

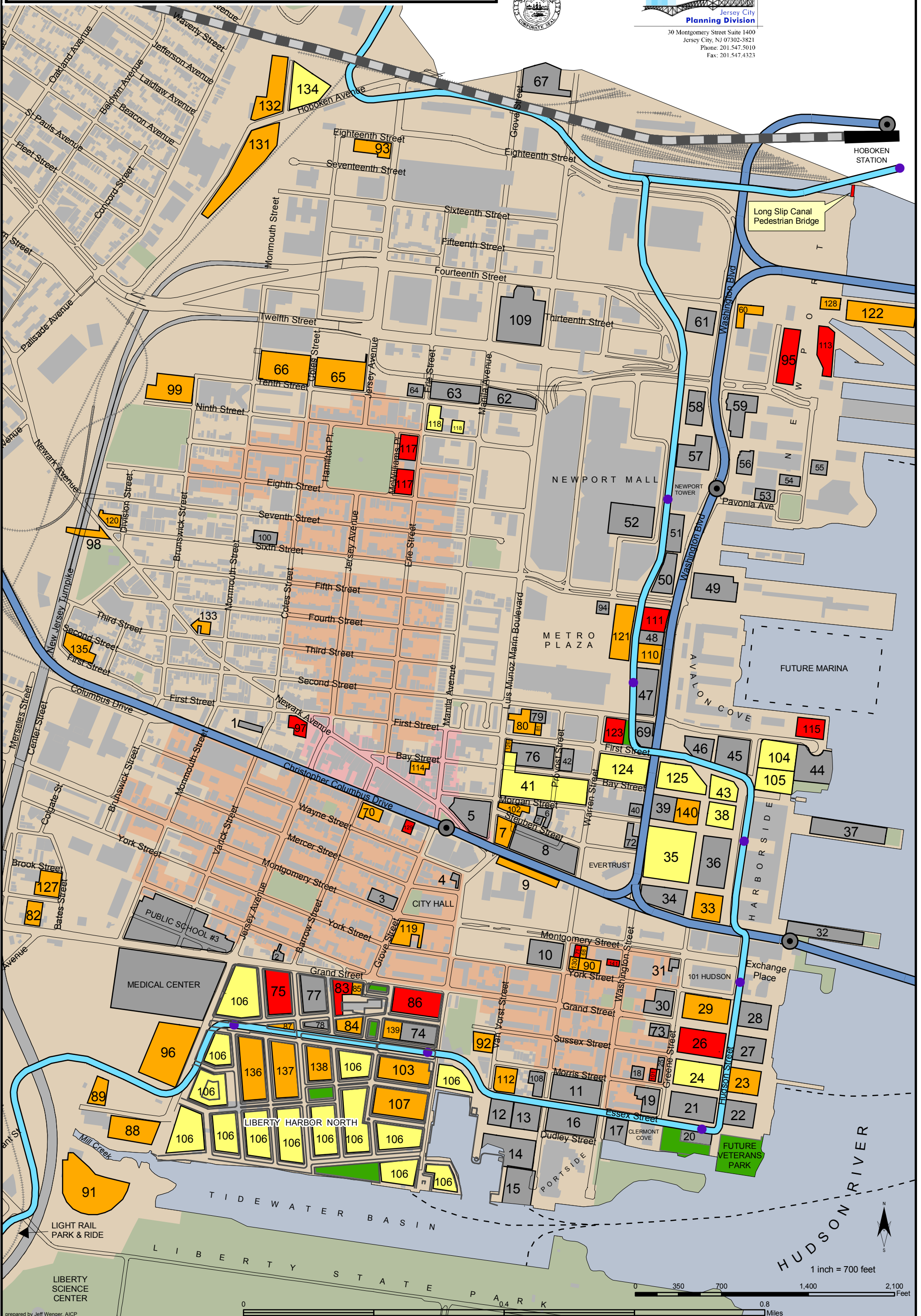
CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

