

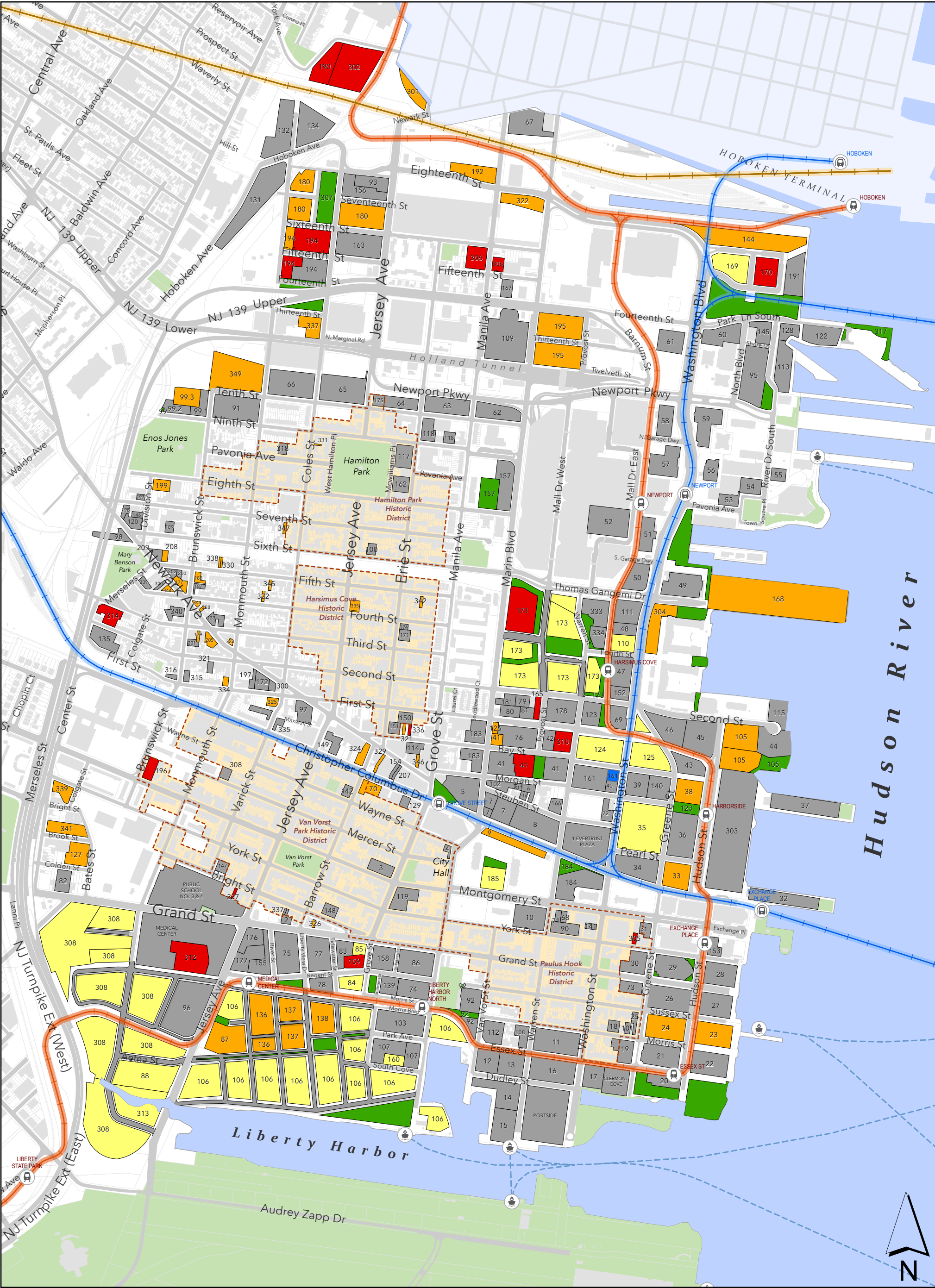


CITY OF JERSEY CITY

DOWNTOWN DEVELOPMENT

January 2023

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 areas colored in yellow and marked as proposed are speculative and represent a projection of future development over the next few years.



