

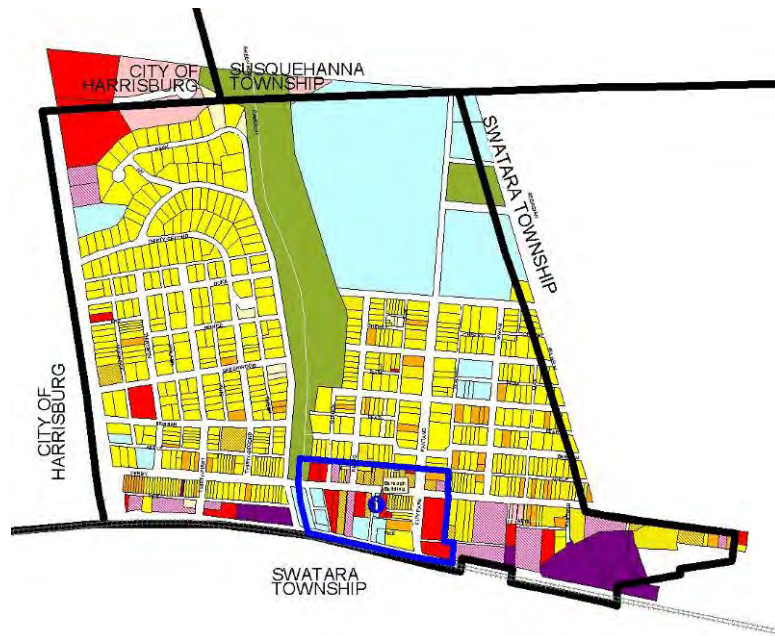
Section III.

Status of the Downtown

This section presents the more detailed analysis of current and past development patterns, conditions, setting and planning efforts within and relating to the downtown or central business district of Paxtang.

Downtown Existing Land Use, Housing, and Zoning

Area/Size of Downtown: Approximately 14.3 acres or generally 3 blocks

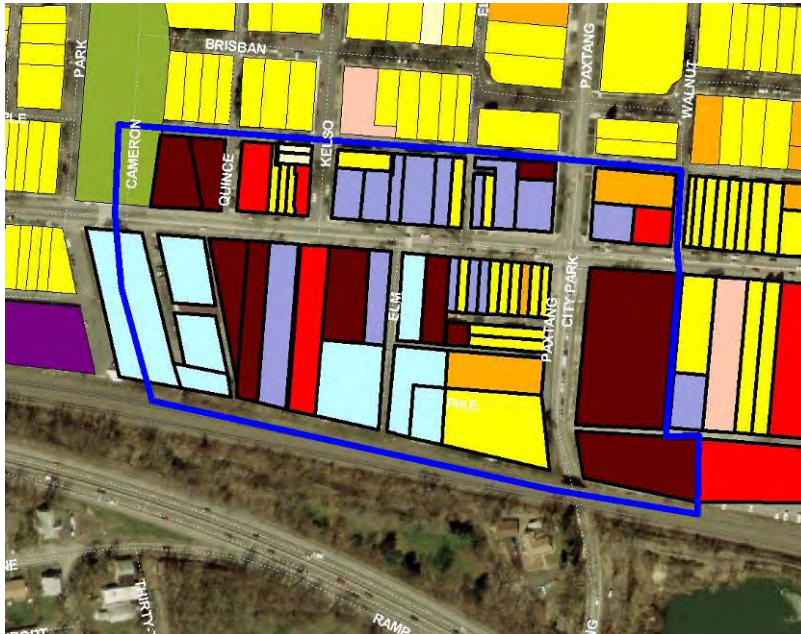


Number of Parcels in Downtown: 56 Parcels approximately 10.4 acres

Downtown Existing Land Use

Land Use (Color)	Number of Parcels	Total Acreage	Percent of Total
Commercial (Dark Red)	10	3.09	30%
Commercial/Office (Red)	4	0.74	7%
Mixed Use (Lavender)	14	1.79	17%
Public/Semi-Public (Light Blue)	8	2.76	27%
<i>Non-Residential Total</i>	<i>36</i>	<i>8.37</i>	<i>81%</i>
Single-Family Residential (Yellow)	15	1.37	13%
Multi-Family Residential (Orange)	3	0.58	6%
Vacant Residential (Tan)	2	0.05	1%
<i>Residential Total</i>	<i>20</i>	<i>2.01</i>	<i>19%</i>
Total (Non-Residential & Residential)	56	10.38	100%

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Locations of Existing Downtown Land Uses/Lot Characteristics

The dimensions of the lots/parcels within the downtown are generally narrow in width and deep in length. Lot widths range from a narrow 20ft in width for lots housing semi-detached residential structures on the southwest corner of Derry Street and Paxtang Avenue, to approximately 170 ft. for a lot containing a funeral home on the southeast corner of the same intersection.

