

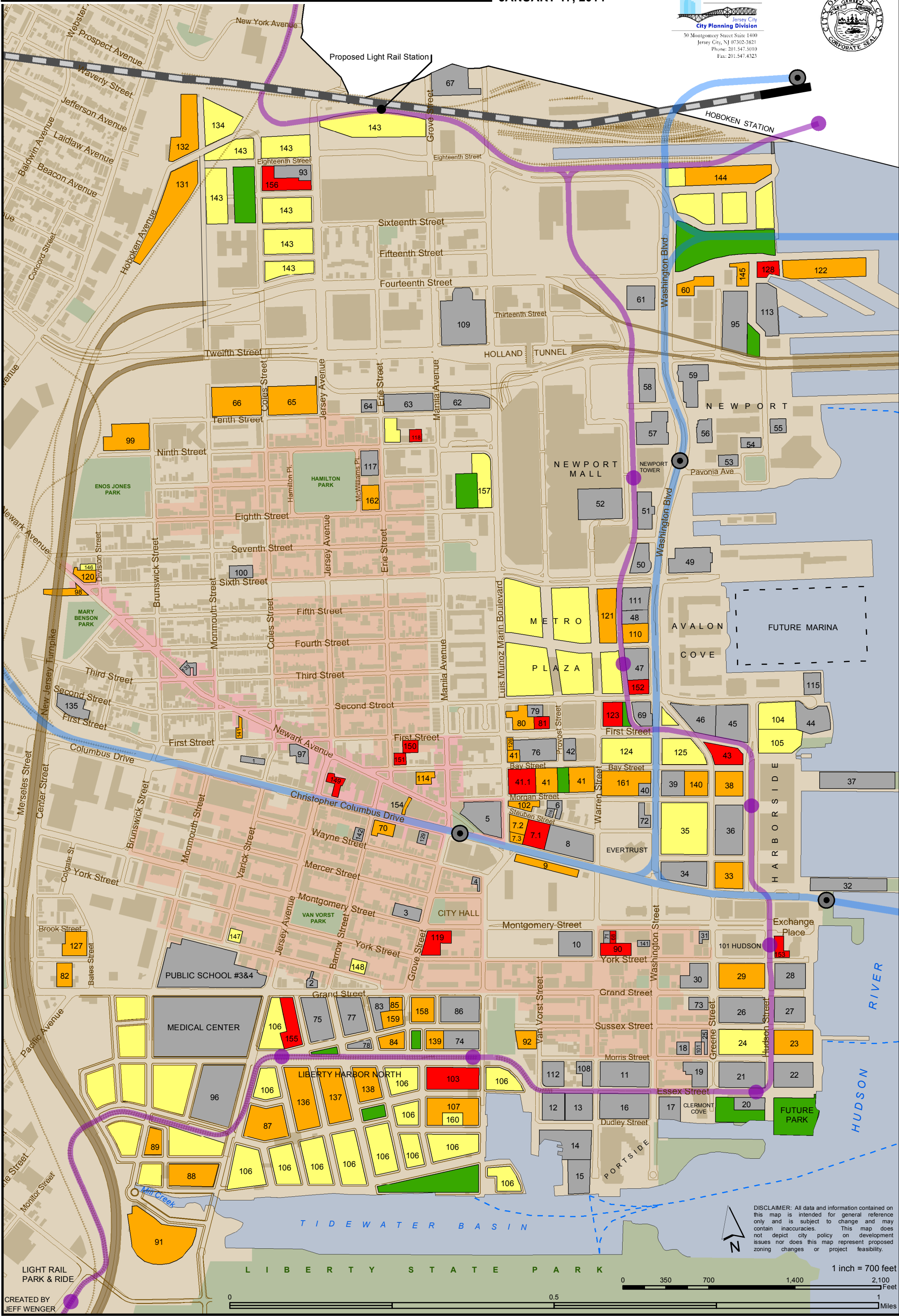
CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

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	PATH		HISTORIC DISTRICT		PROPOSED DEVELOPMENT
	LIGHT RAIL		RESTAURANT ROW		APPROVED DEVELOPMENT
	NJ TRANSIT		EXISTING PARKS		UNDER CONSTRUCTION
	FERRIES TO NYC				COMPLETED DEVELOPMENT
					RECREATION / PARK



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.