Project Development Status (Downtown)

- | | |
|--------------------|-------------------|
| Proposed | Park |
| Approved | Future Street |
| Under Construction | Capital |
| Completed | Historic District |

- | | |
|--------------------|----------------------|
| Light Rail Line | Ferry Routes |
| Light Rail Station | Ferry Stops |
| Path Line | NJ Transit Rail Line |
| Path Stations | |

0 500 1,000 2,000 Feet





CITY OF JERSEY CITY

DOWNTOWN DEVELOPMENT STATISTICS

January 2023

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SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
DEVELOPMENT PROPOSALS						SUMMARY:		6,210	555,000	111,665	3,365
35	EVERTRUST II	-	555,000	90,000	-	160	155 MARIN BOULEVARD - MARRIOTT HOTEL	276	-	15,000	-
84	250 MORRIS BOULEVARD	-	-	-	-	169	NEWPORT SITE 5	-	-	-	-
85	251-255 GRAND STREET	-	-	-	-	173	HARSIUMUS COVE STATION WEST	3,815	-	-	3,162
106	LIBERTY HARBOR NORTH (Future Development)	-	-	-	-	185	PROPOSED DEVELOPMENT	0	-	-	-
110	435 WASHINGTON BOULEVARD	119	-	6,665	203	308	GRAND JERSEY RDP (Future Development)	-	-	-	-
124	111 FIRST STREET	500	-	-	-	350	COVE	1,500	-	-	-
125	POWERHOUSE BUILDING (Future Development)	-	-	-	-						

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
APPROVED DEVELOPMENT PROJECTS						SUMMARY:		12,995	1,082,300	551,234	7,547
9	270 MARIN BOULEVARD (20) (20)	420	-	40,452	-	206	286 NEWARK AVENUE (6)	18	-	-	4
23	50 HUDSON STREET (42)	924	-	12,017	467	208	386 5TH STREET (5)	18	-	-	-
24	55 HUDSON STREET (58)	1,017	-	37,175	378	301	2 HOBOKEN AVENUE (13)	161	-	3,793	147
33	HARBORSIDE PLAZA 4 (5)	-	1,057,300	9,700	618	304	444 WASHINGTON BOULEVARD (70)	950	-	17,192	572
38	191-201 HUDSON STREET (70) (70)	1,606	-	32,508	272	305	72 YORK STREET (11)	14	-	-	-
70	143 CC DRIVE / 72 WAYNE STREET	58	-	5,909	45	321	230 BAY STREET (4)	4	-	-	-
87	THE PARK AVENUE	395	-	44,764	144	322	318 FOURTH STREET (4)	4	-	-	-
88	33-39 AETNA STREET	189	-	17,620	285	323	270-272 NEWARK AVENUE (5)	4	-	-	-
89	36-50 AETNA STREET	107	-	3,940	195	324	165 NEWARK AVENUE ()	51	-	11,967	-
99.3	364 NINTH STREET PHASE 3 (8)	79	-	24,000	245	325	303-311 1ST STREET (5)	43	-	-	11
106	HARBORSIDE PLAZA 3	680	-	18,662	505	326	292 GRAND STREET (4)	4	-	-	-
126	364 MARIN BOULEVARD	28	-	-	-	328	302 NEWARK AVENUE (4)	3	-	-	-
127	100 COLDEN STREET	128	-	28,650	168	331	164.5 COLES STREET (3)	1	-	-	-
136	MORRIS BLVD LHN 60 19	259	-	16,600	707	334	375 MONMOUTH STREET (3)	8	-	-	-
137	MORRIS BLVD LHN 60 18	359	-	11,865	136	335	598 JERSEY AVENUE (5)	16	-	-	-
138	MORRIS BLVD LHN 60 17	255	-	18,250	135	337	227 COLES STREET (2)	-	-	18,870	-
144	770 WASHINGTON BOULEVARD (47) (38) (15)	1,114	-	19,303	557	338	352.5 5TH STREET (4)	3	-	-	-
165	144 FIRST STREET (11)	84	-	3,650	-	339	58-60 CENTER STREET (5)	100	-	3,056	25
168	2 SIXTH STREET PIER (42) (42) (39) (39)	1,723	-	4,035	897	341	12-24 BROOK STREET & 34-40 CENTER STREET (6)	95	-	745	80
177	318-328 NEWARK AVENUE (7)	50	-	4,895	3	342	211 5TH STREET (3)	4	-	-	-
179	351 THIRD STREET (4)	12	-	796	-	343	306 NEWARK AVENUE (5)	12	-	1,558	-
180	296-298 COLES STREET (11 & 18)	928	-	23,950	309	344	325-329 NEWARK AVENUE (5)	16	-	1,976	5
188	160 BRUNSWICK STREET	16	-	-	9	345	319 5TH STREET (3)	2	-	-	-
192	659 GROVE STREET (10)	139	-	11,050	102	346	134 NEWARK AVENUE (5)	8	-	2,890	-
195	580 MARIN BOULEVARD	367	25,000	95,000	200	347	301 7TH STREET (4)	4	-	-	-
199	387-389 8TH STREET & 34-40 DIVISION STREET (8)	75	-	3,351	82	349	535 MONMOUTH STREET (7)	246	-	-	222
205	285 NEWARK AVENUE (6)	22	-	-	-	351	199 SUMMIT AVENUE (5)	172	-	1,045	22

