

<b>64: Attractive and Unattractive Developments</b>
All seem neat and tidy
The conversion/development of professional buildings along St. Rte. 46, north of Howland Corners is a plus.
I think they all look pretty good you will have your bad apple but other than that it is fine
The Southeast and Niles side of Howland seem to be forgotten. Just finished the big North Rd project, but what about the neighborhoods across 422? There are some that are still Howland
The buildings that are unused are unsightly. We need to do more to get many of the houses for sale sold. □ Get rid of Andrews EYE SORE in Howland Corners.
The New building that houses the post office is very attractive and speaks highly of the way I'd like to see our community accented. The high school and schools in general are old and unattractive. Updating the facades of these buildings would even be a nice alternative to building replacement.
The high school looks outdated and VERY unattractive. I also think the motel on E. Market is an eyesore.
There is an extreme inconsistency of signage privileges for business owners. Some signs are extremely trashy looking but permissible and in full view, where others are very tasteful but restricted by ridiculous laws. In these hard economic times, the township should bend over backwards to support small business! Do not use the excuse that some businesses have been "grandfathered" in. DO NOT give special privileges to some but not others. Don't think that people aren't aware of such blatant discrepancies.
On route 46 about a mile south of Howland Corners someone is selling junk in front of his house. Also I have noticed cars that are parked on lawns in the hills and dale area. Also the streets need to be swept at least once a year so that debris is not washed down the storm drains.
Township building/post office
The east side of 46, south of 82 is a mess. □
I like the design of most newer construction with the exception of the new care facility on River Road. (it appears shoddy)
Brittany oaks and the woods. They are well maintained and the houses are beautiful

Whitney Chase, Hunt Club, Howland Terrace, and Hidden Hills are by far the best - nice mix of homes and prices while maintaining the natural characteristics of the land. Also great, of course, is the Woods and the Seasons for obvious reasons. Howland Glen and Venice Heights has absolutely nose-dived over the past 5-7 years and are a mess. Other established developments and subdivisions "are what they are". Developers and homeowners should be encouraged to maintain and preserve mature trees and natural features as is done in the communities you wish to emulate. Commercial development along north end of 46 particularly attractive (Jorgenson, Ross, Harvard Commons, etc) Andrews is a feature that needs to be preserved - last thing we need is another mini-mart or drug store!!!! Villas at Whitney Chase and Cambden Pond is exactly what we DONT need in this area. Township admin building is GREAT example of what needs to be in Howland.

I don't care for the BP look at Howland Corners--it looks as if it should be on a highway.

Unattractive - empty houses on 46 and other areas. Tall grass and run down houses.□

Attractive - parks are always well kept

Unattractive is all the empty houses, for sale signs, and stickers on the front window.

Attractive = Brittany Oaks, Hunt Club, North Commons Plaza□

Unattractive = Howland School System (All building need several modern upgrades or new buildings), Giant Eagle Plaza, BP Gas station, Burger King, housing along Rt. 46

1.Onion to the bank in the middle of the Howland plaza parking lot..Sticks out like a sore thumb..□

2.Orchid to Get-Go and the wonderful job of landscaping on the corner.□

3.The addition of the elevated walking trail in the park.. Getting in and out presents some problems as it is not well marked, as is parking nearby. Need to proceed now with adding the other 2000 or so feet they are talking about with a nice trailhead at each end...

The hundreds of properties that have uncut grass-over 3 ft high, and overgrown brush in lots. Also junk cars parked in yards with grass growing up around them, and there are MANY. Garbage along the sides of the roads.

Not necessarily unattractive, but frustrating and unsafe, is the enter/exit pattern available at the Giant Eagle plaza.

venice heights area is terrible-we live on anderson and have a "stream" running behind our house. it has not been dug out in years. our neighbors have fences and the weeds behind them are 6 feet tall-we have snakes,mosquitos,rats,possoms and heaven only knows what else.it is a health hazard and every time it rains it floods our back yard and is washing away our yard.i have called to complain but it falls on deaf ears. i would like you to come and see our back yard and see if you would put up with your yard looking this way!!!

Empty store fronts, such as Top's, Walmart, etc. along Elm Rd. There needs to be a plan for re-use of existing structures before building more stores that will be vacant in a few years.

We enjoy the park. It offers attractions to everyone of all ages. The boardwalk is especially nice as you can enjoy nature's wonders.
Howland Plaza is unattractive. Too much signage. Especially Giant Eagle.
Parts of Howland Wilson NE and SE are not attractive. Litter, bushes along ST. RT. 82 is unattractive. Mowing of vacant lots and occupied are not enforced. □
Landscaping, flowers, & benches along E. Market are great. Lightening in Avalon development is most inadequate!
The newer CRD developments are excellent e.g. East Market (east of SR 46) and North River because of consistency of design standards and maintenance of green areas. However, the Howland Plaza area and East Market and Howland Corners are all too congested.
the area around the high school has changed for the better-Shafer, Clifton etc □
Sherwood Greens, Britney Oaks is very nice □
Bolindale is in need of continued help and improvement
PARK LOOKS NICE AND THE BUILDINGS ON 46 THAT ARE OFF WHITE AND HAVE LANDSCAPING IN FRONT.
Camden Pond and The Woods
Most of the newer developments are attractive and well planned, and some older areas that are not too attractive due to lack of planning when constructed - i.e. Rose Garden and there are others - again from earlier development. Most retail/ commercial are fairly well done, but some of the old and abandoned industrial in the Western areas are not very attractive.
Lewis maintains his developments, it would be nice if others were as community oriented. The dirt pits on St. Route 46 are horrible, zoning here is hurting the overall township
More and more homeowners are not taking good care of their property. Poorly mowed lawns, unkept landscaping beds decrease the curb appeal of many homes and neighborhoods.
They have allowed the over development of commercial properties. They have ignored the residents' best interests.
The gazebo is great; however, the center area on our main street is too small! It's in front of the plaza; it needs more space.
north road area

