

CITY OF JERSEY CITY

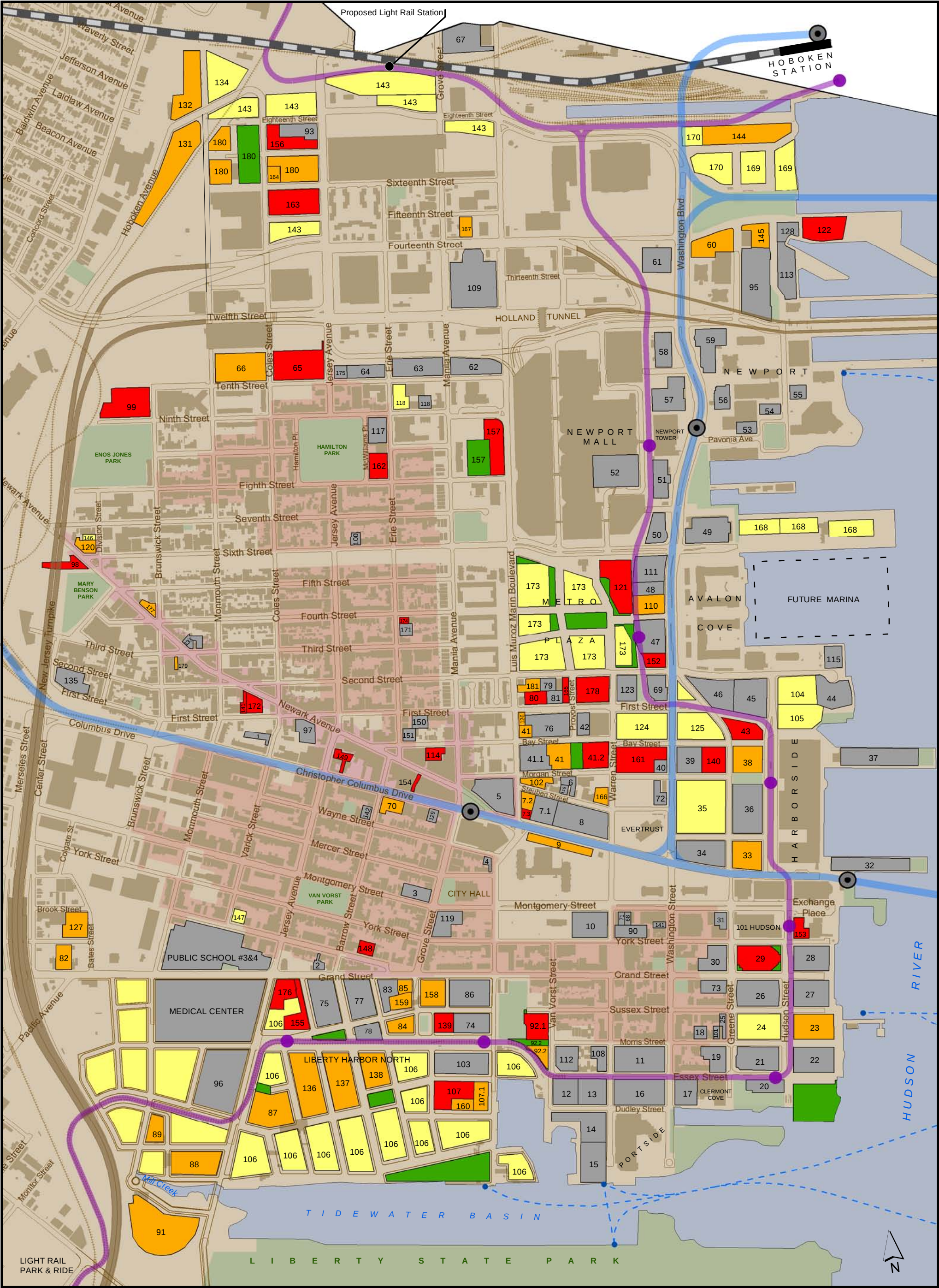
DOWNTOWN DEVELOPMENT MAP

FEBRUARY 16, 2016

Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323



DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility. The projects in yellow and marked as proposed are speculative and represent a best guess as to projects that might make applications within the next few years.