Lot depths are variable depending if they are accessed by alleys. The majority of lots within the downtown area, front on Derry Street: one or two lots front on Paxtang Avenue and Kelso Street. All of the lots north of Derry Street have alley access, and are therefore approximately 130 ft in depth, while the many of those south of Derry Street are much deeper as many do not have direct alley access.

Non-Residential Uses

Although located throughout, generally the non-residential land uses are located toward the western portion of the downtown, with clusters south of Derry Street and west of Elm Street; north of Derry Street and west of Paxtang Avenue; and south of Derry Street and east of Paxtang Avenue.

10 parcels, comprising 30% of the land area of the parcels within the downtown are designated as commercial. Commercial land uses comprise the largest land use category in the downtown. The majority of commercial only land uses are generally located south of Derry Street. Many of the “commercial only parcels” house commercial type structures and/or parking lots.



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With only 8 parcels, the public/semi-public type land uses comprise the 2nd largest land area of the parcels within the downtown, with 27%. Public/semi-public land uses in the downtown are wholly south of Derry Street. The majority of the parcels identified as public/semi-public uses are currently being used as parking facilities.



The 2nd most number of parcels within the downtown area (15) are used for mixed use purposes (typically ground floor business/commercial with residential on upper floors), comprising 17% of the total land area of the parcels (the 3rd largest amount of land). Mixed uses are generally located north of Derry Street between Kelso Street and Paxtang Avenue. It should be noted that the majority of the structures on properties designated as mixed use, were originally built as residential structures.

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Residential Uses

Although located throughout, generally residential land uses are clustered at the southwest corner of Derry Street and Paxtang Avenue.

Single Family land uses within the downtown comprise only 13% of the total land area of the parcels, but with 15 total parcels. Single family land uses are generally located southwest corner of Derry Street and Paxtang Avenue. A majority of the parcels have structures which are semi-detached (attached on one side to another structure).



Multi-family residential land uses include 3 parcels generally in the proximity of Derry Street and Paxtang Avenue. The parcels comprise only 6% of the total parcel land area of the downtown.



Vacant Areas and/or Potential of Infill in the Downtown

There are large tracts of land south of Pike Street on both sides of Paxtang Avenue, and abutting the railroad right-of-way that are currently underutilized. They include parking lots, storage, and the rear portions of lots, of which the fronts are being used for businesses and residents. Additionally, at some point in the future it may be feasible to redevelop the area on the southside of Derry Street, between the Borough building/gymnastics school and the southwest corner of Derry Street and Paxtang Avenue.



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Downtown Buildings

There are a total of 53 buildings within the downtown area of Paxtang, with a total building coverage (floor plate) of over 134,000 sq. ft. 44 of the buildings are considered principal or primary buildings on the lot, comprising 93% of the total building coverage. The remaining 9 structures are accessory buildings including garages, larger storage sheds, and other out buildings and considered secondary to the primary buildings. These buildings comprise 7% of the total building coverage.

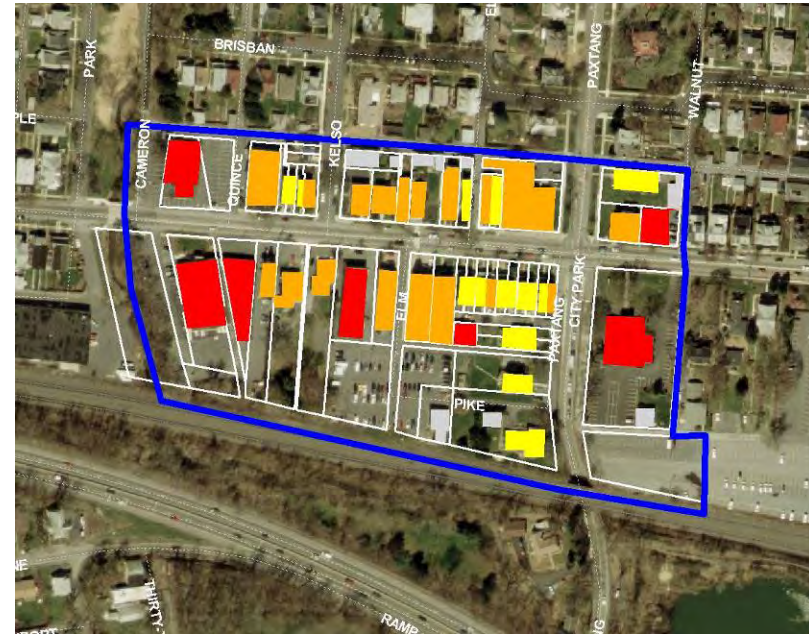
Of the 53 principal buildings within the downtown area, 7 or 13% are used entirely for non-residential purposes. 18 or 34% are used completely for residential purposes. While the remaining 19 or 36% are considered mixed uses, typically with a ground floor business and upper floor residential. Mixed use buildings comprise the largest building use type in the downtown area.