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
PROJECTS UNDER CONSTRUCTION						SUMMARY:		4,680	0	213,566	2,274
41	PROVOST SQUARE (33)	268	-	13,172	380	306	SHELTER	-	-	-	-
107	155 MARIN BOULEVARD (PHASE 2)	452	-	9,037	-	306	619, 610-620 GROVE STREET	444	-	5,600	251
159	101 (AKA 221) GROVE STREET (13)	198	-	970	80	311	454 SECOND STREET (4)	48	-	-	-
170	30 PARK LANE NORTH (33) (5)	391	-	7,970	393	314	286 COLES STREET	670	-	-	350
173	400-420 MARIN BOULEVARD (60)	802	-	118,401	538	322	650 GROVE STREET (10)	108	-	34,346	80
190	39 NEW YORK AVENUE (5)	154	-	68	-	327	89 BRIGHT STREET (4)	3	-	-	-
194	EMERSON DISTRICT	749	-	19,000	202	336	228 BAY STREET (4)	4	-	-	-
196	78 MONTGOMERY STREET	40	-	-	-	338	153 MORGAN STREET(6)	2	-	802	-
302	3-25 NEW YORK AVENUE	336	-	-	-	348	NEW SURGICAL CENTER	-	-	-	-
305	72 YORK STREET	11	-	4,200	-						