empty storefronts-unattractive
brittainy oaks is very attractive but Howland Corners needs to be revamped. Would be nice to have a "downtown" area that resembles Poland
There are many attractive residential areas - Hunt Club, Hunters' Woods, Avalon Estates, Brittany Oaks, etc. All the newer township buildings/businesses are attractive. Some of the older businesses (Andrew's Hardware Store, for ex.) could improve the outward appearance (not the building itself but the area around the building near Old Rt. 82 and Route 46), since it is one of the four businesses in Howland Corners. The area around the Foxcroft entrance, north and south on Route 46, has greatly improved over the years. It's a shame people litter, but it's great that nightly a business cleans up the Howland Giant Eagle plaza. It usually looks nice, tho it is old. I am always concerned about litter on Old 82, from Avalon Inn to North Road. Sometimes, around the new 82 outerbelt, the roads need to be cleaned, due to littering. I really like the gazebo area across from Giant Eagle - very attractive. The library is great. I wish all the vacant buildings, in the Howland Plaza, behind Arby's, in the old IGA Plaza were occupied!
unattractive: commercial strip from Market St south to the 82 by-pass on Rt. 46, the plazas on Market St east of 46. <input type="checkbox"/>
<input type="checkbox"/> attractive: The Giant Eagle plaza and park across the street
Low signage is attractive. Howland Park needs dressed up, it does not look like a "world class" park
attractive residential east of sr46 between north and south twp. limits
The lamp posts on E. Market Street are wonderful, the utility poles and overhead wires take away from that view.
the gazebo at the highschool
Brittainy Oaks-attractive <input type="checkbox"/>
Howland park- Nice but they need to do more to separate it up a bit to add more depth. The soccer fields can maybe be separated a bit by trees or something . A community pool would also be a great addition to the park of course with a small fee to enter.
Communities with sidewalks and well kept lawns. Many of the condo developments provide very nice neighborhoods. Commercially, the developments that include fountains or extra landscaping. The Presidential Commons, Sheppard of the Valley, Home Savings and Loan on North River Road are all very attractive. I think it is especially important to regulate signage.
Attractive - Avalon Country Club, Howland Admin Bldg, Howland Library, Brittainy Oaks,
plazas by foxcroft area neat and clean

rt.46 unattractive      market st. sidewalks look terrible
tall grass, unkept houses and buildings
Actually preferred the trees that used to be opposite Super K-Mart, now just a bunch of stores.
64
The Gazebo area by the high school is very attractive. It is a pleasant place to relax and enjoy the outdoors.
Attractive and inviting = the park, the gazibo, the library , they seem to invite relaxation and family time.
Sinage is poor around Howland Center, as is the traffic flow, too much congestion. Rt. 46 from River Rd. to 82 needs to be widened to three or four lanes w/turning lanes. More sidewalks or bike paths needed above Howland Wilson Rd.
no planning for commerical anything goes, howland corners should have retained <input type="checkbox"/> its westernreserve architecture authenticity too many signs all over HOWLAND.Not <input type="checkbox"/> enough green space. <input type="checkbox"/> Need more trees, lights and side walks <input type="checkbox"/>
attractive parks
I find the vacant properties unattractive. Why build new facilities when so many vacant ones could be used?
Rt.46 due to traffic congestion; Howland Corners (rt.46 & East Market)--vacant businesses/buildings; improper signage; just an unsightly area
I have lived in Howland most of my life. I lived in Warren for a few years, so I feel that I have lived here all my life. The one thing that I've noticed is the amount of growth that has taken place. State route 46 is now a conjested business route that I avoid during the Christmas season. Once beautiful woods have become condo filled homes, that with our current economic climate, I do not know why they are building more. We have areas where homes and businesses are vacant and are fast becoming see sores. Can't businesses fill the old plaza spaces? Why do they have to build another building?
There are a good number of housing developments that are attractive including nearly every development since Sherwood Greens. They offer a wide variety of housing opportunities from condominium through modestly priced to high end. Many of the newer commercial developments (Ex: Get Go) are attractive due to the enforcement of the green space requirements. Older, even quaint properties (Ex: Andrews) are not nearly as attractive because of the lack of green space.
Avalon Estates is particularly attractive!!

