style="list-style-type: none"> • Contribution of \$40,000.00 to the Parks Department at issuance of the Certificate of Occupancy for the operation, maintenance and programming of parks in the Allston/Brighton neighborhood such as Ringer Park • Total \$1,150,000.00 contribution to programs and initiatives to advance improvements in the Allston/Brighton Community as follows: <ul style="list-style-type: none"> ○ \$100,000.00 contribution to Public Realm Fund payable over 10 years commencing upon issuance of the Certificate of Occupancy ○ \$750,000.00 contribution to the Allston Brighton Homeowner Fund payable at issuance of full building permit to fund down payment assistance, homeownership programs with affordability components, home repair loans and/or Homebuyer 101 classes for income qualified individuals and families to support ownership housing availability, affordability and stability (provided however that if Building C is the second Building constructed, it shall make a payment of \$1,250,000.00) ○ \$300,000.00 contribution to fund Allston-Brighton shuttles and shuttle services in coordination with the Allston-Brighton TMA upon issuance of the Certificate of Occupancy. This capital and operational commitment will be paid out over ten (10) years commencing upon issuance of the Certificate of Occupancy. • I/I payment to BWSC estimated at \$626,793.00
Building D	<ul style="list-style-type: none"> • 13% on-site affordable IDP units • In addition to 13% on-site affordable IDP units, 5% on-site affordable units at 80%-120% AMI for any residential units located in such Building • Unless at least 110 ownership units are constructed or are under construction in a prior phase, the last phase to be constructed of Buildings C, D, or E will be responsible for constructing 110 units designated as for-sale units. The PDA Development Plan for Building D will require that the Master Deed for such for-sale units, if applicable, have

	<p>a recorded restriction requiring at least 70% owner-occupancy.</p> <ul style="list-style-type: none"> • Development Impact Project Exactions (if and to the extent 100,000 SF of Development Impact Project Uses have previously been constructed in the Master Project) • Total MBTA Operational Subsidy of approximately \$624,786 commencing upon issuance of building permit payable over 15 years • Membership in Allston-Brighton TMA, including shuttle and shuttle service commitments noted below • The Building will achieve LEEDv4 Silver level certifiability and may achieve LEEDv4 Gold level certifiability • Electric Vehicle Spaces as described in Section 16(a)(iii)(c) • Contribution of \$40,000.00 to the Parks Department at issuance of the Certificate of Occupancy for the operation, maintenance and programming of parks in the Allston/Brighton neighborhood such as Ringer Park • Total \$1,150,000.00 contribution to programs and initiatives to advance improvements in the Allston/Brighton Community as follows: <ul style="list-style-type: none"> ○ \$100,000.00 contribution to Public Realm Fund payable over 10 years commencing upon issuance of the Certificate of Occupancy ○ \$750,000.00 contribution to the Allston Brighton Homeowner Fund payable at issuance of full building permit to fund down payment assistance, homeownership programs with affordability components, home repair loans and/or Homebuyer 101 classes for income qualified individuals and families to support ownership housing availability, affordability and stability (provided however that if Building D is the second Building constructed, it shall make a contribution of \$1,250,000.00) ○ \$300,000.00 contribution to fund Allston-Brighton shuttles and shuttle services in coordination with
--	---

	<p>the Allston-Brighton TMA upon issuance of the Certificate of Occupancy. This capital and operational commitment will be paid out over ten (10) years commencing upon issuance of the Certificate of Occupancy.</p> <ul style="list-style-type: none"> • I/I payment to BWSC estimated at \$488,603.00
<p>Building E</p>	<ul style="list-style-type: none"> • 13% on-site affordable IDP units • In addition to 13% on-site affordable IDP units, an additional 3% on-site affordable units. No less than 50% of such IDP units restricted to up to 80% AMI and no more than 50% of such IDP units restricted to 100% AMI for any residential units located in such Building, with such additional 3% on-site affordable units restricted to up to 120% AMI. • Unless at least 110 ownership units are constructed or are under construction in a prior phase, the last phase to be constructed of Buildings C, D, or E will be responsible for constructing 110 units designated as for-sale units. The PDA Development Plan for Building E will require that the Master Deed for such for-sale units have a recorded restriction requiring at least 70% owner-occupancy. • Membership in Allston-Brighton TMA and participation the AB Link • I/I payment to BWSC estimated at \$167,996.28 • The Building will achieve LEEDv4 Silver level certifiability and may achieve LEEDv4 Gold Level certifiability. • Contribute \$40,000.00 to the Boston Parks and Recreation Department for the operation, maintenance and programming of parks in the Allston/Brighton neighborhood such as Ringer Park. • Space for a 15-dock Bluebikes bike share station in or proximate to the Project • \$49,000 contribution to BTM for the installation and operation of a Bluebikes bike share station • TDM measures in accordance with BTM's TDM Point

	System
--	--------