

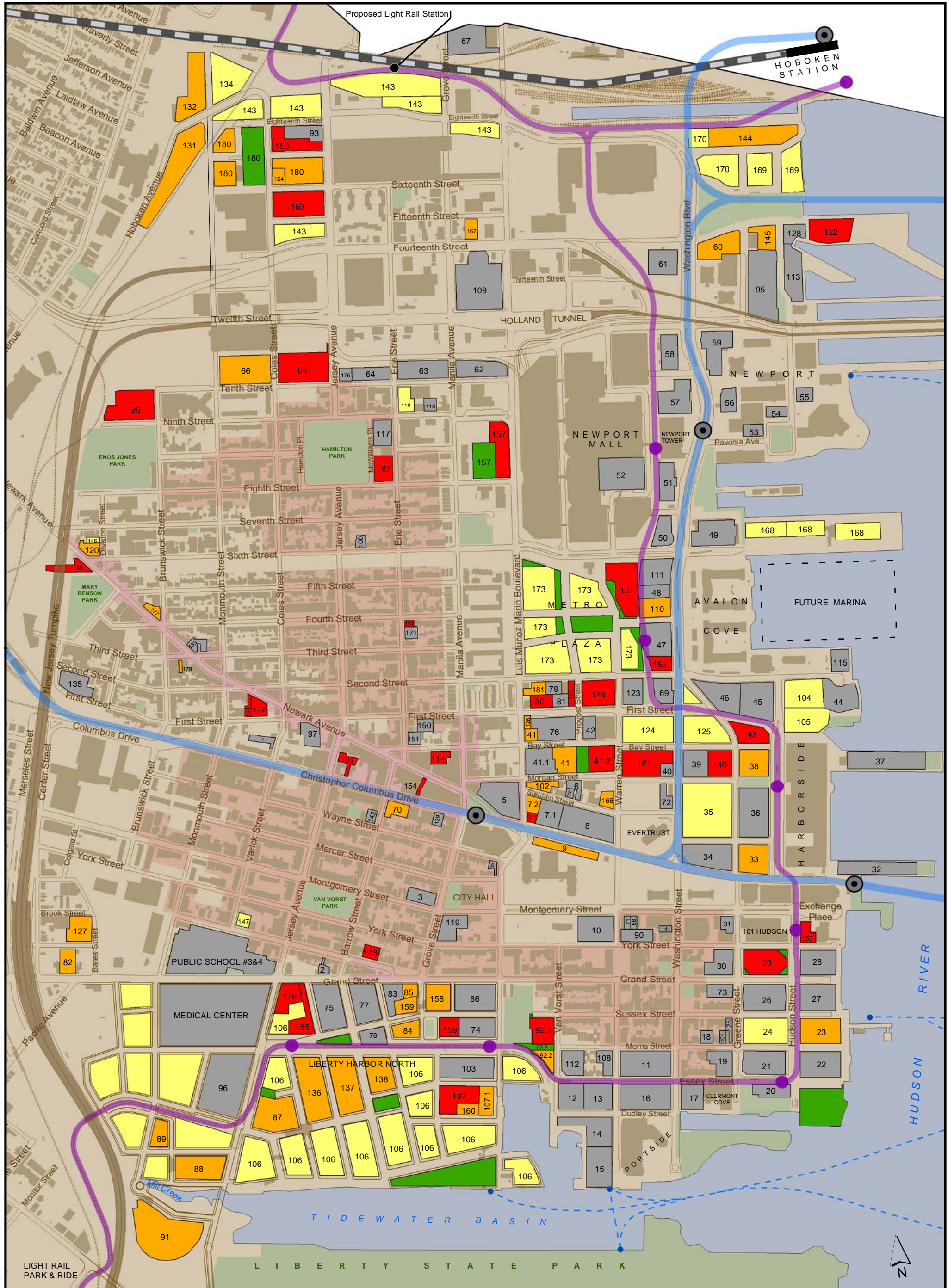
# CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

FEBRUARY 16, 2016

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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.



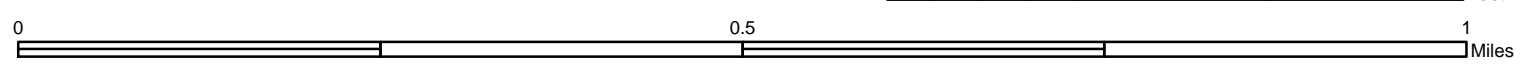
- DEVELOPMENT PROJECTS**
- 1 PROPOSED DEVELOPMENT
  - 2 APPROVED DEVELOPMENT
  - 3 UNDER CONSTRUCTION
  - 4 COMPLETED DEVELOPMENT
  - 5 RECREATION / PARK