1 inch = 700 feet
0 350 700 1,400 2,100 Feet
0 0.5 1 Miles

CREATED BY
JEFF WENGER

MAJOR DOWNTOWN DEVELOPMENT PROJECTS

SITE	PROJECT NAME	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME	UNITS	OFFICE	RETAIL	PARKING				
DEVELOPMENT PROPOSALS																				SUMMARY:				4,669	1,464,000	127,500	1,034
24	55 HUDSON - GOLDMAN SACHS	0	903,000	17,500	684	106	LIBERTY HARBOR NORTH FUTURE PHASES					134	CITY CHEMICAL SITE	140	0	0	150	148	28 BRIGHT STREET	42	6,000	0	0				
35	EVERTRUST II	0	555,000	90,000		118	ST FRANCIS REDEVELOPMENT					143	JERSEY AVE PARK MIXED USE DEVELOPMENT	3,200				157	UNICO TOWER II / KRE	400	0	20,000	200				
104	HARBORSIDE PLAZA 8					124	111 FIRST STREET	500				146	DIVISION STREET					160	HOTEL	300	0	0	0				
105	HARBORSIDE PLAZA 9					125	POWERHOUSE BUILDING					147	BRIGHT AND VARICK	87	0	0	0										
APPROVED DEVELOPMENT PROJECTS																				SUMMARY:				13,248	1,820,886	472,582	11,411
7.2	90 COLUMBUS	634	0	0	0	80	HARBOR LIGHTS / 162 FIRST ST	153	0	15,000	149	107	FISHER RESIDENTIAL	900	0	14,300	722	138	MORRIS BLVD, LHN 60.17	255	0	18,250	135				
7.3	HOTEL	250	0	0	0	82	GLC PROPERTIES 452-460 GRAND STREET	41	0	2,324	41	110	SAN REMO / 455 WASHINGTON BLVD.	119	0	6,665	203	139	METRO HOMES / 193 MARIN BLVD PHASE 2	90	0	5,000					
9	METROPOLIS TOWER / 270 MARIN BLVD	420	0	40,452		84	LIBERTY HARBOR NORTH residential building	162	0	0	160	114	213-215 BAY STREET CONDOS	38	0	0	40	140	TRUMP PHASE 2/ 32--342 WASHINGTON ST	431	0	0	0				
23	50 HUDSON - GOLDMAN SACHS (SITE 3)	0	731,086	20,000	1,473	85	LIBERTY HARBOR NORTH residential building	16	0	0	16	120	380 NEWARK AVENUE	65	0	2,858	69	141	251 NEWARK AVENUE	13	0	1,200	8				
29	99 HUDSON	959	0	46,000	407	88	HARBOR A (VIEW II) / 33-39 AETNA ST	189	0	17,620	285	121	396-420 MARIN BLVD (METROPOLITAN)	809	0	12,800	809	144	700 WASHINGTON	790	0	15,000	876				
33	HARBORSIDE PLAZA 4	0	1,057,300	9,700	618	89	HARBOR PLACE / 36-50 AETNA ST	107	0	3,940	195	122	ELLIPSE 1-25 14TH STREET	363	0	4,000	230	145	2 SHORE LANE	48	0	16,646	65				
38	HARBORSIDE PLAZA 6 - MACK-CALI RESIDENTIAL	1,300	0	20,000	650	87	THE PARK AVENUE	395	0	44,764	144	126	364 MARIN BLVD	20	0			154	143 NEWARK AVE	17	0	8,341	0				
41	PROVOST SQUARE / TOLL BROTHERS	510	0	28,559	589	91	THE VIEW / MILL CREEK LN	575	0	9,736	988	127	ONE BATES STREET	129	0	35,590	132	158	GRAND AND GROVE	549	0	6,380	347				
60	75 PARK LANE SOUTH	405	0	7,248	0	92	203-207 VAN VORST STREET	83	0	0	100	131	137-139 HOBOKEN AVE / VAN LEER	260	0	7,585	280	159	REGENT STREET MIDRISE	131	0	0	29				
65	ULYSSES S. GRANT / 270 TENTH ST	133	0	0	132	98	361-377 NEWARK AVE	55	0	2,950	56	132	110 HOBOKEN AVE / VAN LEER	222	0	0	131	161	350 WARREN	377	32,500	5,000	99				
66	GROVER CLEVELAND / 310 TENTH ST	133	0	0	132	99	9TH AND BRUNSWICK	143	0	0	147	136	MORRIS BLVD, LHN 60.19	259	0	16,600	707	162	HAMILTON SQUARE PHASE II / SILVERMAN	99	0	7,000	66				