<p>Attractive - E. Market Street looks clean, and the sidewalks, park benches, lights and flowers are very nice. The best neighborhoods are those that have "identification" signage, good lighting and CURBS - all of the neighborhoods should have those attributes. Unattractive - homes that don't maintain minimum upkeep like mowing, weeding, cars in driveways and on the road. (Stricter enforcement needs done for commercial vehicles parked on residential roads and large obstructions in driveways like trailers, commercial vehicles, boats, etc.)</p>
<p>the woods is an attractive residential development, home depot area is too cluttered</p>
<p>Empty houses and businesses and houses in certain areas seem rather unattractive to both visitors and residents. On the other hand, the park is definitely a plus, as is the look of the Howland Corners section.</p>
<p>since howland is just a cross road it is neither attractive or unattractive . however, the continued unrestricted building along rt. 46 will eventually cause the same problems as boardman is having. traffic jams caused by lack of planning by not widening rt 46 now rather than after the fact will be a problem in very short order.</p>
<p>Like the Gazebo and I would like to see more American flags on Government and local buildings</p>
<p>St. Joe surgical unit, library, township offices, gazebo, Butler museum, are all well maintained, and structurally attractive.</p>
<p>Corridor of E. Market from Howland Corners to Rt.11 is attractive and clean-looking with lighting, landscaping (library, Butler, attractive signage).</p>
<p>In general, older developments look the part! As things are put in place for the public, there should be a mandatory "trust" that accompanies a project or commons (e.g. the new boardwalk, private and public commons, etc.) that will maintain and keep that property looking great in the future; not something that will become run-down and unused in the years ahead. Eyesores: the 1st house (unoccupied) to the south of North Rd. School needs some prompt action by someone!</p>
<p>The park is wonderful. There have been many improvements over the years.</p>
<p>To many rental homes that are not kept up.</p>
<p>The main corridor into Howland on Old 82 is a hodgepodge of different styles and designs. It has improved a lot with the creation of the green space and gazebo and some new construction, but it still lacks an attractive appeal. Also, in the spring and summer, the new sidewalks between the high school and the Dairy Queen are left unkempt to sprout weeds between the cracks. This makes for a very unsightly approach to the business center. Most of the newer housing developments are attractive but some of the older ones are showing their age and <input type="checkbox"/> are being blighted by empty houses as a result of the economic problems facing most communities. An unoccupied house on North Road SE, adjacent to North Road elementary school, is rapidly deteriorating and has been an eyesore for several years. This detracts from the appearance of North Road School and the surrounding neighborhood. The entrance into Howland from Rt. 82 is also an eyesore.</p>
<p>Unattractive and unsafe open drainage ditches</p>

Nothing Special

sidewalks and lamp posts

attractive: library, township building, Butler, Banks, others that have been set-back and landscaped

Unattractive: highschool, strip plaza inc Giant Eagle, BP, Andrews, (prof bld on other corner) any business w Neon sign

pretty good

residential new homes....attractive....growth and development

The newer condos are very attractive, as are some of the older sections of housing in Howland Township.

Traffic congestion along old 82 is a problem and is getting worse. The road needs to be four lanes. The traffic lights are a joke with the stopping and starting one block down the road.

I am so glad that Andrew's Hardware store has not sold out to CVS. I hope it always remains, even as a historic building if necessary. One of my favorite neighborhoods is the relatively new and moderately priced Spring Run condo development off of North River Road. It is landscaped so nicely with winding roads and trees. It also has nice shared spaces and natural features.

Housing is generally attractive

Housing development N of N. River Rd. off of 46 with housing isolated in unlandscaped field - unattractive with lack of trees and/or other landscaping. Telephone poles are unsightly and unattractive. Signage is out of control and professional buildings which are clustered as is the newer one near Foxcroft entrance and across from Perkins, are more appealing.

I cannot think of an unattractive site at this time.

raglan drive and route 46.....

homes by the mall

strip stores on North River Road they are empty

The house on N. River @ airport is very striking. I like that type of restoration and development. Good use of colors roofing , windows and location. At the other end is the mix we have at Howland corners, kind of a hodge podge.

over all most of Howland Township it pleasing to the eye but there is too much traffic and conjestion
uninviting and inhospitable to pedestrian traffic. What is the point of planting trees along the East Market Street sidewalks when they are so miniscule that they do not provide any true shelter/umbrage/canopy whatsoever?! I realize that telephone lines may be in the way, but by planting such small trees -- well we might as well have planted zero. Larger trees would grant more of an avenue feel, as opposed to a simple road. Also, what is the point of the benches on these sidewalks!? They are so close to the road and entirely exposed (especially to winter salt trucks!!!). No one in their right mind would use them... Instead, they should be occupying PUBLIC space -- squares, small piazzas, parks -- in which people have the opportunity to ENGAGE in public conversation/people watching (the prime reason people ever use benches, anyways). Can you imagine how much more successful the "vision" for Howland would be if the commercial establishments along this road featured actual STOREFRONTS that were close to the road and ideal for window shopping, with large trees and more green space (as opposed to the eyesore of p
Corner of 46 and East Market needs some work. This is a major intersection and the building owners have let the immediate area down. This area seems to be going down hill and businesses do not seem to last .
Brittany Oaks, Forest Springs... Grass is always cut, yards are taken care of.
Areas near Hunt Club, Avalon Drive, The Woods at Avalon Lakes, Brittany Oaks - all beautiful homes, attractive landscaping, well maintained neighborhoods
Sawgrass,Hunters Trail
46 is pretty attractive as a whole-unfortunately the houses that used to be there were a nicer touch---North rd used to be more attractive with the large over hanging trees-it's not too bad-just not as pretty.
The Andrew's Store in the middle of town is an eyesore. Just because it's been there forever, doen'st mean it can't be improved.
The old closed industrial buildings need tore down. The areas would make good green space, or a place for new business development. The residential areas that are in poor condition need attention. The residents in some cases, especially the elderly on fixed incomes, have a hard time maintaining their properties. There isn't enough places for them to move where they could live within their income. So, they are stuck in a house that is in poor condition and they don't have money to fix it up.
The "world class" crooked sidewalks up the Market street are an embarassment!
up a creek has ruined the quiet peace of the rosegarden street residents.
Unattractive, would be the developments that are popping up all around Howland. We moved to Howland to have a small town feel, not over run with developments.
64
park

