

may be clearly visible across a body of water unencumbered by other buildings. Second, the abandonment of the inner port areas has created a huge reservoir of unoccupied dockside property. As less expensive methods for curing the inevitable contamination are discovered (or legislated), the result will be to increase greatly the number of those waterfront sites that can be made available for development. Third, since the piers and head-houses were part of the original city, they are likely to be surrounded by the city's oldest and most beautiful neighborhood of buildings, streets and plazas – surroundings which provide an ideal setting for redevelopment of the abandoned property with new uses, especially those that are generated by the growing need of the people of the world for new and expanded leisure and recreational facilities. Finally, there is simply the presence of water: it has a magical quality that attracts and moves the human spirit like no other element. The presence of a sizeable body of water gives all port areas an emotional appeal which is ideal for recreation, entertainment and cultural activities – which in economic terms create the foundations for tourism as well as for leisure activities of the local population.

So while the abandonment of an old port by deep-sea shipping may seem a short-term negative in terms of attracting capital to a city, it actually opens up a priceless opportunity to create a new image, or marquee, for a city or a region – a new waterfront focal point that will be a signal for people to once again enjoy the visceral pleasure of coming to the

5.3 Baltimore: 1975 Plan.