JANUARY 12, 2009

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



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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																								
24	55 HUDSON - GOLDMAN SACHS	0	903,000	17,500	684	43	HARBORSIDE PLAZA 7	0	1,486,400	9,000	315	118	ST FRANCIS REDEVELOPMENT											
35	EVERTRUST II	0	555,000	90,000		104	HARBORSIDE PLAZA 8					124	1111 FIRST STREET	500										
38	HARBORSIDE PLAZA 6	0	626,100	21,200	922	105	HARBORSIDE PLAZA 9					125	POWERHOUSE BUILDING											
41	PROVOST SQUARE / TOLL BROTHERS	927	0	44,989	960	106	LIBERTY HARBOR NORTH					134	CITY CHEMICAL SITE	140	0	0	150							
SUMMARY:																								
												1,567	2,084,100	173,689	2,716									
APPROVED DEVELOPMENT PROJECTS																								
7	COLUMBUS TOWERS/ PHASE II/ 50 COLUMBUS	942	0	12,267	316	82	GLC PROPERTIES 452-460 GRAND STREET	41	0	2,324	41	102	MORGAN POINT / STUBEN ST	78	0	4,000	31	128	THE SAVOY / 45 14TH STREET	144	0	7,772	95	
9	METROPOLIS TOWER / 270 MARIN BLVD	420		40,462		84	LIBERTY HARBOR NORTH residential building	162	0	0	160	103	S&K / APPLIED HOUSING	498	0	26,554	525	130	254 WARREN STREET	50	0	1,932	50	
23	50 HUDSON - GOLDMAN SACHS (SITE 3)	0	731,086	20,000	1,473	85	LIBERTY HARBOR NORTH residential building	16	0	0	16	107	TRAMZ: MIXED USE BLDG WITH HOTEL	470	0	3,690	723	131	137-139 HOBOKEN AVE / VAN LEER	260	0	7,585	280	
29	99 HUDSON - MERRILL LYNCH	0	1,202,550		742	88	HARBOR A (VIEW II) / 33-39 AETNA ST	189	0	17,620	285	110	SAN REMO / 456 WASHINGTON BLVD.	119	0	6,665	203	132	110 HOBOKEN AVE / VAN LEER	178	0	0	168	
33	HARBORSIDE PLAZA 4	0	1,057,300	9,700	618	89	HARBOR PLACE / 36-50 AETNA ST	107	0	3,940	195	112	198 VAN VORST STREET	59	0	0	65	133	292 NEWARK AVE	30	0	7,505	30	
60	75 14TH / THE WILSON	341		16,261	276	90	106-118 YORK STREET	60	0	0	62	114	213-215 BAY STREET CONDOS	38	0	0	40	135	FIRST AND CENTER STREET	54	0	0	56	
65	ULYSSES S. GRANT / 270 TENTH ST	133	0	0	132	91	THE VIEW / MILL CREEK LN	575	0	9,736	988	119	272 GROVE STREET	88	0	8,880	96	136	MORRIS BLVD, LHN 60, 19	259	0	16,600	707	
66	GROVER CLEVELAND / 310 TENTH ST	133	0	0	132	92	203-207 VAN VORST STREET	83	0	0	100	120	380 NEWARK AVENUE	65	0	2,858	69	137	MORRIS BLVD, LHN 60, 18	359	0	11,885	136	
68	95-97 MONTGOMERY STREET	12	0	4,508	0	93	833 JERSEY AVENUE	94	0	0	84	121	396-420 MARIN BLVD (METROPOLITAN)	809	0	12,800	809	138	MORRIS BLVD, LHN 60, 17	255	0	18,250	135	
70	COLUMBUS CORNER / 143 CC DR / 72 WAYNE ST	58	0	5,909	45	96	MEDICAL OFFICES AND PARKING	0	75,000	0	264	122	ELIPSE 1-25 14TH STREET	363	0	4,000	230	139	METRO HOMES / 193 MARIN BLVD PHASE 2	90	0	5,000	???	
80	HARBOR LIGHTS / 162 FIRST ST	153	0	15,000	149	98	361-377 NEWARK AVE	55	0	2,950	56	126	364 MARIN BLVD	20	0	0		140	TRUMP PHASE 2/ 32-342 WASHINGTON ST	431	0	0	0	
81	THE MONDRIAN / 154-156 FIRST ST	22	0	2,744	0	99	9TH AND BRUNSWICK	143	0	0	147	127	ONE BATES STREET	129	0	35,590	132							
SUMMARY:																								
												3,796	10,000	228,282	3,769									