1

PROPOSED DEVELOPMENT

2

APPROVED DEVELOPMENT

3

UNDER CONSTRUCTION

4

COMPLETED DEVELOPMENT

RECREATION / PARK

HISTORIC DISTRICT

RESTAURANT ROW

EXISTING PARKS

PATH

LIGHT RAIL

NJ TRANSIT

FERRIES TO NYC

0

0.5

1

Miles

0

350

700

1,400

2,100

Feet

CREATED BY:

Jeff Wenger

UPDATES BY:

Matt Ward

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING			
DEVELOPMENT PROPOSALS													SUMMARY:				9,773	1,755,300	147,500	6,084
24	55 HUDSON (95)		903,000	17,500	684	125	POWERHOUSE BUILDING					170	NEWPORT PARCEL 5	592	0	0	240			
35	EVERTRUST II	0	555,000	90,000		134	CITY CHEMICAL SITE	140	0	0	150	173	HARSIMUS COVE STATION WEST	4,617			3,700			
104	HARBORSIDE PLAZA 8					143	JERSEY AVE PARK	2,327												
105	HARBORSIDE PLAZA 9					146	DIVISION ST													
106	LIBERTY HARBOR NORTH					147	BRIGHT AND VARICK	87	0	0	0									
118	ST FRANCIS REDEVELOPMENT					168	6TH STREET PIER	818	297,300	10,000	910									
124	111 FIRST STREET	500				169	NEWPORT PARCEL 4	692	0	30,000	400									
APPROVED DEVELOPMENT PROJECTS													SUMMARY:				9,668	1,788,386	394,447	8,432
7	90 COLUMBUS	634	0	0	0	89	36-50 AETNA ST	107	0	3,940	195	144	700 WASHINGTON BLVD (40)	790	0	15,000	876			
9	270 MARIN BLVD	420	0	40,452		91	THE VIEW / MILL CREEK LN	575	0	9,736	988	145	2 SHORE LANE (7)	48	0	16,646	65			
23	50 HUDSON ST.	0	731,086	20,000	1,473	92	193-213 VAN VORST ST PHASE 2 (15)	153	0	7,305	0	158	GRAND AND GROVE	549	0	6,380	347			
33	HARBORSIDE PLAZA 4	0	1,057,300	9,700	618	102	MORGAN POINT HOTEL	184	0	3,300	0	159	REGENT STREET MIDRISE	131	0	0	29			
38	200 gREENE ST I / PLAZA 6	505	0		495	107	155 MARIN BLVD (PHASE 2)	452	0	9,037	0	160	155 MARIN BLVD - MARRIOT HOTEL	276	0	15,000	0			
41	PROVOST SQUARE	268	0	13,172	380	110	455 WASHINGTON BLVD.	119	0	6,665	203	164	286 COLES ST (13)	55	0	0	55			
60	75 PARK LANE SOUTH	405	0	7,248	0	120	380 NEWARK AVENUE (7)	45	0	4,318	20	165	144 FIRST STREET (11)	84	0		0			
66	310 TENTH ST	163	0	0	132	126	364 MARIN BLVD	20	0			166	321-331 WARREN ST (18)	180	0	16,400	18			
70	143 CC DR / 72 WAYNE ST	58	0	5,909	45	127	ONE BATES ST	129	0	35,590	132	167	182-184 14TH STREET - HOTEL	87	0	0	30			
82	452-460 GRAND ST	41	0	2,324	41	131	137-139 HOBOKEN AVE / VAN LEER	260	0	7,585	280	177	318-328 NEWARK AVENUE (7)	50		4,895	3			