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Building Uses (Color)	Number of Buildings	Percent of Total Number of Buildings	Building Coverage (sq. ft)	Percent of Total Building Coverage
Non-Residential (Red)	7	13%	41,184	31%
Mixed Use (Orange)	19	36%	59,364	44%
Residential (Yellow)	18	34%	24,320	18%
Accessory (Gray)	9	17%	9,568	7%
Total	53	100%	134,438	100%

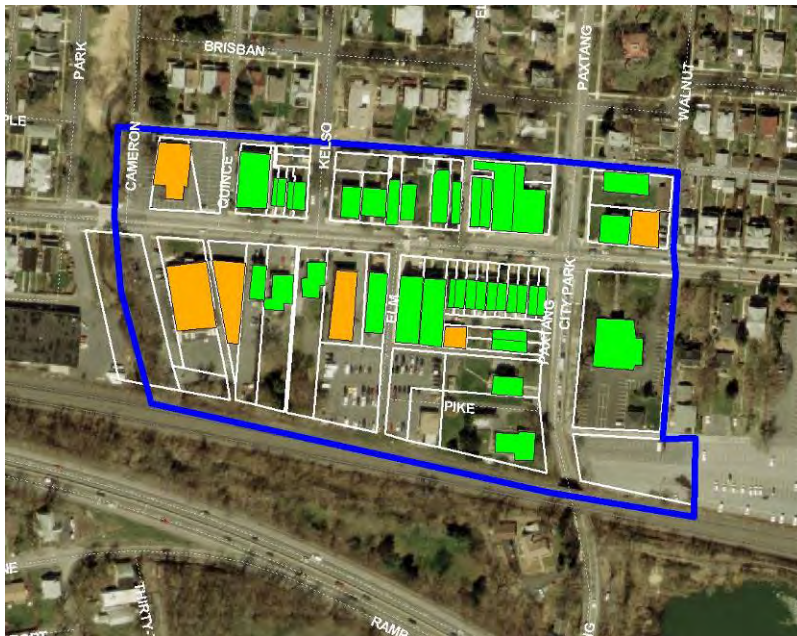


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Downtown Building Heights

Approximately 86% of the principal buildings in the downtown area are 2 or more stories in height. 1 story buildings are limited to 6, with a cluster of 3 on the west end of the downtown area.

Building Stories (Color)	Number of Principal Buildings	Percent of Total Number of Buildings
Under 2 stories (Orange)	6	14%
2 stories and above (Green)	38	86%
Total	44	100%



Downtown Building Setbacks

Building setbacks in the downtown area are generally uniform. On the northside of Derry Street, the buildings are located closer to the sidewalk than on the southside. Setbacks on the northside range from 0' to not more than 20 ft. On the southside, building setbacks are generally 20 ft. to 35 ft. from the sidewalk. (Buildings generally with greater than 20 ft. setback are highlighted in yellow).



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Downtown Building Ownership

23 principal buildings within the downtown area are owner occupied. Of the buildings where the owner does not occupy the building, 18 are owned by entities having a mailing address outside of the borough, while 3 are owned by persons living within the borough, but outside of the downtown area.

Ownership Status (Color)	Number of Buildings	Percent of Total Number of Buildings
Owner Occupied (Dark Green)	23	52%
Owner within Borough (Light Green)	3	7%
Owner outside of Borough (Orange)	18	41%
Total	44	100%

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Downtown Building Age:

A majority of the buildings within the downtown were built in the early 20th century. Many of the buildings have received routine maintenance over the years. A number of the buildings have been renovated, rehabilitated, and are being reused as other uses than those for which they were originally constructed.



Downtown Building Condition

Although many of the buildings in the downtown were built in the early 20th Century, the general overall exterior building conditions are fair to good.

Downtown Building Vacancy

There are no vacant buildings within the downtown area.

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Downtown Market Lifestyle Segment Information:

Market segmentation supplied by Claritas, Inc. provides a snapshot of a community's demographic traits, lifestyle preferences, and consumer behaviors. Profiles include travel, eating out, shopping, auto purchases, reading materials, etc. Demographic characteristics such as education, income, housing, and race/ethnicity are also factored into the figures.

The following are the top Lifestyle Segments located within a 1 mile radius of the intersection of Derry Street and Paxtang Avenue, in the heart of Paxtang Borough. These segments are nearly 80% of the total households in this radius. Within each lifestyle segment are general and more specific lifestyle traits for the top 3 groups within each Lifestyle Segment for the 1 mile radius of Paxtang.