The subdivisions where the developer tore down every tree and leaf leaves it looking like scarred earth (i.e. off of Henn Hyde). Market Street east of 46 is very nice with the sidewalks and lighting.
I would have to say unattractive.....because howland government is only worried about the mighty dollar and not the people who live here. Now howland would like to build a new school, I'm not saying we don't need one but everyone here in ohio is loosing there jobs left and right and having to take lower paying jobs. Please tell me who can afford more taxes? I know I can't and several other people as well. If the new school levy passes I'm afraid I'm going to have to sell my house. I'm not going to work more hours and more jobs to pay for a new school when my children aren't even going to school with the people in their area thanks to open enrollment. They should have to explore other avenues to pay for the school. How about charging those that don't live in howland to go to howland school?
The sidewalks on Old Rte 82...why in the world were there such dramatic corners/turns around trees, lightposts, etc.? Could've been a gradual curve, not sharp. More underground electric along Old Rte 82 would make the lighting more attractive (esp during the day).
I think developments by Hunter Design and Lewis Development are very tastefully done in residential and commerical developments.
Love the township park. Library area beautiful. Starting to look "neglected" around the Howland Glen/Foxcroft area.
We need better zoning/building enforcement of older residential structures.
Pointless and costly additions such as a water fountain and gazebo in front of "scenic" Giant Eagle could be removed in favor of adding to natural beauty. Commercial areas are over-crowded and ruining small-town culture.
certain areas are taken very good care of and other areas are not howland must make all areas attractive
some of the older (and empty) business buildings are eye sores
there are already enough condos, stop allowing them to build. what are the plans for these condos in 15-20 yrs? gov't housing? i hope not. i will move. i would like to see more aggressive regulations on rental properties. Howland is only a few years behind warren before these slumlords move in and rent to anyone. then the properties get destroyed and home values plummet. cuurently the township does do a good job but these areas need to assessed yearly.
SR 46 IS UNATTRACTIVE AND NEEDS WIDEN.
The park is a very beautiful place to take walks.

The junk bus lot next to the high school parking lot on Willow Drive with the rickety fence is an eye sore for this nice community. □  
The medical buildings on 46 near North River Rd and very attractive and neat.

Stillwagon Road is too fast, speed not enforced well enough. Swamp area at Mosquito creek crossing on E. Market is ugly. Roads to Park should be wider and easier to travel. There should be other access to it too. The corner of 46 and E. Market should be improved and widened. For that matter, 46 should be widened from the bypass to N. River Road. Get Mr. Sliwinski (sp??) under control in that new development he has proposed. Put a park in instead or sell it to the surrounding homeowners if they can form an association. No more blasting would be an improvement too...

attractive:gazebo area, schools, areas where the green space has been preserved and maintained. I don't like to see big, high signs for businesses or parking lots in the front of the businesses. □

unattractive: Giant Eagle, Andrews, BP--too obtrusive, not enough green space

unattractive - pizza hut plaza looks extremely run down □

attractive - new police and fire sign very noticable and "small town" like

The Rt. 46 area does not have much appeal. Converting houses into businesses does not have much curb appeal. It looks like a mis-match of businesses, buildings, etc. Market Street is a poor example of a defined town center atmosphere other than the little gazebo area next to Howland High School. For the most part, one has no idea whether you are in Howland, Warren, Niles or Bazetta.

The Giant Eagle plaza area looks like an unplanned, unattractive cluster of businesses.

I think that geenerally speaking the aesthetics of Howland are attractive, both with respect to residential developments and commercial developments.

The developments that are kept more natural, with trees are attractive; those that have been completely cleared out are unattractive. The newer brick plazas have a nice appearance as well.

AS PROPERTIES ARE BEING FORECLOSED MANY PROPERTIES NEED UPKEEP (GRASS, WEEDS ETC.) □

THE SIDEWALK POSITION WAS A MISTAKE! IT SHOULD NOT HAVE BEEN THAT CLOSE TO THE ROAD. □

THE THING WE REALLY ENJOY ABOUT HOWLAND IS THAT THEY HAVE TRIED TO KEEP THE TREES!

i guess for the area were ok , but lets not forget all the natl. rankings this area gets.(eg.fastest dying communities). so if you ask me, being ok is not good. we need to be way better than any other community in the area.
I like areas that have a sidewalk and curbs.
64
I find the housing in Hunt Club and surrounding streets to be very attractive
I love the flowers and look of the main street. The newly painted plaza, bi-weekly farmers markets. These touches make this town a community and show that we have pride in our town.
CAR'S PARKED ON FRONT LAWN'S. JUNK VEHICLES ON PROPERTY NEVER MOVED. OVERFLOW RAIN DITCHES NOT MAINTAINED FILLED WITH DEBRE AND UNSANITARY.
I like the style of the Howland Administratiom nuilding and Howland Corners in genersl. I like the old timey street lights down East Market. I think there should be trees planted in the Kings Graves Road commercial development area. It looks rather barren.
The empty plaza that is behind Arby's is distressing. Makes it look as if businesses are leaving the area (even moreso than they are).
The Township Government Building - Outstanding! <input type="checkbox"/> All the empty, "Space Available" buildings, and yet Lewis continues to build more. Poor! Count them somday, and add up the empty floor space.
In the Morgandale area of the township, it seems as if many zoning regulations, such as lawn care and trash removal, are not enforced. The area looks run down and dirty. The Howland Corners area is attractive, despite the traffic congestion, due to the recent addition of sidewalks and lighting.
Morgandale Park is unattractive benches are broke and there nothing really to do there needs something like basketball courts like the ones at the howland twp park. New swings and playground set, because there alot of little kids but nothing for them to do.
North River Road area. No planning for drainage, sidewalks, lighting. Empty strip stores, strange looking new elder care building with un-useable sidewalk
The developments off of 46 are attractive and where they redid kinggraves that is nice too.