70	COLUMBUS CORNER / 143 CC DR / 72 WAYNE ST	58	0	5,909	45	102	MORGAN POINT HOTEL	184	0	3,300	0	137	MORRIS BLVD, LHN 60.18	359	0	11,865	136										
PROJECTS UNDER CONSTRUCTION																				SUMMARY:				4,621	18,025	181,618	2,461
7.1	COLUMBUS TOWERS PHASE II / 70 COLUMBUS	545	0	12,267	316	90	WARREN AND YORK	139	0	6,000	104	128	THE LAGUNA / NEWPORT	144	0	7,772	95	153	1 EXCHANGE PLACE HOTEL	250	0	16,253	0				
68	95-97 MONTGOMERY STREET	12	0	4,508	0	103	18 PARK	422	0	14,300	258	149	JERSEY AVENUE	70	0	14,000	35	155	325 GRAND STREET	194	0	5,108	0				
41.1	PROVOST SQUARE / TOLL BROTHERS PHASE 1	417	0	16,430	371	118	210 9TH STREET / SILVERMAN	25	3,025	0	0	150	223-231 FIRST STREET	25	0	0	14	156	CAST IRON LOFTS II / 827 JERSEY AVE	232	0	26,600	311				
43	HARBORSIDE PLAZA 7 - MACK-CALI RESIDENTIAL	1,267	0	9,666	430	119	272 GROVE STREET	99	15,000	15,000	96	151	8 ERIE STREET	16	0	17,500	0										
81	148 FIRST STREET	108	0	2,000	0	123	110 FIRST STREET	345	0	12,000	345	152	MARBELLA PHASE 2 / 425 WASHINGTON	311	0	2,214	86										
RECENTLY COMPLETED DEVELOPMENT PROJECTS																				SUMMARY:				11,948	7,243,053	1,020,891	19,701
1	THE BATH HOUSE	11	0	0		27	70 HUDSON - HARTZ	0	357,866		273	54	25 RIVER DRIVE / PACIFIC APT TOWER	336	44,575	17,504	240	83	LIBERTY HARBOR NORTH (BLOCK 60.04)	40	0	0	10				
2	BRIGHT & GRAND TOWNHOUSES	10	0	0	10	28	90 HUDSON - HARTZ	0	371,728		285	55	20 RIVER CT / SOUTHAMPTON APT TOWER	409	0	4,239	269	86	S&K / APPLIED HOUSING LIBERTY HARBOR N.	347	0	6,738	253				
3	MAJESTIC THEATRE	48	9,910	5,133	31	30	95 GREENE STREET - SJP	0	261,184	8,146	128	56	MARRIOTT COURTYARD HOTEL	189	0		79	93	833 JERSEY AVENUE	155	0	11,070	155				
4	NEW TOWN HOUSES	8	0	0	4	31	MONTGOMERY GREENE / 103-109 GREENE ST	113	0	3,775	123	57	545 WASHINGTON BLVD / NOC IV	0	858,135	11,318	653	95	SHORE CONDO / 20 NEWPORT PKWY	428	0	45,602	1,045				
5	GROVE POINTE / NEWARK AND GROVE ST	525	0	16,480	597	32	HYATT HOTEL	350		19,000	0	58	575 WASHINGTON BLVD / NOC V	0	704,510	15,584	723	96	MEDICAL OFFICES AND PARKING	0	75,000	0	264				
6	143-151 MORGAN ST / MORGAN LIGHT HOUSE	40	0	0	40	34	HARBORSIDE PLAZA 4A	0	170,000	25,000	1,100	59	570 WASHINGTON BLVD / NOC VI	0	293,430	16,637	207	97	209-217 NEWARK AVE	76	0	3,900	50				
8	COLUMBUS TOWERS / 303 WARREN ST/ PHASE I	306	0	27,300	804	36	HARBORSIDE PLAZA 5	0	817,500	8,500	1,258	61	MODELLS/OFFICE MAX	0	0	40,946	183	100	VINCE WILT TOWNHOUSES	12	0	0	0				
10	GOTHAM	220	0	18,438	328	37	HARBORSIDE NORTH PIER	296			280	62	180 TENTH STREET / ROOSEVELT	133	0		9	101	64-66 MORRIS STREET	14	0	2,000					
11/16	THE LEGACY AT LIBERTY PARK	324			359	39	TRUMP PHASE 1/ 32--342 WASHINGTON ST	431	0	21,069	468	63	204 TENTH STREET / LINCOLN	153	0			108	187 WARREN STREET / LIBERTY POINTE	32	0	4,236	43				
12	FULTON'S LANDING	105	0		72	40	321-333 WASHINGTON	0	40,000	0	0	64	187 ERIE	58	0	0	61	109	HOME DEPOT / 180 12TH ST	0	0	105,121	420				