This information is important in that it gives various attributes of diverse segments of the population within the 1 mile radius of Paxtang. In moving forward, specific lifestyle segment information and characteristics will have to be reviewed more in depth and be compared to the current inventory of businesses within Paxtang to determine which new businesses are needed to service the customer base. The community may use the information to approach a desired business or may be used if a business owner is looking to locate in Paxtang.



Cautious Couples

Approximately **1,169 households** or **33.4% of the total households within a 1 mile radius of Paxtang** are associated with the Cautious Couples Lifestyle segment.

Another large group of Mature Years segments is Cautious Couples, featuring an over-55-year-old mix of singles, couples and widows. Widely scattered throughout the nation, the residents in these seven segments typically are working-class and white, with some college education and a high rate of homeownership. Given their blue-collar roots, Cautious Couples today pursue sedate lifestyles. They have high rates for reading, travel, eating out at family restaurants and pursuing home-based hobbies like coin collecting and gardening.

More Specific Lifestyle Traits

Recreation/Shopping	Belong to a veterans' club	Order from Readers' Digest	Play bingo, Belong to a veterans' club
Dining	Eat at casual/buffet restaurant	(Not available)	(Not available)
Reading	(Not available)	(Not available)	Saturday Evening Post
Television	CBS Sunday Night Movie TV, Price is Right TV	ABC World News Now TV, Hollywood Squares TV, Hallmark channel	Daytime TV
Automobile	Mercury Grand Marquis	Chevy Cobalt	Chrysler Sebring Sedan
Age	65+	55+	65+

Midlife Success

Approximately **513 households** or **14.6% of the total households within a 1 mile radius of Paxtang** are associated with the Midlife Success Lifestyle segment.

Young, hip singles are the prime residents of Young Achievers, a lifestage group of twentysomethings who've recently settled in metro neighborhoods. Their incomes range from working-class to well-to-do, but most residents are still renting apartments in cities or close-in suburbs. These seven segments contain a high percentage of Asian singles, and there's a decidedly progressive sensibility in their tastes as reflected in the group's liberal politics, alternative music and lively nightlife. Mainstream Singles segments are twice as likely as the general population to include college students living in group quarters.

More Specific Lifestyle Traits

Recreation /Shopping	Buy from Home Shopping Network	Go mountain biking	Go to college sports events
Dining	Eat at Fuddrucker's	Eat at Quizno's	Eat at Bennigan's
Reading	Entrepreneure magazine	Inc. magazine	Macworld magazine
Television	Futurama TV	Smallville TV	Independent Film Channel
Automobile	Ford Escort	Saturn Vue SUV	Volkswagen Passat
Age	35-54	<55	35-54

Conservative Classics

Approximately **459 households** or **13.1% of the total households within a 1 mile radius of Paxtang** are associated with the Conservative Classics Lifestyle segment.

College educated, over 55 years old and upper-middle-class, the six segments in Conservative Classics offer a portrait of quiet comfort. These childless singles and couples live in older suburban homes with two cars in the driveway and a wooden deck out back. For leisure at home, they enjoy gardening, reading books, watching public television and entertaining neighbors over barbecues. When they go out, it's often to a local museum, the theater or a casual-dining restaurant like the Olive Garden or Lone Star Steakhouse.

More Specific Lifestyle Traits

Recreation /Shopping	Shop at high-end department stores, Buy 1950s nostalgia music	Play bingo, Do needlepoint	Shop at Lord & Taylor, Belong to a veterans' club
Dining			
Reading	Sunset magazine	Saturday Evening Post	US Senior Open (Golf) TV
Television	American Experience TV	Hollywood Squares TV	Masterpiece Theatre
Automobile	Mercury Mariner SUV	Mercury Sable	Buick LaCrosse
Age	45-64	45-64	65+

Mainstream Families

Approximately **338 households** or **9.6% of the total households within a 1 mile radius of Paxtang** are associated with the Mainstream Families Lifestyle segment.

Mainstream Families refers to a collection of seven segments of middle- and working-class child-filled households. While the age range of adults is broad-from 25 to 54-most families have at least one child under 18. And residents in this exurban group share similar consumption patterns, living in modestly priced homes-including mobile homes-and ranking high for owning three or more cars. As consumers, Mainstream Families maintain lifestyles befitting large families in the nation's small towns: lots of sports, electronic toys, groceries in bulk and televised media.

More Specific Lifestyle Traits

Recreation /Shopping	Own a treadmill	Shop at Lerner	Do needlepoint
Dining	Eat at Carl's Jr.	Read baby magazines	Eat fast food
Reading	Baby magazines	Parenting magazines	Baby Talk magazine
Television	Toon Disney channel	Children's TV channels	King of the Hill in syndication
Automobile	Mitsubishi Montero Sport	Isuzu Ascender	Suzuki Verona
Age	25-44	25-44	<55

Young Achievers

Approximately **291 households** or **8.3% of the total households within a 1 mile radius of Paxtang** are associated with the Young Achievers Lifestyle segment.

