

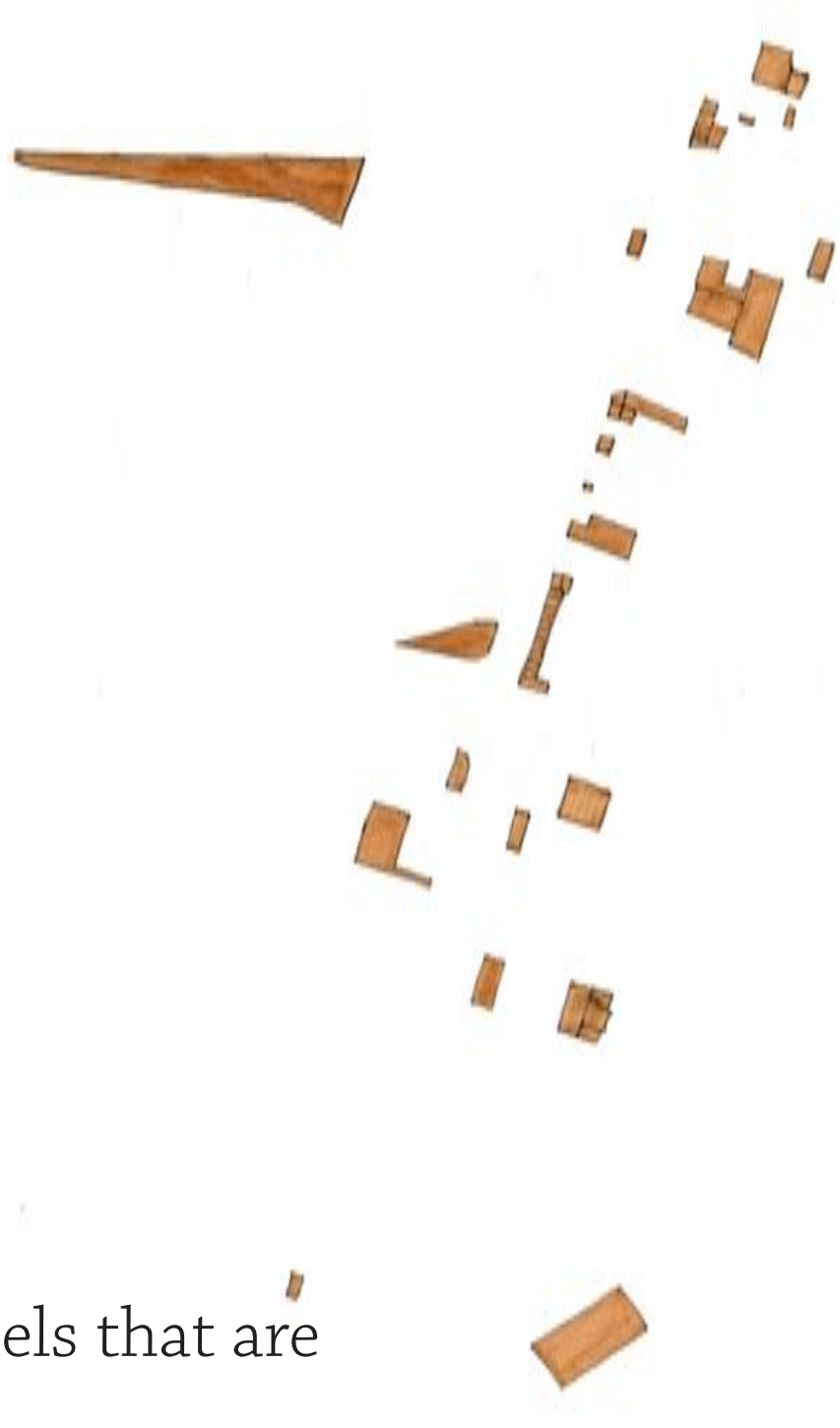
# Waste Space



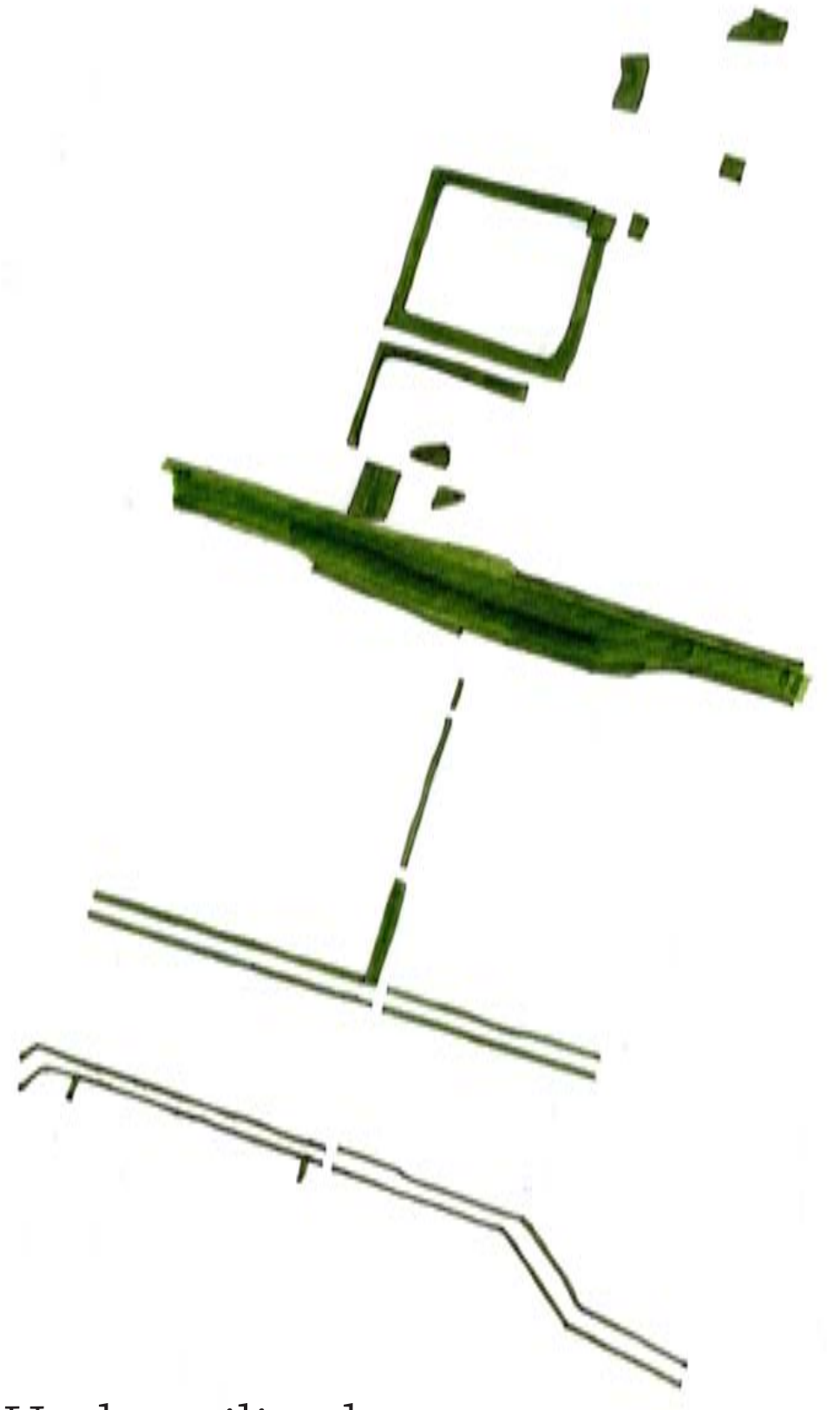
**Vacant**



Vacant lots are categorized as parcels that are fully or partially undeveloped



**Under utilized**

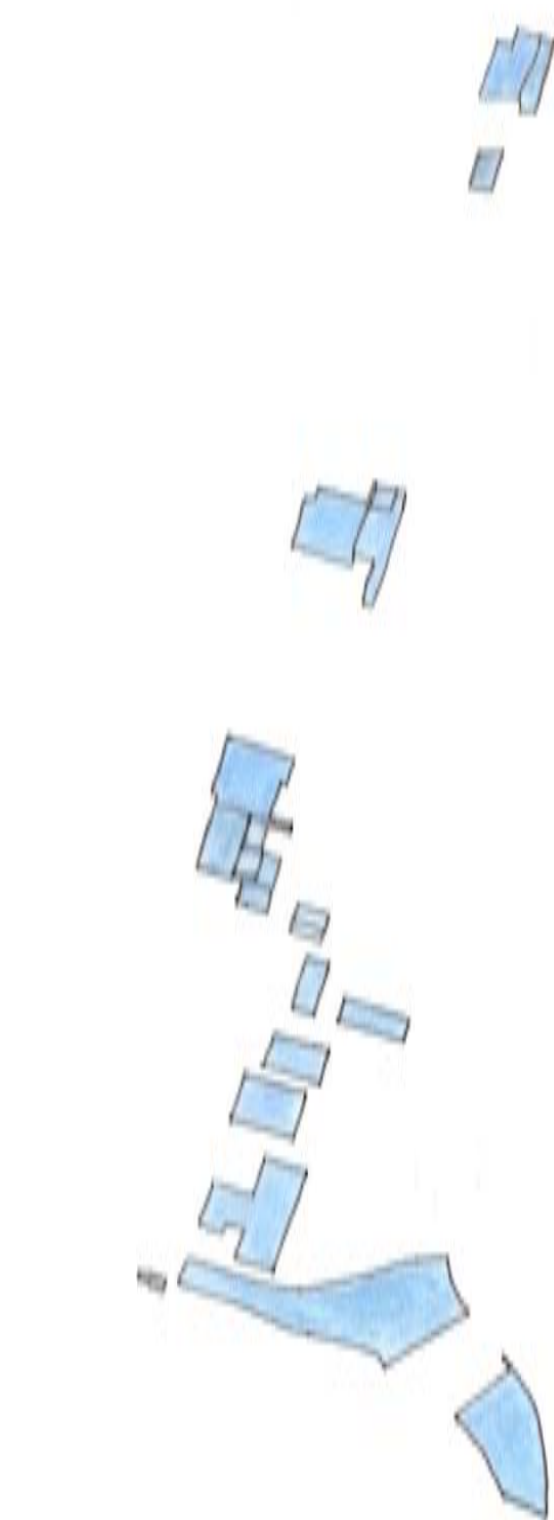


Underutilized spaces are categorized as areas that are not used to full capacity and could be improved upon and can be found in many of the East/West passage ways.






**Parking**

Parking lots are prevalent on Railroad Avenue. Some are drastically oversized and underutilize, while other are well utilized and at capacity.



**LEGEND**

-  Vacant
-  Underutilized
-  Parking



## Analysis

**Problems**

- Vacant lots create a void in the urban fabric.
- Underutilized spaces are a waste of infill opportunities.
- Numerous parking lots adjacent to the corridor create lifeless spaces at the street level, deterring pedestrian activity.
- Railroad Avenue's sense of place is diminished by waste space.

**Possibilities**

- Managing the waste space surrounding Railroad Avenue offers opportunities for increased livability via increased densities & walkability.
- Increased densities can drastically change the sense of place on Railroad Avenue, making it a destination.
- Reusing these spaces can serve as an opportunity to reduce sprawl, and increase sustainability.
- New use of waste space can be an asset in improving upon Railroad Avenues existing amenities via increased connectivity and pedestrian access.
- Oversized parking lots are an indication of the auto-oriented nature of the corridor but could be redesign for flexible uses that engage the pedestrian.