13	K. HOVNIANIAN AT PAULUS HOOK	71	0	1,250	80	42	140 BAY STREET	59		24,000		67	700 GROVE	230	0	0	231	111	MONACO I AND II / 455 WASHINGTON BLVD	555	0	6,105	378				
14	HUDSON POINT	181	0		196	44	HARBORSIDE PLAZA 10		518,578	13,482	367	69	ATHENA / "A" / 94 FIRST ST	250	0	9,850	211	112	198 VAN VORST STREET	131	0	4,426	181				
15	PIER HOUSE I	180	0	5,700	233	45	CANDLEWOOD HOTEL	215	0		133	71	99-101 MONTGOMERY	16	0	900	8	113	THE AQUABLU / 110 RIVER DR	367	0	13,348	0				
17	SUGAR HOUSE	74	0	1,080	67	46	PORTOFINO	283	0	4,800	299	72	COLUMBUS COMMONS / 311 WASHINGTON	68	0	0	46	115	2 SECOND STREET	269	0	6,000	275				
18	72-78 MORRIS STREET	19	0		10	47	MARBELLA	412	0	5,600	388	73	61 GRAND / THE GRAND VIEW	40	0	0	38	116	154-158 STEUBEN STREET / IVY HOUSE	18	0	0	7				
19	ESSEX COMMONS / 60 ESSEX ST	70	0		69	48	DOUBLETREE HOTEL	200			187	74	METRO HOMES / 193 MARIN BLVD/GULLS COVE	342	0	35,000	442	117	25 MCWILLIAMS PL / HAMILTON SQ	125	0	55,000	35				
20	LIBERTY TERRACE	120	0	0	120	49	480 WASHINGTON BLVD / NOC VII	0	933,288	21,195	876	75	LIBERTY HARBOR NORTH (BLOCK 60.02)	177	0	10,000	313	129	109-113 COLUMBUS DRIVE	24	0	9,483	0				
21	LIBERTY VIEW TOWER	648		24,000	777	50	WESTIN HOTEL / 475 WASHINGTON BLVD	*414				76	150 BAY STREET	232	0	35,000	0	133	292 NEWARK AVE	48	0	7,505	30				
22	30 HUDSON - GOLDMAN SACHS	0	1,168,281	10,000	see #23	51	499 WASHINGTON BLVD / NOC III	0	547,795	12,000	750	77	LIBERTY HARBOR NORTH (BLOCK 60.03)	174	0	0	220	135	FIRST AND CENTER STREET	54	0	0	56				
25	61-63 SUSSEX & 60 MORRIS	13			13	52	MACY'S	0	0	237,000		78	LIBERTY HARBOR NORTH (BLOCK 60.10)	101	0	0	0	141	253 WASHINGTON STREET	18	0	3,500	0				
26	77 HUDSON - HOVNIANIAN / EQR	901	0	20,178	912	53	100 TOWN SQ PL / NOC VIII	0	71,273		877	79	159 SECOND STREET WALDO LOFTS	82	0	6,753	40	142	307 BARROW STREET	12	0	0	12				
PRE 1997 COMPLETED PROJECTS																				SUMMARY:				4,863	6,474,735	1,376,026	9,572
MADISON		900		5,500	448	RIVERSIDE		346		4,135	615	PORTSIDE		527	0			AVALON COVE		504	0	0					
JEFFERSON						ATLANTIC		444				CLERMONT COVE		150	0			1 EVERTRUST PLAZA		0	320,000	0	350				
WASHINGTON		608		26,300	323	525 WASHINGTON BLVD / NOC II		0	820,842	32,070	850	101 HUDSON		0	1,167,258		1,023	2 MONTGOMERY STREET		0	165,000	0					
ADAMS						111 TOWN SQ PL / NOC I		0	407,126	20,457	455	10 EXCHANGE		0	696,876	7,161		15 EXCHANGE PLACE		0	142,497	5,920	12				
MONROE		443			456	other unassigned newport parking					103	30 MONTGOMERY STREET		0	300,000		94	75 MONTGOMERY STREET		0	40,000	7,000	0				
EAST HAMPTON		441		8,483	269	METROPLAZA		0	0	255,000		DIXON MILLS		500	0	0		66 YORK STREET		0	28,000	0	0				
NEWPORT MALL		0		918,000	4,051	95 COLUMBUS DRIVE		0	569,136		523	HARBORSIDE		0	1,818,000	86,000											
TOTAL:																				39,349	17,020,699	3,178,617	44,179				