84	LIBERTY HARBOR NORTH	162	0	0	160	132	110 HOBOKEN AVE / VAN LEER	222	0	0	131	179	351 THIRD ST (4)	12	0	796	0			
85	LIBERTY HARBOR NORTH	16	0	0	16	136	MORRIS BLVD, LHN 60.19	259	0	16,600	707	180	296-298 COLES ST (11 & 18)	873	0	23,950	254			
87	THE PARK AVENUE	395	0	44,764	144	137	MORRIS BLVD, LHN 60.18	359	0	11,865	136	181	175 SECOND ST	138	0		39			
88	33-39 AETNA ST	189	0	17,620	285	138	MORRIS BLVD, LHN 60.17	255	0	18,250	135									
PROJECTS UNDER CONSTRUCTION													SUMMARY:				7,870	2,312	268,355	5,675
7.3	90 COLUMBUS / HOTEL	250	0	0	0	114	213-215 BAY STREET CONDOS	38	0	0	40	153	1 EXCHANGE PLACE HOTEL	250	0	16,253	0			
29	99 HUDSON ST. (79)	781	0	15666	609	121	430 MARIN BLVD (35)	853	0	26,593	1,590	154	143 NEWARK AVE	17	0	8,341	0			
41.2	PROVOST SQUARE (28)	242	0	15387	209	122	ELLIPSE 1-25 14TH STREET (41)	376	0	0	271	155	325 GRAND STREET (13)	194	0	5,108	0			
43	200 GREENE ST I / PLAZA 7 (69)	762	0	11998	288	139	193 MARIN BLVD PHASE 2	90	0	5,000		156	CAST IRON LOFTS II / 827 JERSEY AVE (26)	232	0	26,600	311			
65	270 TENTH ST	163	0	0	132	140	65 BAY STREET / TRUMP 2	447	0	10,600	0	161	350 WARREN AKA 335-341 WASHINGTON ST.	377						
80	162 FIRST ST (14)	297	0	9873	63	141	251 NEWARK AVENUE	13	0	1,200	8	162	HAMILTON SQUARE PHASE II	99	0	7,000	66			
92.1	193-213 VAN VORST ST PHASE 1 (15)	255	0	7237	252	148	28 BRIGHT STREET (4)	31	1,332	0	14	163	795-803 JERSEY AVE	377	0	20,700	429			
98	361-377 NEWARK AVE	55	0	2950	56	149	JERSEY AVENUE	70	0	14,000	35	172	239-249 NEWARK AVE.	54	0	4,144	13			
99	9TH AND BRUNSWICK	143	0	0	147	152	425 WASHINGTON	311	0	2,214	86	174	227 4TH STREET - SCHOOL #2 (5)	12	0	0	0			
107	155 MARIN BLVD (PHASE 1)	448	0	5290	722	157	UNICO TOWER II / KRE	400	0	20,000	200	176	333 GRAND ST (12)	233	0	26,000	134			
												178	133 SECOND ST (7)	0	980	6,201				
RECENTLY COMPLETED DEVELOPMENT PROJECTS													SUMMARY:				14,724	7,261,078	1,151,135	21,595
1	9 COLES ST (2)	11	0	0		41	PROVOST SQUARE	417	0	16,430	371	78	LIBERTY HARBOR NORTH - BLOCK 60.10 (8)	101	0	0	0			
2	BRIGHT/GRAND TOWNHOUSES (4)	10	0	0	10	42	140 BAY STREET (7)	59		24,000		79	159 SECOND STREET WALDO LOFTS (12)	82	0	6,753	40			