Young, hip singles are the prime residents of Young Achievers, a lifestage group of twentysomethings who've recently settled in metro neighborhoods. Their incomes range from working-class to well-to-do, but most residents are still renting apartments in cities or close-in suburbs. These seven segments contain a high percentage of Asian singles, and there's a decidedly progressive sensibility in their tastes as reflected in the group's liberal politics, alternative music and lively nightlife. Mainstream Singles segments are twice as likely as the general population to include college students living in group quarters.

More Specific Lifestyle Traits

Recreation /Shopping	Play racquetball, Buy rap music	Go snowboarding	Travel to South Pacific, past 3 yrs, Go in-line skating
Dining			
Reading	Vibe magazine	The Source magazine	Maxim magazine
Television	King of the Hill in syndication	Watch Fuse Network, Futurama TV	Blind Date TV
Automobile	Mazda 3	Nissan Sentra	Mitsubishi Eclipse Spyder
Age	<45 years	<45 y ears	25-44

Summary of Lifestyle Segments within 1 Mile Radius

Lifestyle Segments	Households	Pct.
10 Cautious Couples	1,169	33.4%
01 Midlife Success	513	14.6%
09 Conservative Classics	459	13.1%
06 Mainstream Families	338	9.6%
02 Young Achievers	291	8.3%
11 Sustaining Seniors	209	6.0%
03 Striving Singles	170	4.9%
07 Sustaining Families	157	4.5%
05 Young Accumulators	149	4.3%
08 Affluent Empty Nests	39	1.1%
04 Accumulated Wealth	7	0.2%

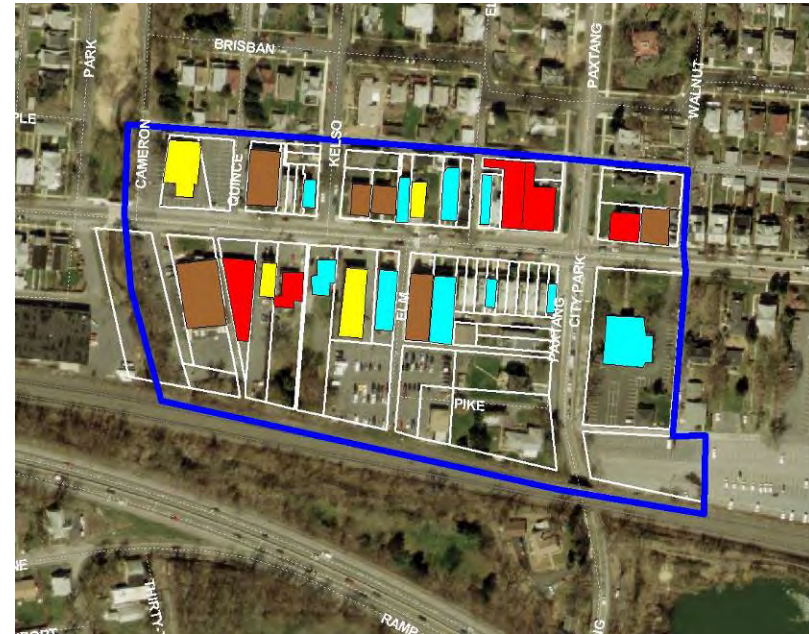
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Downtown Businesses:

General Business Types:

Of the non-residential, business oriented uses within the downtown of Paxtang, retail businesses (personal service, sales, and entertainment), make up nearly 76%. Retail - personal service oriented businesses which includes those businesses providing services to customers and/or do sell products available and stored on site, makes up approximately 40% of the total businesses within the downtown. Office type businesses, including those considered professional or knowledge based services, make up approximately 24% of the total businesses in downtown. Retail – sales, which includes those businesses engaging primarily in the sales of goods/products directly to customers at the time of purchase, make up 20% of the total businesses. Finally, retail – entertainment businesses, including restaurants, make up only 16% of the businesses in downtown.

General Business Types (Color)	Total Number	Percent of Total Number of Businesses
Office (Brown)	6	24%
Retail - Personal Service Oriented (Light Blue)	11	44%
Retail - Entertainment Oriented (Red)	4	20%
Retail - Sales Oriented (Yellow)	4	20%
Total	25	100%



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Specific Business Types:

Below is a further breakdown of specific business types in Paxtang's downtown.

