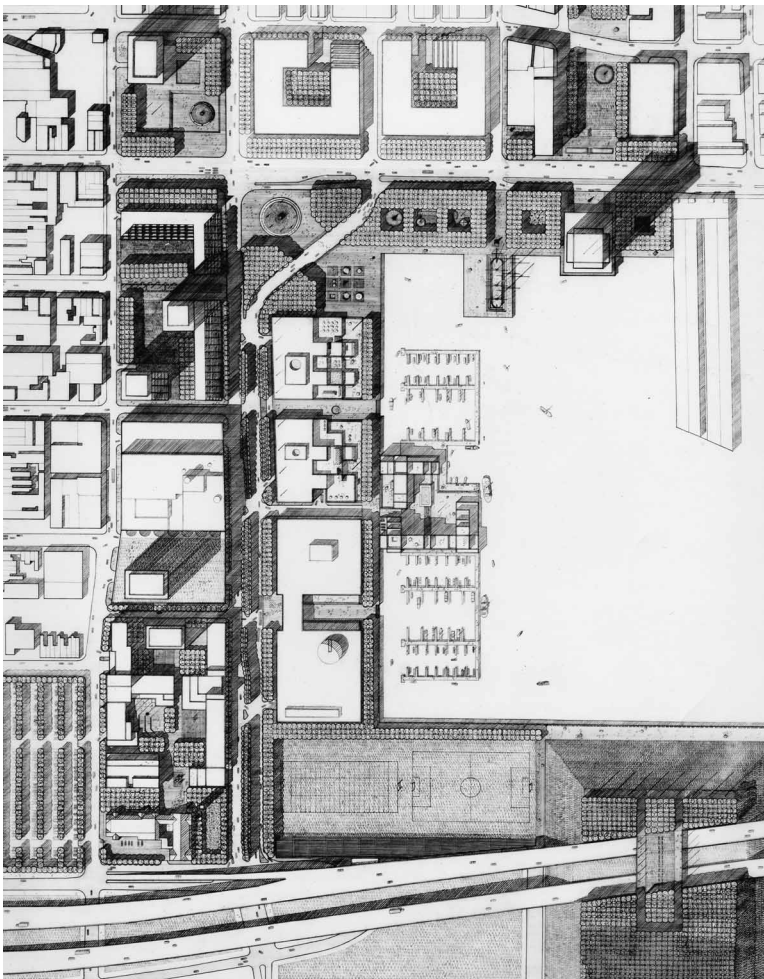


water's edge, and to share that pleasure with visitors or tourists. Today, this opportunity is enhanced in many ways by emerging trends in the areas of technology, public policy and human behavior that favor the growth of waterfront development.

Emerging trends

The first of these trends comes about because of the changing technology of office work, expressed in an evolution of the functions of the Central Business District (CBD). The need for ever more offices, which used to fill those downtown skyscrapers quickly, is shrinking while the demand for new office space is moving outward, to be dispersed over the entire metropolitan region. The causes are obvious: they include the computerization of the daily office routine, the ever-increasing reliance on the private automobile for commuting, and the high cost of storing private vehicles on expensive downtown land. In place of the reduced demand for offices and the service industries that go along with them, city planners and developers



5.4 Baltimore: 1967 Plan.