3	MAJESTIC THEATRE (6)	48	9,910	5,133	31	44	HARBORSIDE PLAZA 10 (19)		518,578	13,482	367	81	148 FIRST STREET (13)	108	0	2,000	0			
4	NEW TOWN HOUSES (4)	8	0	0	4	45	CANDLEWOOD HOTEL (8)	215	0	0	133	83	LIBERTY HARBOR NORTH - BLOCK 60.04 (5)	40	0	0	10			
5	GROVE POINTE (29)	525	0	16,480	597	46	65 2ND ST / PORTOFINO (26)	283	0	4,800	299	86	S&K / APPLIED HOUSING (16)	347	0	6,738	253			
6	143-151 MORGAN ST (11)	40	0	0	40	47	425 WASH. BLVD/MARBELLA (40)	412	0	5,600	318	90	120 YORK ST (11)	139	0	6,000	104			
7	70 COLUMBUS PHASE II	545	0	12267	316	48	455 WASH. BLVD/ DOUBLETREE (13)	200	0	0	187	93	833 JERSEY AVENUE (20)	155	0	11,070	155			
8	303 WARREN ST/ PHASE I (36)	306	0	27,300	804	49	480 WASHINGTON BLVD (27)	0	933,288	21,195	876	95	SHORE CONDO / 20 NEWPORT PKWY (23 & 28)	442	0	45,602	1,045			
10	255 WARREN ST (22)	220	0	18,438	328	50	479 WASH. BLVD - WESTIN HOTEL (24)	429	0	7,000	215	96	MEDICAL OFFICES AND PARKING (5)	0	75,000	0	264			
11/16	LEGACY AT LIBERTY PARK (4)	324			359	51	499 WASHINGTON BLVD (14)	0	547,795	12,000	750	97	209-217 NEWARK AVE (5)	76	0	3,900	50			
12	FULTON'S LANDING (7)	105	0		72	52	MACY'S (3)	0	0	237,000		100	244-250 SIXTH ST (3)	12	0	0	0			
13	K. HOVNANIAN AT P. HOOK (4)	71	0	1,250	80	53	100 TOWN SQ PL / NOC VII (14)	0	71,273		877	101	64-66 MORRIS STREET (5)	14	0	2,000	0			
14	HUDSON POINT (6)	181	0		196	54	25 RIVER DRIVE (29)	336	44,575	17,504	240	103	18 PARK (11)	422	0	14,300	258			
15	PIER HOUSE I (4)	180	0	5,700	233	55	20 RIVER CT (36)	409	0	4,239	269	108	187 WARREN STREET / LIBERTY POINTE (3)	32	0	4,236	43			
17	174 WASHINGTON ST (4)	65	0	1,080	67	56	MARRIOTT COURTYARD (10)	189	0		79	109	HOME DEPOT / 180 12TH ST (3)	0	0	105,121	420			
18	72-78 MORRIS STREET (3)	19	0		10	57	545 WASH. BLVD / NOC IV (21)	0	858,135	11,318	653	111	MONACO I & II / 465-475 WASHINGTON BLVD (50)	524	0	6,105	378			
19	60 ESSEX ST (7)	70	0		69	58	575 WASH. BLVD / NOC V (21)	0	704,510	15,584	723	112	198 VAN VORST STREET (7)	131	0	4,426	181			
20	LIBERTY TERRACE (9)	120	0	0	120	59	570 WASH. BLVD / NOC VI (12)	0	293,430	16,637	207	113	THE AQUABLU / 110 RIVER DR (31)	367	0	13,348	0			
21	LIBERTY VIEW TOWER (37)	648		24,000	777	61	MODELLS/STAPLES (1)	0	0	40,946	183	115	2 SECOND STREET (42)	269	0	6,000	275			
22	30 HUDSON (42)	0	1,168,281	10,000</																