Becoming "too commercial" / Business building vacant; with new buildings being built (let's use the unoccupied buildings; rather than letting them become eyesores)
some of the residential houses need to better maintain their house and property. <input type="checkbox"/>
To many professional buildings in town. How many Dr. and Denist offices do we need? Insurance, lawyers etc.
I think all developments are nicely appointed.
Much of Howland is pleasant, attractive, spacious; some areas are less so (e.g. the area around the park) - feel more cramped, less spacious
unattractive <input type="checkbox"/>
Westwind housing development (old Ernie Hall Airport) VERY tall weeds between road (Rt. 46) and housing development. <input type="checkbox"/>
<input type="checkbox"/>
attractive <input type="checkbox"/>
businesses on north side of Howland. Particularly St. Joseph's intermediate care facility and surrounding businesses.
north river road area is nice looking as are most newer residential developements
In comparison to the areas around Howland Township, our area is very attractive.
Howland tends to forget Bolindale, everything is in howland and Bolindale is the forgotten area, Bolindale park which I live next to is unkept and there are alot of things going on there that no one seems to care about
too many bars
The crooked sidewalk on Sharon-Warren road east of route 46 is hideous.
The new front yard septic tanks look very unattractive.
Most people keep their homes and yards clean, neat and updated.
Howland Township Park is very attractive and is used by many residents. The new buildings are very attractive.
parks,attractive-someplaces need to be fixed but that would depend on home owners
Some of the residential areas are going down hill and not being kept up by the owner. Streets are in bad shape in a lot of areas. The Avalon estate area is going down hill, streets are bad, why would anyone want to move to the area?
I find most of Howland's developments attractive. They are well planned out and clean.

We like the improved township park next to the high school. The new sidewalks, flowers & street lights are very attractive.
Venice Hts. alot of houses are getting run down, grass not being cut regular, the house's with drain pipes missing or falling down, trash in yards and on the road, pop cans being thrown into yards, and the list goes on, maybe pride in our community is what is lacking, I don't know.
Howland coners a mad house.
Forest springs
Unkempt property. Grass needing mowing, litter, disabled vehicles, etc.....
Many housing ares and schools look good. Giant Eagle plaza needs more green along street. "Street gren" buffer ares improve all commercial areas.
East Market Street looks very nice with the sidewalks and flowers. The addition of the gazabo and fountain added flavour.
Garage sale sign unattractive and dangerous when placed on roads leading off Route 46. I live on Howland Sprs Blvd. coming down the hill it is most difficult to pull out on 46 because of weeds and signs. Accidents will happen.
Shepherd of the Valley=very attractive; Township Administration Building=very attractive; howland Township (Rosegarden) Park=very attractive; lower East Market Street=disgusting
hunter's square, market place, howland plaza are all attractive
I think there is a lot of room for businesses, its just not used properly. I think everything around is dull. there is no color anywhere!
All the new developments look the same.
The Administration Building is a nice improvement to the township. Looks professional and well maintained. From Howland Corners, SR46 towards mall was once adorned with beautiful and well kept homes; now it is so commercialized. I miss the look of those homes; but realize the need for Lowes, etc, for economy.
Any new developments or renovated buildings that give the appeance of progress - not the feeling of decaying steel mill towns.

The township grew faster than expected leaving it too commercial.
Not necessarily unattractive, but dangerous, there are many people and children who walk along North Road and Niles Cortland Road. Could there be sidewalks on at least one side of these busy streets so that people could walk safely?
I believe the both plazaz on market street need to be updated in thier appearence. Another grocer should be found for the vacant IGA building.
The Market Place looks bad, it needs to be filled up it looks like a ghetto plaza, Andrews shopping Center needs cleaned up.Forest Springs Developement needs□ John Sliwinsky to clean up his mess & have more restrictions on his building practices.
The new cancer care unit and the one beside it, is very attrative, and easy to locate. Across the street is the place with the veggie stand, rundown area the house to the left of the veggie sales, the boxes, cartes and junk really shouldn't be there to begin with. Very unattractive, the traffic in that area, is bad enough, but the people pulling in and pulling out of there, also make it a danger on the little grade that is there.
People think theyare highclass
No thoughts on this.
Too many houses are run down and neglected.
Unattractive - the Bolindale area. Don't really know what you can do with this. □
several locations that do not seem to have zoning,maybe thry have been grand fathered in-□ areas where they have trucks ,machinery in yard and make the area junky□ areas where bushes block access to visibility at stop signs
I think the look of the government building is very nice. But I don't think that it is necessary to rebuild anything that does not need it.
The two clear-cut areas on the east side of Route 46 between Route 82 and Lazy Boy Furniture look horrible. I can not understand how that was allowed to happen.
Howland Township Building is very nice. Howland Park is wonderful!!

the industrial section is run down
The plaza work looks nice at Baileys. The Pizza Works plaza needs some shaping up along with the Capri hotel.
I think the Bolindale area could easily become undesirable.
As the township zoning has allowed a commercial building to be constructed right next to my residential property, and has not enforced the construction of a fence that would have shielded me from them, my view is not good in general. The fence was in the building plan, which the township approved, and now almost 2 years later they still cannot find the time to enforce the blatant disregard of the township's own zoning resolutions. I happen to find looking at this particular restaurant and the rowdy, noisy patrons who frequent it, very unattractive, not to mention disruptive.
Too many on Rt.46 from Kmart to Howland Corners...It looks awful!! To many buildings
The gazebo area and the Farmers Market are nice. The Howland Park and its new boardwalk are excellent. We and our grandchildren enjoyed using the boardwalk and were very impressed with it. They also love Tiger Town.
Housing developments are attractive -- commercial properties on Route 46 extremely unattractive and confusing.
market plaza sits empty!!!!!!!!!!!!
Unattractive - the empty plaza across from up a creek (old Iga)
New constuction of profestional buildings like around 46 & kings grave Rd next to Country fair and around the corners.
unk.
Unattractive is the Howland Township Park, the congestion is quite dangerous during soccer season and football.
As a homeowner, I believe more than a few houses in my neighborhood are very poor in appearance. Many houses in the Foxcroft area have been abandoned and are overgrown with weeds and are an eyesore, as well as some houses with owners who do not even keep their houses decent. This area used to be nice a few years ago but lately it has gone downhill.
Love the Howland Township Park and the streetscaping along old route 82. Particular highlights are the gazabo on market, library, township building and signage is kept fairly uniform in the community so not to be intrusive
Residential - Brittainy Oaks, Hunters Hollow, Woods at Avalon - attractive because of design and condition. Commercial - Hunters Square, Harvard Commons - same reason.