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
RECENTLY COMPLETED DEVELOPMENT PROJECTS						SUMMARY:		28,296	7,278,334	1,606,789	30,395
1	9 COLES STREET (2)	11	-	-	-	100	244-250 SIXTH STREET (3)	12	-	-	-
2	BRIGHT/GRAND TOWNHOUSES (4)	10	-	-	10	101	64-66 MORRIS STREET (5)	14	-	2,000	-
3	MAJESTIC THEATRE (6)	48	9,910	5,133	31	102	MORGAN POINT HOTEL	184	-	3,300	-
4	NEW TOWN HOUSES (4)	8	-	-	4	103	18 PARK LANE (11)	422	-	14,300	258
5	GROVE POINT E (29)	525	-	16,480	597	107	155 MARIN BLVD (PHASE 1)	448	-	5,250	722
6	143-151 MORGAN STREET(11)	40	-	-	40	108	187 WARREN STREET / LIBERTY POINT E (3)	32	-	4,236	43
7.1	70 COLUMBUS PHASE II	545	-	12,267	316	109	HOME DEPOT / 180 12TH STREET (3)	-	-	105,121	420
7.3	90 COLUMBUS / HOTEL	250	-	-	-	111	MONACO I II / 465-475 WASHINGTON BLVD (50)	524	-	6,105	378
7.2	90 COLUMBUS	634	-	-	-	112	198 VAN VORST STREET (7)	131	-	4,426	181
8	303 WARREN STREET/ PHASE I (36)	306	-	27,300	804	113	THE AQUABLU / 110 RIVER DRIVE (31)	367	-	13,348	-
10	255 WARREN STREET (22)	220	-	18,438	328	114	213-215 BAY STREET CONDOS	38	-	-	40
11/16	LEGACY AT LIBERTY PARK (4)	324	-	-	359	115	2 SECOND STREET (42)	269	-	6,000	275
12	FULTON'S LANDING (7)	105	-	-	72	116	154-158 STEUBEN STREET / IVY HOUSE (7)	18	-	-	7
13	K HOVANNIAN AT P HOOK (4)	71	-	1,250	80	117	25 MCWILLIAMS PL / HAMILTON SQ (11)	127	-	55,000	35
14	HUDSON POINT (6)	181	-	-	196	118	210 9TH STREET / SILVERMAN (5)	25	3,025	-	-
15	PIER HOUSE I (4)	180	-	5,700	233	119	272 GROVE STREET	99	15,000	15,000	48
17	174 WASHINGTON STREET (4)	180	-	1,080	67	120	380 NEWARK AVENUE (7)	45	-	4,318	20
18	72-78 MORRIS STREET (3)	19	-	-	10	122	ELLIPSE 1-25 14TH STREET (41)	376	-	-	271
19	60 ESSEX STREET (7)	70	-	-	69	123	110 FIRST STREET	441	-	12,000	343
20	LIBERTY TERRACE (9)	120	-	-	120	128	145 14TH STREET - LAGUNA (17)	144	-	7,772	95
21	LIBERTY VIEW TOWER (37)	648	-	24,000	777	129	109-113 COLUMBUS DRIVE (5)	24	-	9,483	-
22	30 HUDSON (42)	-	1,168,281	10,000	see #23	131	137-139 HOBOKEN AVENUE / VAN LEER	260	-	3,122	370
25	61-63 SUSSEX & 60 MORRIS (6)	13	-	-	13	132	110 HOBOKEN AVENUE / VAN LEER	240	-	-	131
26	77 HUDSON (48)	901	-	20,178	912	133	292 NEWARK AVENUE (5)	48	-	7,505	30
27	70 HUDSON - HARTZ (12)	-	357,866	-	273	134	CITY CHEMICAL SITE	140	-	-	150
28	90 HUDSON - HARTZ (12)	-	371,728	-	285	135	FIRST AND CENTER STREET (4)	54	-	-	56
29	90 HUDSON STREET (17)	781	-	15,666	609	139	193 MARIN BLVD PHASE 2	90	-	5,000	-
30	95 GREENE STREET - SJP (5)	-	261,184	8,146	128	140	65 BAY STREET / TRUMP 2	447	-	10,600	-
31	MONTGOMERY GREENE (19)	113	-	3,775	123	141	253 WASHINGTON STREET(8)	20	-	3,500	-