RECENTLY COMPLETED DEVELOPMENT PROJECTS

1	THE BATH HOUSE	11	0	0		21	LIBERTY VIEW TOWER	648		24,000	777	47	MARBELLA	412	0	5,600	388	67	700 GROVE	230	0	0	231	
2	BRIGHT & GRAND TOWNHOUSES	10	0	0		22	30 HUDSON - GOLDMAN SACHS	0	1,168,281	10,000	see #23	48	DOUBLETREE HOTEL	200			187	69	ATHENA / 'A' / 94 FIRST ST	250	0	9,850	211	
3	MAESTIC THEATRE	48	9,910	5,133	31	25	61-63 SUSSEX & 60 MORRIS	13			13	49	480 WASHINGTON BLVD / NDC VII	0	933,288	21,195	876	72	COLUMBUS COMMONS / 311 WASHINGTON	68	0	0	46	
4	NEW TOWN HOUSES	8	0	0	4	27	70 HUDSON - HARTZ	0	357,866		273	50	WESTIN HOTEL / 475 WASHINGTON BLVD	*414				73	61 GRAND / THE GRAND VIEW	40	0	0	38	
5	GROVE POINTE / NEWARK AND GROVE ST	525	0	16,480	597	28	90 HUDSON - HARTZ	0	371,728		285	51	499 WASHINGTON BLVD / NDC III	0	547,795	12,000	750	74	METRO HOMES / 193 MARIN BLVD / GULLS COVE	342	0	35,000	442	
6	143-151 MORGAN ST / MORGAN LIGHT HOUSE	40	0	0	40	30	95 GREENE STREET - SJP	0	261,184	8,146	128	52	MACY'S	0	0	237,000		76	150 BAY STREET	232	0	35,000	0	
8	COLUMBUS TOWERS / 303 WARREN ST/ PHASE I	306	0	27,300	804	31	MONTGOMERY GREENE / 103-109 GREENE ST	113	0	3,775	123	53	100 TOWN SQ PL / NDC VIII	0	71,273		877	77	LIBERTY HARBOR NORTH (BLOCK 60.03)	174	0	0	220	
10	GOTHAM	220	0	18,438	328	32	HYATT HOTEL	350		19,000	0	54	25 RIVER DRIVE / PACIFIC APT TOWER	409	0	4,239	269	78	LIBERTY HARBOR NORTH (BLOCK 60.10)	101	0	0	0	
11/16	THE LEGACY AT LIBERTY PARK	324	0	18,438	328	34	HARBORSIDE PLAZA 4A	0	170,000	25,000	1,100	55	20 RIVER CT / SOUTHAMPTON APT TOWER	0	0		79	159 SECOND STREET WALDO LOFTS	82	0	6,753	40		
12	FULTONS LANDING	105	0		72	36	HARBORSIDE PLAZA 5	0	817,500	8,500	1,258	56	MARRIOTT COURTYARD HOTEL	189	0		79	WACHOVIA BRANCH 145 T.GANGEMI DR	0	4,000	0	24		
13	K. HOVANIAN AT PAULUS HOOK	71	0	1,250	80	37	HARBORSIDE NORTH PIER	296			280	57	545 WASHINGTON BLVD / NDC IV	0	858,135	11,318	653	94	VINCE WILT TOWNHOUSES	12	0	0	0	
14	HUDSON POINT	181	0		196	39	TRUMP PHASE 1 / 32-342 WASHINGTON ST	431	0	21,089	786	58	575 WASHINGTON BLVD / NDC V	0	704,510	15,584	723	108	187 WARREN STREET / LIBERTY POINTE	32	0	4,236	43	
15	PIER HOUSE I	180	0	5,700	233	40	321-333 WASHINGTON	0	40,000	0	0	59	570 WASHINGTON BLVD / NDC VI	0	293,430	16,637	207	109	HOME DEPOT / 180 12TH ST	0	0	105,121	420	
17	SUGAR HOUSE	74	0	1,080	67	42	140 BAY STREET	59		24,000		61	MODELLS/OFFICE MAX	0	0	40,946	183	116	154-156 STEUBEN STREET / IVY HOUSE	18	0	0	7	
18	72-78 MORRIS STREET	19	0		10	44	HARBORSIDE PLAZA 10		518,578	13,482	367	62	180 TENTH STREET / ROOSEVELT	133	0		9							
19	ESSEX COMMONS / 80 ESSEX ST	70	0		69	45	CANDLEWOOD HOTEL	215	0		133	63	204 TENTH STREET / LINCOLN	153	0									
20	LIBERTY TERRACE	120	0	0	120	46	PORTOFINO	283	0	4,800	299	64	187 ERIE	58	0	0	61							

PRE 1997 COMPLETED PROJECTS

MADISON	900	5,500	448			RIVERSIDE	346	4,135	615			PORTSIDE	527	0				AVALON COVE	504	0	0			
JEFFERSON						ATLANTIC	444					CLEMMONT COVE	150	0				1 EVERTRUST PLAZA	0	320,000	0	350		
WASHINGTON	608	26,300	323			525 WASHINGTON BLVD / NDC 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 / NDC I	0	407,126	20,457	455		10 EXCHANGE	0	696,876	7,161			1 EXCHANGE PLACE	0	120,000				
MONROE	443	456				other unassigned newport parking				103		30 MONTGOMERY STREET	0	300,000		94		15 EXCHANGE PLACE	0	142,497	5,920	12		
EAST HAMPTON	441	8,483	289			METROPLAZA	0	255,000				DIXON MILLS	500	0	0			75 MONTGOMERY STREET	0	40,000	7,000	0		
NEWPORT MALL	0	918,000	4,051			95 COLUMBUS DRIVE	0	569,136		523		HARBORSIDE	0	1,818,000	86,000									

SUMMARY:

4,863	6,566,735	1,376,026	9,572		
TOTAL:	27,002	18,898,824	2,938,080	42,984	