Map #	Business Name	Specific Business Type
1	We Solve Tax Problems	Accounting/Tax Service
2	Second Hand Rose Women's Clothes	Apparel/Clothing
3	Giordanos Pasteries & Creative Catering	Bakery - Catering
4	Barber Shop	Barber Shop
5	Neil Funeral Home	Funeral Home
6	Furniture Factory Outlet	Furniture Store
7	Totally Clips	Hair Styling & Nails
7	Sami Nails	Hair Styling & Nails
8	Johnathan's Furniture & Decor	Home Furnishings & Furniture
8	Gantt's Decorating & Fine Interior Design	Home Furnishings & Furniture
9	Harrisburg Gymnastics School	Instructional School - Gymnastics
10	Dr. Eric Popky Dentist	Medical Office - Dentist
11	Dr. Frank Deleo Osteopathic Physician & Surgeon	Medical Office - Osteopathic
12	Paxtang Borough	Office - Government/Fire

Map #	Business Name	Specific Business Type
		Department
13	The Connor Group	Office - Real Estate
14	Siding Masters	Other Office - Exterior Building Materials Dealer
15	Bero's Remodeling Windows, Doors & Additions	Other Office - Interior/Exterior Contractor
16	Sentinel Technology Group, Inc.	Other Office - IT Consulting
17	Commonwealth Business Interiors, Inc.	Other Office - Office Supplies & Equipment Dealer
18	Mike Murphy's Rentals	Other Office - Property Management
19	Visiting Nurses Association of Pennsylvania	Other Office - Visiting Medical Service Provider
20	Best Wok Chinese Restaurant	Restaurant - Full Service
20	Paxtang Grill	Restaurant - Full Service
20	Paxtang Diner	Restaurant - Full Service
20	Mama's Pizza	Restaurant - Pizza

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Downtown Business Clusters:

There are a few small business clusters located in downtown Paxtang. They generally include:

1. Eating Establishments (4 restaurants, 3 of which are full service, with 1 serving alcohol).



2. Home Furnishing & Improvement Businesses (2 home furnishings & furniture, 1 furniture, 1 interior/exterior contractor, and 1 exterior building materials provider).



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3. Service Businesses (2 hair & nail salons, barber, bakery/caterer, accountant, realtor, funeral home, gymnastics school, etc.).



4. Offices (healthcare professionals, government, consultants, etc.).



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Downtown Traffic

Downtown Roadways

Downtown Roadway Jurisdiction/Functional Classification

The 2 major roadways that bisect the downtown area are under the jurisdiction of PennDOT. Derry Street which runs in an east/west fashion and Paxtang Avenue which runs in a north/south fashion, both are classified as minor arterial streets. The remaining roadways are local and/or minor streets and alleys which are under the jurisdiction of the Borough.



Downtown Roadway Surface Type/Conditions

Derry Street and Paxtang Avenue are paved, generally curbed, and are in fair to good condition. Generally the local roadways are paved, curbed, and in fair to good condition as well. Most of the alleys which are open are paved, but most are not curbed. Alley surface conditions are variable.

Downtown Roadway Traffic Counts

Derry Street and Paxtang Avenue are considered major local and/or regional traffic corridors, as they move larger amounts of traffic from outside and through the Borough, as well as traffic generated from within the Borough. Derry Street carries approximately 12,000 – 14,000 vehicles daily and Paxtang Avenue carries approximately 7,000 – 9,000 vehicles daily. The local roadways and alleys move significantly less traffic.

Downtown Cartway/Right-of-Way Widths

Derry Street generally has a right-of-way width of 66 feet and paved 2 lane cartway width of 38 – 39 feet. Paxtang Avenue generally has a right-of-way width of 80 feet and paved 2 lane cartway width of 22 – 32 feet. The local streets generally have right-of-way widths of 60 feet with most having a paved 2 lane cartway of 30 – 34 feet. Alleys generally have right-of-way widths of 20 feet and paved cartways of 12 – 18 feet.

Downtown Roadway Travel Lanes

All the streets within the downtown area are 2 way with the exception of the following:

Street	From	To	Direction of Travel
Pike Street	Paxtang Avenue	Elm Street	Westbound
South Paxtang Avenue (auxiliary road along west side)	Derry Street	South Borough line	Southbound

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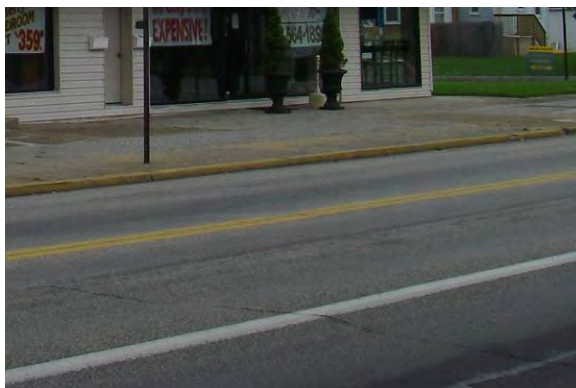


Downtown Roadway Pavement Markings

Generally the pavement markings include those delineating lanes opposing travel lanes, stop bars at intersections, gore areas, and crosswalk locations. Aside from the double, yellow center lines, much of the pavement markings show signs of wear.