32	HYATT HOTEL (10)	350	-	19,000	-	142	307 BARROW STREET/ 78 WAYNE STREET(4)	12	-	-	12
34	HARBORSIDE PLAZA 4A (11)	-	170,000	25,000	1,100	145	2 SHORE LANE (6)	71	-	15,603	65
36	HARBORSIDE PLAZA 5 (34)	-	817,500	8,500	1,258	146	17-19 DIVISION ST	18	-	1,242	-
37	HARBORSIDE NORTH PIER (8)	296	-	-	280	147	BRIGHT STREET AND VARICK STREET	87	-	-	-
39	32-342 WASHINGTON STREET(55)	452	-	21,069	468	148	28 BRIGHT STREET (4)	31	1,332	-	14
40	321-333 WASHINGTON (4)	-	40,000	-	-	149	JERSEY AVENUE	70	-	14,000	35
41.1	PROVOST SQUARE (38)	417	-	16,430	371	150	223-231 FIRST STREET (4)	25	-	-	14
41.2	PROVOST SQUARE (28)	242	-	15,387	209	151	8 ERIE STREET (3)	16	-	17,500	-
42	140 BAY STREET (7)	59	-	24,000	-	152	425 WASHINGTON BLVD	311	-	2,214	86
43	200 GREENE STREET/ PLAZA 7 (69)	766	-	11,998	421	153	1 EXCHANGE PLACE HOTEL	250	-	16,253	-
44	HARBORSIDE PLAZA 10 (19)	-	518,578	13,482	367	154	143 NEWARK AVENUE	17	-	8,341	-
45	CANDLEWOOD HOTEL (8)	215	-	-	133	155	325 GRAND STREET (13)	194	-	5,108	-
46	65 2ND STREET/ PORTOFINO (26)	283	-	4,800	296	156	CART IRON LOFTS II / R27 JFRSFY AVENUE (26)	232	-	26,600	311
47	425 WASH. BLVD/MAREBELLA (40)	412	-	5,600	318	157	UNICO TOWER II / KRE	400	-	20,000	200
48	455 WASH. BLVD/ DOUBLETREE (13)	200	-	-	187	158	GRAND STREET AND GROVE STREET	549	-	6,380	347
49	480 WASHINGTON BLVD (27)	-	933,288	21,195	876	161	350 WARREN AKA 335-341 WASHINGTON STREET	377	-	-	-
50	479 WASH. BLVD - WESTIN HOTEL (24)	429	-	7,000	215	162	HAMILTON SQUARE PHASE II	99	-	7,000	66
51	498 WASHINGTON BLVD (14)	-	547,795	12,000	750	163	795-803 JERSEY AVENUE	377	-	20,700	429
52	MACY'S (3)	-	-	237,000	-	166	321-331 WARREN STREET (18)	180	-	16,400	18
53	100 TOWN SQ PL / NOC VII (14)	-	71,273	-	877	167	182-184 14TH STREET - HOTEL	87	-	-	30
54	25 RIVER DRIVE (29)	336	44,575	17,504	240	171	60 ERIE STREET / SCHOOL #2 (3)	16	-	-	12
55	20 RIVER COURT (36)	409	-	4,239	269	172	239-249 NEWARK AVENUE	54	-	4,144	13
56	MARRIOTT COURTYARD (10)	189	-	-	79	174	227 4TH STREET - SCHOOL #2 (5)	12	-	-	-
57	545 WASHINGTON BLVD / NOC IV (21)	-	858,135	11,318	653	175	242 10TH STREET - HAMILTON LOFTS (5)	32	-	7,560	-
58	575 WASHINGTON BLVD / NOC V (21)	-	704,510	15,584	723	176	333 GRAND STREET (12)	233	-	26,000	134
59	570 WASHINGTON BLVD / NOC VI (12)	-	293,430	16,637	207	177	88 REGENT STREET(32)	392	5,595	9,110	305
60	75 PARK LANE SOUTH	359	-	7,248	-	178	133 SECOND STREET (7)	-	980	6,201	-
61	MODELLS/STAPLES (1)	-	-	40,946	183	181	175 SECOND STREET (13)	159	-	-	22
62	180 TENTH STREET / ROOSEVELT (7)	128	-	4,507	9	183	331 MARIN BOULEVARD	448	-	6,470	116
63	204 TENTH STREET / LINCOLN (6)	153	-	-	134	183N	351 MARIN BOULEVARD	507	-	-	203
