

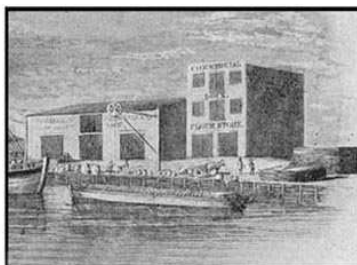
**FROM COMMERCIAL DOCK TO PENN PLAZA:
AN ILLUSTRATED SITE STUDY OF RIVERFRONT DEVELOPMENT, DECLINE
AND REDEVELOPMENT ALONG THE NEWARK REACH OF THE PASSAIC
RIVER.**

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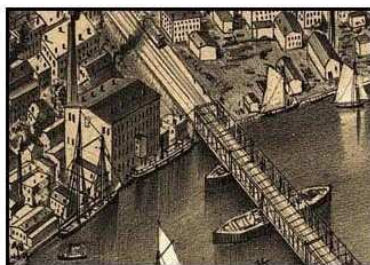
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The right bank of the Passaic River along the Newark Reach has experienced more than three centuries of development since the 1666 settlement of Newark. A historical study of the two-acre site located on the south side of Penn Station illustrates long-term trends of riverfront development, decline, and redevelopment. The location near the junction of Market Street and Ferry Street prompted development of the Commercial Dock, one of Newark's earliest and most important waterfront terminals. It had immediate access to the initial terminating basin of the Morris Canal and one of the first railroad bridges across the Passaic River in the early 1800s. Proximity to several transportation modes encouraged intense development, and the site contained some of the tallest structures in 19th Century Newark, the Passaic Flour Mills and Van Vliet's Malt House. The decline of railroads and river transport, along with increasing pollution of the Passaic River, decreased the site's value during the mid-1900s; and it contained low-rise warehousing and manufacturing structures at the time of the 1967 Newark Riots. The late 20th Century saw beginnings of environmental restoration of the Passaic River and revival of investment in waterfront sites. In addition, post-riot Newark developed a second Business District, with virtually all of the city's new office skyscrapers located south of Mulberry Street and clustered around Penn Station. The site's location again made it a prime target for development during the late 1900s. Hartz Mountain Industries purchased the site and constructed upscale office towers of Penn Plaza during the 1990s.



1849 Illustration of
Commercial Dock.



1895 Commercial Dock
and Railroad Bridge



1995 Penn Plaza and
Railroad Bridge