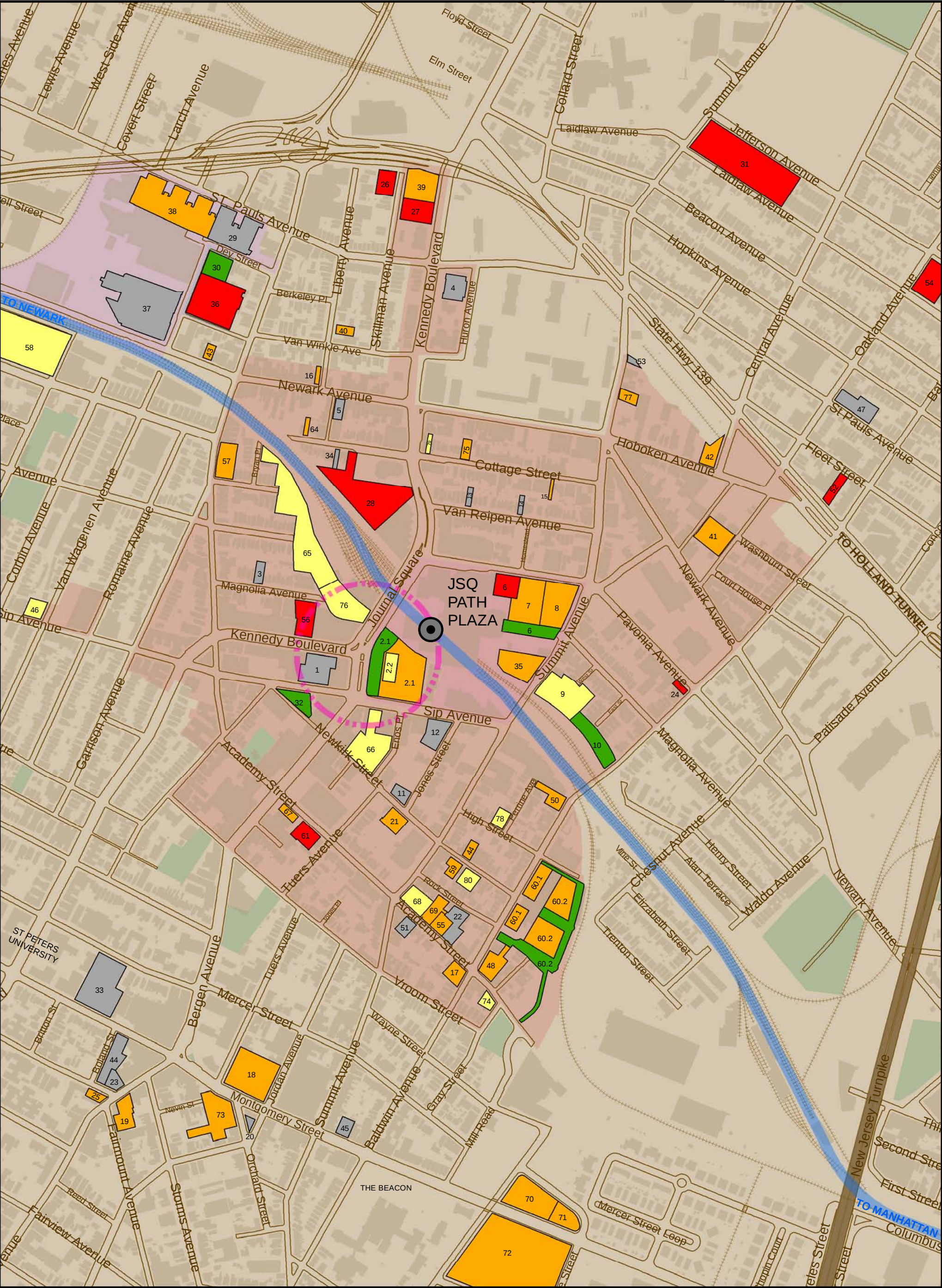
CITY OF JERSEY CITY

JOURNAL SQUARE DEVELOPMENT MAP

FEBRUARY 16, 2016



DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility. The projects in yellow and marked as proposed are speculative and represent a best guess as to projects that might make applications within the next few years.