64	234 TENTH STREET - SCHOEDER LOFTS (5)	58	-	3,400	65	184	25 CHRISTOPHER COLUMBUS DRIVE	308	-	18,485	416
65	270 TENTH STREET	163	-	-	132	186	FERRY DOCK	-	-	-	-
66	310 TENTH STREET	163	-	-	132	187	364.5 FOURTH STREET	16	-	480	-
67	700 GROVE STREET (12)	230	-	-	231	189	366 SIXTH STREET	20	-	-	20
68	95-97 MONTGOMERY STREET (6)	18	-	4,508	-	191	150 RIVER DRIVE (24) (12) (5)	336	-	14,442	181
69	ATHENA / "A" / 94 FIRST STREET (33)	250	-	9,850	211	196	25-27 DIVISION STREET	10	-	-	-
71	99-101 MONTGOMERY STREET (7)	16	-	900	8	197	251 NEWARK AVENUE	13	-	1,200	8
72	311 WASHINGTON BOULEVARD (14)	68	-	-	46	198	400 NEWARK AVENUE (7)	25	-	-	15
73	61 GRAND / GRAND VIEW (4)	40	-	-	38	200	375 FIFTH STREET (5)	12	-	-	-
74	193 MARIN BLVD / GULLS COVE (16)	341	-	35,000	430	201	124-128 BRUNSWICK STREET (5)	19	-	312	13
75	I RIFERTY H N - R I CK 60 02 (9)	177	-	10,000	313	202	332 NEWARK AVENUE (7)	45	-	530	12
76	150 BAY STREET (9)	232	-	35,000	-	203	333 NEWARK AVENUE (4)	18	-	3,028	-
77	LIBERTY HARBOR NORTH - BLOCK 60.03 (8)	174	-	-	220	207	141 NEWARK AVENUE (7)	10	-	-	-
78	LIBERTY HARBOR NORTH - BLOCK 60.10 (8)	101	-	-	-	209	338 NEWARK AVENUE	37	-	-	-
79	159 SECOND STREET WALDO LOFTS (12)	82	-	8,753	40	300	233 NEWARK AVENUE	16	-	1,702	4
80	160 FIRST STREET (14)	159	-	9,873	63	303	150 & 200 HUDSON STREET (5)	-	-	-	-
81	148 FIRST STREET (13)	119	-	2,000	-	307	305 COLES STREET (COLES STREET PARK)	-	-	-	-
82	432-460 GRAND STREET	41	-	2,324	41	309	202 MENSELLES STREET (6)	16	-	-	16
83	LIBERTY HARBOR NORTH - BLOCK 60.04 (5)	40	-	-	10	310	158 MERCER STREET	-	-	-	-
86	S&K / APPLIED HOUSING (16)	347	-	8,738	253	311	155 MORGAN STREET (8)	-	9,349	-	-
90	120 YORK STREET (11)	139	-	6,000	104	317	WATERRONT WALKWAY / WATER'S SOUL	-	-	-	-
91	367 10TH STREET (7)	54	-	-	147	318	105 BRUNSWICK STREET(4)	9	-	1,818	-
92.1	193-213 VAN VORST STREET PHASE 1 (15)	255	-	7,237	252	319	102-110 BRUNSWICK STREET (4)	15	-	-	-
92.2	193-213 VAN VORST STREET PHASE 2 (15)	153	-	7,305	-	321	371 SECOND STREET (5)	12	-	-	9
93	833 JERSEY AVENUE (20)	155	-	11,070	155	322	304 PAVONIA AVENUE (ADAPTIVE RESUSE) (4)	9	-	-	-
95	SHORE CONDO / 20 NEWPORT PKWY (23 & 28)	442	-	45,602	1,045	333	430 MARIN BLVD (35)	432	-	26,593	1,590
96	MEDICAL OFFICES AND PARKING (5)	-	75,000	-	264	334	430 MARIN BLVD (35) PHASE 2	432	-	8,394	182
97	209-217 NEWARK AVENUE (5)	76	-	3,900	50	335	39-41 MAXWELL STREETS 208 COLUMBUS DR (5) (4)	8	-	-	4
98	361-377 NEWARK AVENUE	55	-	2,950	56	337	57.5 BRIGHT STREET	-	-	-	-
99.1	364 NINTH ST. PHASE 1 (6)	75	-	27,643	116	340	138 BRUNSWICK STREET ()	-	-	-	-
99.2	364 NINTH ST. PHASE 2 (6)	75	-	27,643	116						