<p>The strip (PCA; Salvatores; banks &amp; dentists, pharmacy, etc.) at Pheasant Hill/Market St. is attractive ~ SMALL yet full (not urban blight/vacant buildings). The Woods is an attractive residential area that combines cost effective, well landscaped condos with gorgeous large homes. The bar next to DQ (Up a Creek, I think) is appealing (draws customers) and tries to showcase our natural water features. It looks like really nice construction going on around James' Dance/Shepard of the Valley (now THAT's a nice facility!).<input type="checkbox"/></p> <p>Unattractive: Any empty business bldgs., such as the ones b/w GetGo and the real estate agency (going south)... avoid the urban blight that plagues the 422 strip!</p>
<p>We need less pizza parlors and similiar fast food commercial businesses. Enough is enough.</p>
<p>Shepard of the Valley and the other business in that area of North Rd., look like quality buildings with good upkeep. I think the condos are good quality (aesthetically), too. Any vacant business is an eye sore.</p>
<p>Unattractive--areas near Warren by Ridge road. Needs code enforcement<input type="checkbox"/></p> <p>Unattractive--house on Mines road near mall... needs to be demolished, abandoned.<input type="checkbox"/></p> <p>Unattractive--commerical buildings lining Route 46... need landscaping standards</p>
<p>Attractive: Churches, Banks, landscaping<input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Unattractive: Lack of theme or style, but improving. I admire communities with a preserved and or restored historic core.</p>
<p>Shepherd of the Valley, Lewis Developments both represent top notch commercial ventures.</p>
<p>East market Street area</p>
<p>The gazebo and area around it is quite attractive.</p>
<p>When the trees, walks and landscaping were added to Market Street, the tangle of utility wires should have been buried.</p>
<p>Improvements to the park, boardwalk, farmer's market are excellent. some neighborhoods do not enforce zoning regfulations, ie: truckaa &amp; cars in driveways not working, trash in yard</p>
<p>The Woods at Avalon Lakes is a beautiful development.<input type="checkbox"/></p> <p>It's nice to have a pool and clubhouse to use.<input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>BRITTNEY OAKS IS GOOD<input type="checkbox"/></p> <p>GLEN OAKS FAIR</p>
<p>overgrown lots in developments not tended - boarded buildings- unattractive</p>
<p> </p>
<p> </p>

Attractive - Brittainy Oaks, Hampton, Hunt Club <input type="checkbox"/>
Unattractive - Venice Heights, Bolindale
Hunt Club is my favorite - it is a great mix of city and country and the houses ar perfectly spaced. The downside is the affordability.
There is so much left out of in sections of Howland that are not considered the right side of town, and there are alot of abandoned homes that need taken care of.
Attractive - H.T. Park due to varietial use. <input type="checkbox"/>
Admin. building - new & multi-purpose <input type="checkbox"/>
Library - nicely laid-out & user friendly
The idea of putting sidewalks in on East Market Street was a good one. The problem arises when they aren't cleaned of road debris or weeds. That is more unattractive than not having them at all. <input type="checkbox"/>
none out standing
People all over the township mowing their yard and having grass left in streets
The Butler Institute of Art, the library and the township hall are all attractive community structures. They are functional and inviting; they suggest a permanence as well. The current construction abutting Rte. 11 consists of attractive condos but in large numbers, with much of the trees/foilage destroyed. This is unattractive and suggests much commercialism.
It's getting too clustered & cluttered as it is!! Traffic is rediculous on 46, so alternately people try to bipass the traffic by tearing down residential roads at break-neck speeds. There are too many buildings & strip malls with vacancies but new buildings going up next door. STOP IT!
I like the all the residential developments in Howland. We do have WAY to MANY Condo developments and Apartment Complexes. I would like to restrict these developments in the community. The industrial cooridor along N. River (Pakard) is a disgusting mess as is the Bolindale area and some of the houses along 46.
when we start destroying all the animal life habitat to make room for more housing /condos it makes me mad! when we can take whats not lived in or condimed and use that land thats already cleared out.
Howland can differ from beautiful to nice to ugly neighborhoods.
the woods. brittiany oaks. the homes are very nice. other side of state route 169 is very unattractive.