DEVELOPMENT PROJECTS

1

PROPOSED DEVELOPMENT

2

APPROVED DEVELOPMENT

3

UNDER CONSTRUCTION

4

COMPLETED DEVELOPMENT

RECREATION / PARK

NO HEIGHT LIMIT AREA

REDEVELOPMENT AREA

EXISTING OPEN SPACE

MWORKS 1

MWORKS 2

PATHBILLBOARD ZONE

CREATED BY:
Jeff Wenger

UPDATES BY:
Matt Ward

1 inch = 500 feet

02505001,0001,500

00.250.5

FeetMiles

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE	
	DEVELOPMENT PROPOSALS								SUMMARY:		3,720	180,462	59,720	1,265		
2.2	1 JOURNAL SQUARE (56)	744	100,000	0	0			76	LOWES THEATRE RENOVATION							
9	ROBINHOOD PLAZA (42)	492	0	5,000	250			78	3 PERRINE (6)	37	0	0	0			
46	232 SIP (8)	81	0	2,720	0			79	78 COTTAGE ST (5)	18	462	0	0			
58	BROADWAY AVE.	500	0	15,000	250			80	51-57 NEWKIRK (6)	60	0	0	0			
62	711 MONTGOMERY	210	0	5,000	105											
65	HARWOOD (12) (45)	660	0	6,000	330											
66	KUSHNER COMPANY (70)	750	80,000	20,000	250											
68	362 SUMMIT (12)	120	0	5,000	70											
74	147 ACADEMY (8)	48	0	1,000	10											
	APPROVED DEVELOPMENT PROJECTS								SUMMARY:		5,284	195,055	432,787	3,204		
2.1	1 JOURNAL SQUARE (56)	744	117,840	121,640	388	11/10/2015		44	60-62 NEWKIRK ST (5)	20	0	0	0	5/16/2014		
7	JOURNAL SQUARED PHASE 2 / KRE (70)	700	0	18,000	522	12/5/2012		48	156-160 ACADEMY ST (8)	91	0	1,128	30	10/21/2014		
8	JOURNAL SQUARED PHASE 3 /KRE (60)	600	0	14,000	245	12/5/2012		50	205 BALDWIN (9)	40	0	0	15	7/21/2015		
15	23 COTTAGE STREET (3)	3	0	0	0	2/5/2013		55	190 ACADEMY ST (6)	122	0	0	0	3/10/2015		
16	804 NEWARK AVE (5)	9	0	3,450	0	7/12/2014		57	96-110 TONNELLE AVE (8)	130	0	6,575	10	11/10/2015		
17	165-169 ACADEMY ST (12)	91	0	5,240	0	3/24/2015		59	61-65 NEWKIRK ST (5)	29	0	0	0	5/19/2015		
18	688-700 MONTGOMERY ST / SPU (21)	595	0	100,146	717	8/12/2014		60.1	180 BALDWIN AVE (7)	156	0	16,000	0	6/23/2015		
19	720-726 BERGEN AVE (5)	58	0	3,219	32	7/7/2015		60.2	180 BALDWIN AVE (25)	700	0	21,000	490	6/23/2015		
21	87 NEWKIRK (12)	111	0	5,000	0	11/18/2014		64	134 COTTAGE(3)	8	0	0	0	10/6/2015		
25	725-727 BERGEN AVE (5)	18	0	2,871	0	7/7/2015		67	880 BERGEN (10)	55	0	3,337	11	12/1/2015		
35	501 SUMMIT AVE / SOCIAL SECURITY (4)	0	41,400	6,300	34	7/20/2010		69	362 SUMMIT (6)	69	0	1,740	18	9/15/2015		
38	CANCO LOFTS PHASE 2 (8)	327	0	0	335	7/25/2006		70	580 MONTGOMERY (3)	0	17,093	11,541	62			
39	3085 KENNEDY BLVD / CORNUCOPIA MRKT (3)	0	0	29,416	30	6/17/2010		71	530 MONTGOMERY MOSQUE (2)	0	18,722	0	0			
40	22 LIBERTY AVE (5)	24	0	0	0	9/20/2012		72	MONTGOMERY GARDENS							