Although not delineated on the pavement, much of the areas with on-street parking prohibitions, are delineated with yellow paint on the curbs.



Downtown Roadway Speed Limits

The posted speed limit on Derry Street and Paxtang Avenue the downtown area is 35 mph. Local streets have posted speed limits of 25 mph.

Downtown Traffic Signals and other Traffic Controls

The intersection of Derry Street and Paxtang Avenue is a 4 way signalized intersection. Stop signs are generally posted on local streets intersecting with Derry Street and Paxtang Avenue.



There is a turning prohibition on a steady red signal for vehicles traveling northbound on Paxtang Avenue turning right onto Derry Street.

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Downtown On-Street Parking

Free on-street public parking is generally provided along both sides of all streets within the downtown area, except for the following specific locations, times, and conditions:

Downtown Roadway Locations Where Parking is Prohibited at All Times

Street	Side	Portion
Derry Street	(a) North	Between Walnut Street and Paxtang Avenue
	(b) South	Between Elm Street and Paxtang

Street	Side	Portion
		Avenue
Elm Street	Both	Entire extent
Kelso Street	Both	Entire extent
Paxtang Avenue North	Both	Between Derry Street and Brookwood Street
Paxtang Avenue South	South	Between Derry Street and Brisbane Street
Pike Street	Both	Entire extent
Quince Street	Both	Entire extent
Walnut Street	Both	Entire extent

Downtown Roadway Locations Where Parking is Prohibited Certain Days and Hours

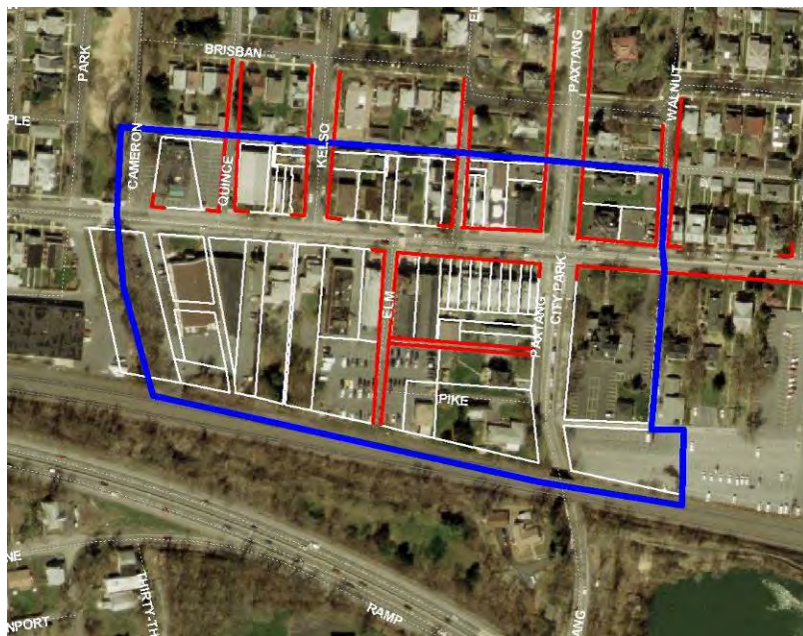
Street	Side	Between	Days	Hours
Derry Street	North	Paxtang Avenue and Elm Street	Every day	4:00 p.m. to 6:00 p.m.

Downtown Roadway Locations Where Parking Time is Limited Certain Days and Hours

Street	Side	Between	Days	Hours	Parking Time Limit
Derry Street	South	Paxtang Avenue and Oak Street	Every day	At all times	15 minutes

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Downtown Roadway Special Purpose Parking Zones

Street	Side	Location In Front of	Authorized Purpose of Vehicle
Derry	South	3315 Derry Street	Bus Stop
Derry	North	3428 Derry Street	Bus Stop
Derry	South	3429 Derry Street	Bus Stop
Derry	South	3501 Derry Street	Bus Stop