home depot-unattractive-too much clutter;offensive color <input type="checkbox"/>
too much parking in front of buildings in many commercial developments; <input type="checkbox"/>
massive asphalt parking areas should be more "green" with landscaping islands; <input type="checkbox"/>
all developments should be required to provide pedestrian cross access ; <input type="checkbox"/>
East Market Street's sidewalks would be better if they were straighter and (in some areas) not so close to the road.
Route 46 roadway is unattractive due to no curbs or sidewalks. Howland Park is a great Park, but the overall look of the park is a bit shabby with all of the old rotten "gaurd rail" logs and the rusty signs.
I enjoy seeing the "old" being updated and continued to be used whether it be homes or commercial. I think there is too much housing developments and it takes away from beautiful natural scenery and overwhelming the drainage systems. All areas should have sanitary sewers& water to keep Howland from looking old & grundgey and none of those hideous septic systems in the yards. That really downgrades our community to see those things!!! Open ditches are really unsightly too.
I think we have a done a good job on the area up "the hill" from Howland Corners past Old Avalon; pleasure to drive this area. Like the way the resedential areas such as The Woods have been developed and maintained. Find the area around Giant Eagle to be a major bottleneck and to be avoided at all costs.
Avalon estates, right size lots and nice landscaping. Nice family atmosphere. <input type="checkbox"/>
Brittany Oaks, nice but too much of the same looking homes <input type="checkbox"/>
Defining Howland's borders is impossible and Howland Corners has lost its charm. It is another intersection with gas stations and (almost) a pharmacy.
Howland Park is a wonderful asset to the community.
Hunters Woods is very attractive but very high maintenance <input type="checkbox"/>
Howland Plaza is dated, Route 46 through howland corners should be 5 lanes (center turn lane only), traffic light locations on Market Street are a complete disaster...

Avalon, Brittany Oaks, and Hunt Club or all attractive because of the maintenance care of the home owners. The Marketplace and Howland Plaza are in need of a facelift. The Getgo is more attractive than those commercial areas.
Attractive - East Market Street from Avalon area to Leo's because of good business owners and sidewallks. □ Unattractive - Elm Road area, not sure what parts are Howland, Bazetta, or Warren city though! Plaza where Panera is located is the exception.
The side roads do need some attention in some of the older developments. They make some of the areas look a little run down.
Brittany Oaks -the homes are big and beautiful. Venice heights - homes are smaller but it is a very nice area to live
Park in front of high school is very nice.
Many attractive housing developments. Commercial route Rt. 46 not attractive along the road to the grass line
East Market St. is attractive by the library
Many empty commercial buildings are of concern & unattractive
Attractive - Giant Eagle plaza, township buildings, building up 82 toward Avalon, nice housing subdivisions □ Unattractive - empty office buildings by Baileys, empty storage building behind police station, empty retail behind Arbys, lack of a quaint downtown feel
walking is dangerous, how could one safely cross route 46 near the mall? or if you live near the mall, walking there is dangerous buildings on the corner of market and 46 need to be updated or replaced
traffic congestion from rt 82 through warren city south to the mall major pain Howland Township Park is very attractive,,, general appearance of all traffic corridors except above is very good xxxxxxxxxxxxxxxxxxxxxxxic howland
Howland Corners needs cleaned up and spruced up. Weed removal etc. It is also very unattractive to have curbless streets and the saftey of pedestrians is in question with the lack of sidewalks. This is particularly true of Rt 46 where you see a lot of students walking. On the positive side the Township Building as well as the Library are very attratctive and should be a model for the rest of the township. □
The Woods at Avalon Lakes - not gated, but always well taken care of; quiet street - not a through street
1. NE corner at intersection of Rt. 46 and old Rt. 82. Property has not been maintained or updated in decades. □ 2. Intersection of Rt. 46 and Rt. 82. Poor traffic pattern with many accidents.

Both residential and commercial dev. could have been built into the natural landscaping rather than completely bulldozed. Large shade trees in parking lots or _anywhere_ would provide shade as well as aesthetics. Bio retention practices could be utilized for water run off.
I dont find our township either attractive or unattractive. It is just there. We came from Cleveland and cities like Chagrin Falls and Hudson have beautiful buildings, landscape and restrictions on signs.
The central part of the township around the high school has been aesthetically developed well. This needs to branch out in equal increments to both wealthier and less wealthier areas of the township.
houses that are either falling apart or property not kept up is very unattractive sadly there too many of these in any area Howland
Development on North River Rd from Rt 46 to Rt 5 is attractive while development on North River Rd from Rt 5 to Rt 45 is a not so attractive.
I like the gazebo area and farmer's market atmosphere.
Capri Motel - unattractive - bad reputation
Lot sizes that provide open space and appearance and which reduce the population density and ugly unsightliness of crowded cluster zoning which produces useless open space benefiting only the builder who saves money on utilities. These clusters produce stressed people, particularly youth.
All the for sale signs along the 46 should be removed
I find the little park next to Howland High School an attractive area, It states the small town "Charm." I like it. I think all of the for sale signs on Route 46 are not very attractive between the freeway and near the Howland Community Church. □ I think Howland Township needs more apartment living possibly out by Route 46 near St Joesph Urgent Care Facility or near this area?
Unattractive: empty buildings at the corner of North Rd. and US 422 □ Attractive: all the rest of Howland looks pretty good
The gazabo even though I think it should be in a park like setting so that more people can enjoy it. (Like take pictures for Sr. Class or for weddings)

I believe Howland Township is progressing from a primarily residential area to a combination of commercial and residential area and we are feeling the "growing" effects of this transition." As in most neighborhoods today, there seems to be several vacant houses which are not being cared for, for whatever reason. □
Old Route 82 by the golf course is well kept and nice.
New growth of residential houses is attractive, newly painted buildings and landscapings add to the attractiveness commercially.
Residential... Attractive
unattractive- Andersons Hardware store/ run down. □
attractive....is the Woods development..it is kept up at the home owners expense and that always makes a difference!
ON HOWLAND WILSON RD THERE ARE SEVERAL HOUSES THAT THE LAWNS HAVEN'T BEEN MOWED FOR LONG PERIODS & IT HURTS THE APPEARANCE OF THE NEIGHBOOR HOOD.ALSO SQUIRES LANE HAS A PERSON WHO LETS HIS PROPERTY GET RUN DOWN . THE POST OFFICE & LIBRARY & OTHER PUBLIC BUILDINGS LOOK BEAUTIFUL.IT MAKES ME PROUD TO LIVE IN HOWLAND.
Latest North River Rd 'Shepherd of the Valley' building looks like a 1947 housing □ project! Ugh!
New offices on rt. 46 look great
The streets in howland township are very poor maintained!!!!!!!!!!!!!!!!!!!!!!
Holand Corner Old 82 particularly attractive
The old IGA building.
My first year in Howland I observed a cluttered Main Street, the Township is offers very little in exercise facilities, bike paths, parks etc. Postal facility very poor, over crowded administration building little access to goverment services.
Bolindale area is set aside. Attention to this area needs to be addressed. This area in unattractive. The area on the high school side is attractive and you can tell what attentions have been addressed. Spending should be used equally.

