

The aggregate size of the facilities to be included in Project I is estimated as follows:

- 1,000,000 sq. ft. of net rentable area in office buildings;
- 200,000 sq. ft. of net rentable area in facilities for retailing, retail service, and related commercial activities;
- 800-1,000 apartment units;
- 7.25 acres of playing fields;
- 17.27 acres of parks and promenades;
- science center;
- nursing home;
- neighborhood center; and
- recreation center and gym.

Four existing structures in the project area will remain. They are the News American Building, McCormick and Company, Christ Lutheran Church, and the Fire Department's high pressure pumping station at the foot of South Street.

A problem has arisen, however, concerning the required land fill planned in a portion of the Northwest branch of the Patapsco River, which is considered to be navigable waters. Under existing law, the Federal Government may at any time require the removal or alteration without payment of compensation to the owners of artificial filled lands and any improvements thereon, which may, in the judgment of the Secretary of the Army, constitute an obstruction to navigation. This authority seriously affects the marketability of title to filled land areas to be sold by the city to redevelopers. Title companies have taken the position that they will only guarantee marketable titles to the filled land if this encumbrance is removed. It is most important that title to the filled land be approved as good and marketable.

In the past, problems like this have been solved by the passage of a bill by the Congress declaring the portion of the river involved "non-navigable" and thus removing the Federal paramount servitude. This would remove a cloud on the title and allow the City of Baltimore to make financial arrangements for development of the area for useful purposes other than navigation.

The Corps of Engineers had advised me that in view of the negligible character of commercial navigation in the basin, and the substantial public interest in converting this deteriorated area into a civil asset, they had no objection to declaring the required portion of Patapsco River nonnavigable.

Enactment of this legislation will not require the expenditure of any Federal funds.

Mr. FALLON. Mr. Chairman, just a brief description. It is a part of the Patapsco River that comes right up in the heart of the city. That is not used anymore. There is very limited navigation on it. The old structures that were there with the old bay boats and so forth have all been removed and part of it has been filled in to widen Calvert Street in Baltimore. This area is not being used for navigation. It is necessary that Congress act on this since it is necessary that the city of Baltimore get clear title to it, so that the buildings can be erected on there—one is the Port Authority of Maryland, and there will be a large marina in there for small boats and other buildings. The title companies will not give clear title to these structures unless the Congress acts.