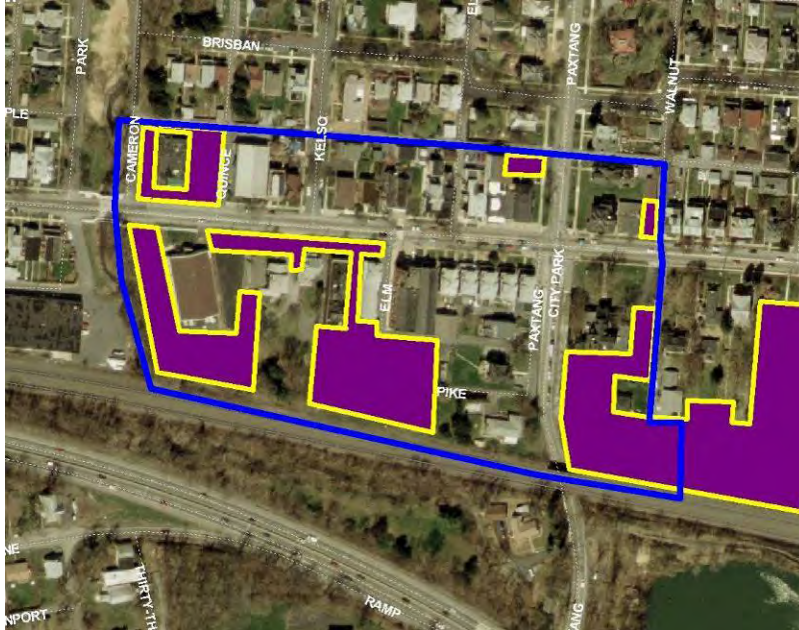


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Downtown Off-Street Parking

Parking is generally provided both publicly and privately in off-street parking lots both in front of buildings (along the southside of Derry Street) and in the rear of buildings (most other places). Although the Borough owns and maintains a free public parking behind the Borough building at the intersection of Pike Street & Elm Street, there is a 4 hour maximum time limit between 7 am – 5 pm. But most, if not all private parking facilities in the downtown area are reserved exclusively for use by the customers/visitors of the use/building on the lot for which the parking lot serves.



Downtown Pedestrian Facilities and Amenities

Downtown Major Pedestrian Corridors

Derry Street, Paxtang Avenue, and the Greenbelt (see image) are major pedestrian corridors. Elm Street (south of Derry), Quince Street and Kelso Streets are other important pedestrian corridors.

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There are 2 designated crosswalk areas along Derry Street. 1 area is located at the signalized intersection of Derry Street and Paxtang Avenue. There area crosswalks delineated with white lines painted on the pavement along the north and south side of Derry Street crossing Paxtang Avenue. The other is a midblock crosswalk near Elm Street. The crosswalk traverses Derry Street near the Borough Building. The midblock crosswalk is delineated with white lines and yellow striping painted on the pavement.



Downtown Crosswalk Locations

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Downtown Sidewalk Locations/Conditions

Concrete sidewalks are generally provided along both sides of most of the streets within the downtown. The conditions of the sidewalks are generally fair to good. Although most are constructed to concrete, some have been paved over with “black top” at driveway and parking lot areas. Sidewalk widths are generally at least 5 feet in width.



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Downtown Pedestrian/Auto Conflicts

Pedestrian/auto conflicts generally occur when pedestrians try to cross Derry Street both legally at designated crosswalks and also illegally outside of the crosswalk locations. There are other pedestrian conflicts areas where sidewalks intersect local streets, driveways, and parking areas.



Downtown Gateway Opportunity Areas

Major gateway opportunity areas to the downtown are generally located along Derry Street & Paxtang Avenue at the limits of the downtown area, while minor gateway opportunity areas are located along the local streets.



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Downtown Street Trees

Street trees are generally planted in tree lawns between the curb and the sidewalk along most streets. Tree lawns are generally 4 feet in width, but there are areas where tree lawns are not present and areas with the tree lawns are wider.



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Downtown Landscaping

Landscaping including trees, shrubs, and flowers located in front and side yards is variable in terms of presence and conditions.

Downtown Lighting

Street lighting in the form of “cobrahead” style fixtures mounted on utility and traffic signal poles is generally provided at irregular intervals along both sides of Derry Street and Paxtang Avenue. Other local streets have some similar type street lighting as well.



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Downtown Signs

Signs located on private property in the downtown area vary in terms of types, condition, and illumination. Some signs are attached flush with the front façade of the building, or in display windows, while others are hanging perpendicular to the building or are portable “sandwich board” signs located closer to the roadways. Some signs are internally lit or externally lit, while others include neon.



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Downtown Utilities

The following lists the utilities and the providers:

Utility (Color)	Utility Provider
Water (Hydrants Light Blue)	United Water of Pennsylvania, Inc.
Sewer (Brown & manholes Tan)	Borough of Paxtang (collection & conveyance)/City of Harrisburg (treatment)
Storm water (Lavender & inlets Gold "I")	Borough of Paxtang
Electric	Pennsylvania Power and Light
Gas	UGI
Cable	Comcast
Telephone	Verizon
Solid Waste	Waste Management



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¼ Mile or 5 Minute Walk Radius of Downtown

There exists within a ¼ mile radius or approximately 5 minute walk from the edges of the downtown area, the following:

- 598 residential properties = 1,400 persons within residential units.
- 25 commercial properties
- 23 tax exempt properties
- 4 farm properties