- HISTORIC DISTRICT
- RESTAURANT ROW
- EXISTING PARKS

- PATH
- LIGHT RAIL
- NJ TRANSIT
- FERRIES TO NYC

CREATED BY:  
Jeff Wenger  
UPDATES BY:  
Matt Ward

1 inch = 700 feet





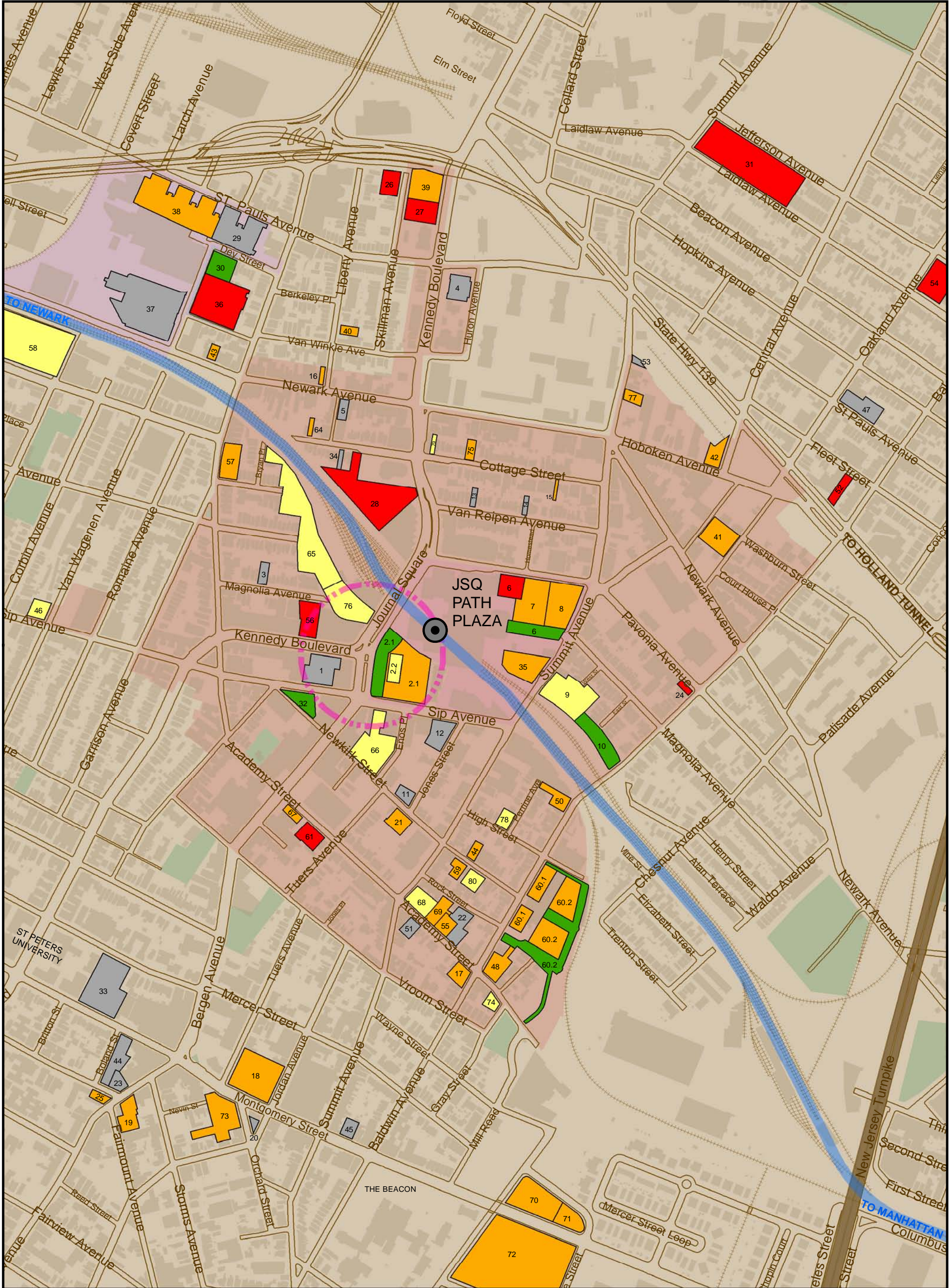
# CITY OF JERSEY CITY

## JOURNAL SQUARE DEVELOPMENT MAP

FEBRUARY 16, 2016



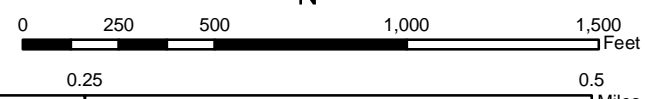
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DEVELOPMENT PROJECTS

- |  |                       |  |                      |  |                |
|--|-----------------------|--|----------------------|--|----------------|
|  | PROPOSED DEVELOPMENT  |  | NO HEIGHT LIMIT AREA |  | PATH           |
|  | APPROVED DEVELOPMENT  |  | REDEVELOPMENT AREA   |  | BILLBOARD ZONE |
|  | UNDER CONSTRUCTION    |  | EXISTING OPEN SPACE  |  |                |
|  | COMPLETED DEVELOPMENT |  | MWORKS 1             |  |                |
|  | RECREATION / PARK     |  | MWORKS 2             |  |                |

1 inch = 500 feet



CREATED BY:  
Jeff Wenger  
UPDATES BY:  
Matt Ward

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE
<b>DEVELOPMENT PROPOSALS</b>									<b>SUMMARY:</b>						
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										
<b>APPROVED DEVELOPMENT PROJECTS</b>									<b>SUMMARY:</b>						
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	
<b>PROJECTS UNDER CONSTRUCTION</b>									<b>SUMMARY:</b>						
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	
<b>RECENTLY COMPLETED DEVELOPMENT PROJECTS</b>									<b>SUMMARY:</b>						
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								
<b>NEW OPEN SPACE AND PUBLIC AMENITIES</b>									<b>SUMMARY:</b>						
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									
<b>TOTAL:</b>										<b>10,988</b>	<b>637,765</b>	<b>553,600</b>	<b>5,512</b>		