41	12 COOK ST (8)	106	0	2,350	53	9/18/2008		73	711 MONTGOMERY (16)	309	0	3,577	124	10/20/2015		
42	414 HOBOKEN AVE / TRIBECA GRAND (23)	121	0	47,500	88	11/6/2006		75	60 COTTAGE STREET (5)	21	0	0	0	12/9/2014		
43	850-852 NEWARK AVE (4)	11	0	3,266	0	8/22/2014		77	614-616 SUMMIT AVE (5)	16	0	5,491	0	1/26/2016		
	PROJECTS UNDER CONSTRUCTION								SUMMARY:		1,334	70,070	13,267	439		
6	JOURNAL SQUARED PHASE 1 / KRE (54)	540	0	4,000	153	12/5/2012		31	PUBLIC SCHOOL - ELEMENTARY	0	0	0		-		
24	267 BALDWIN AVE (5)	8	0	0	0	6/4/2013		36	25 SENATE PLACE (6)	266	0	5,567	128	5/21/2013		
26	665-67 SKILLMAN AVE (5)	46	0	0	22	6/19/2012		52	63-65 FLEET ST (3 & 5)	16	0	0	14	12/18/2012		
27	3075 KENNEDY BLVD (6)	83	0	3,700	19	6/19/2012		54	146 OAKLAND AVE (4)	95	0	0	103	1/19/2012		
28	2 JOURNAL SQUARE/ PHM II (13)	240	0	0	0	12/4/2012		56	2851-53 KENNEDY BLVD (6)	40	0	0	0	3/24/2015		
								61	257 ACADEMY HUD. CO. COMM. COL. STEM (6)	0	70,070	0	0	5/15/2015		
	RECENTLY COMPLETED DEVELOPMENT PROJECTS								SUMMARY:		650	5,178	47,826	604		
1	2854 KENNEDY BLVD / SATE SQUARE (12)	130	0	14,000	395	10/22/2002	2007?	29	50 DEY ST - CANCO LOFTS PHASE 1 (8)	224	0	17,082	0	7/25/2006	2008	
3	300 MAGNOLIA AVE / CHOSEN ESTATES (4)	15	0	0	0	4/5/2011	2011	33	ST. PETER'S UNIVERSITY STUDEN CTR (6)	0	0	0	3		2013	
4	SCHOOL RENOVATION	0	0	0	0	-		34	119 COTTAGE ST (4)	3	0	0	3	8/16/2007	2009	
5	789 NEWARK AVE / HOTEL (4)	27(?)	0	4,000	0	1/25/2011	2013	37	888 NEWARK AVE / MANA FINE ARTS (3 & 6)	0	2mill. sq. ft. art facility		39			
11	100 NEWKIRK ST / KENNEDY LOFTS (8)	56	0	0	0	12/4/2012	2014	44	769 MONTGOMERY ST - SOLEIL LOFTS (6)	38	5,178	0	31	1/24/2006	2010	
12	HCCC LIBRARY - 112K SF (6)	0	0	0	0		2014	45	650-654 MONTGOMERY ST (5)	22	0	900	23	8/28/2007	2008	
13	60 VAN REIPEN AVE (3)	8	0	0	0	5/15/2012	2014	47	76 ST. PAULS AVE (5)	55	0	0	60		2012	
14	36 VAN REIPEN AVE (3)	4	0	0	0	2/5/2013	2014	51	197 ACADEMY ST	20	0	0	15	4/20/2004	2009	
20	52 ORCHARD STREET RENO (5)	12	0	1,000	0		2014	53	628 SUMMIT AVE (4)	7	0	444	0	11/12/2013	2015	
22	182 ACADEMY ST / TOVASTE (7)	56	0	0	35	8/7/2010	2014									
23	729 BERGEN AVE (2)	0	0	10,400	0	10/1/2013	2014									
	NEW OPEN SPACE AND PUBLIC AMENITIES								SUMMARY:						187,000	
2.2	RENOVATED JOURNAL SQUARE PLAZA					30,000		60.2	PLAZA AND PROMENADE					65,000		
6	NEW PATH PLAZA BY KRE					21,000										
10	NEW PARK					38,000										
30	CANCO LOFTS PARK					18,000										
32	NEW PLAZA					15,000										
									TOTAL:		10,988	637,765	553,600	5,512		