<p>The housing looks good, the schools look nice. Howland Park is great. Mall is great.□  The gazebo at the high school looks good but is in the middle of a busy road,□  doesn't seem safe for kids. Elm road looks good from Sheets to Walmart, but□  has a constant opening and closing of business's that makes it seem bare in spots.□</p>
<p>attractive - township buildings, new Foxcroft entrance, residential developments□  unattractive - empty plazas-Market Place and Ridgeview (I know they're in the city)</p>
<p>I like the new shops or mini plaza in the center near the high school they were well done. Kind of like what Poland, OH has done.  As far a s unattractive All of the empty homes along route 46. They are for sell for commercial use yet they stand vacant some  even with high grass.</p>
<p>All the empty commercial buildings-very unattractive</p>
<p>fast food resturants stick out like a sore thumb</p>
<p>Library□  Avalon area- Avalon, ChopHouse, Avalon Grillroom Patio Golf Courses□  Butler Art□  The Woods homes aand condos</p>
<p>Hunt Club and Woods at Avalon look very attractive because the associations take care of the properties.□  The business across from Howland Community Church looks unattractive due frequent turnover of owners.□  Like the farmers markets on Saturdays. Suggest that they be every week during the season.</p>
<p>Brittney Oaks, The Woods, Shepherd of the Valley.□  They are upsacle and usually bring a better income residents to our twp.</p>
<p>the Rt. 46 and rt. 82 corridors needs beautification efforts to showcase our community since they are typically the first exposure to  Howland Township</p>
<p>Too many EMPTY buildings &amp; yet new ones are being constructed all the time. Use what is there, less chance of vandalism &amp;  destruction of property.</p>

<p>I pass the apartment complex on North Rd. on a daily basis and I'm baffled as to why this huge housing complex is smack dab in the middle of a residential area. The upkeep on the units is awful. It looks like the projects. I really think it is attracting undesirables to the area. I've had guests comment about how nice it is in this area, and suddenly you come upon this eyesore. I would never buy in this area again because of that place. I thought those kinds of places had to follow certain guidelines and policies. We are planning on leaving the Howland area as soon as our sophomore daughter graduates high school. I sincerely believe the Candlelight Apartments (by North Rd. School) are a contributing factor to the problem we are all having on this side of Howland selling our houses. You know when a large housing community, such as those apartments, gets rundown-the entire area around it slowly starts to fall apart, too.</p>
<p>The plaza on RT. 46 that houses Butler-Wick and the Hope Center. It is commercial yet classy. <input type="checkbox"/>  We also like the Legends and the Howland Library. Again, commercial yet classy.</p>
<p>The Woods Development is attractive. Howland Giant Eagle Plaza is great.</p>
<p>East Market St is very attractive with landscaping, sidewalks, etc. <input type="checkbox"/>  <input type="checkbox"/>  empty buildings are unattractive.</p>
<p>Any of the Lewis Construction sites, although largely vacant, have kept the landscaping up and maintain parking lots, etc. There are several empty commercial sites that are eyesores. Many houses along Howland Wilson and Rt. 82 heading north from the corners are in terrible shape.</p>
<p>Having Howland Corners as the center of Howland is somewhat unattractive. Other than the gazebo it is too commercialized and congested. We have a great park but its buried away from the public with no signs telling people where it is.  attractive the whole area around avalon , the most unattractive is the bolindale area.</p>
<p>I love the Rolling Meadows Dr. residential area because it is beautiful yet friendly and down to earth. However, there are people in these areas that disturb the family atmosphere that go unreprimanded.</p>
<p>The sidewalk that was put in front of the Butler building going down to the golf <input type="checkbox"/>  course was a good idea, but, the way it was laid out looks like drunks put it in. <input type="checkbox"/></p>
<p>POST OFFICE &amp; CITY BUILDING EXCELLENT <input type="checkbox"/>  AVALON INN BUTLER EXCELLENT</p>

<p>One of the first impressions driving into Howland from the bypass, is the property containing the storage units and the many unsightly vehicles which makes it appear so unattractive and less characteristic of the majority of the township which has such lovely green-space and landscaping. □</p> <p>I would like to have more restrictions on the placement of trailers, boats and campers, etc. on neighborhood driveways. They detract from the attractiveness of any neighborhood.</p>
<p>Have a hard time looking at abandoned houses, with lawns high. North Rd. house that is empty has tall grass that impedes vision pulling out of adjacent streets.</p>
<p>Howland Corners - south of rt. 82 on rt. 46 particularly unattractive. I hate the sign at Turning Heads Salon. Building across the street is usually abandoned.</p>
<p>the main strip down e market in front of school and giant eagle very nice</p>
<p>unattractive are the condo developments</p>
<p>I feel the empty commercial properties on 46 are an eyesore. The owners of the property should maintain the structures that are on that highly traveled roadway</p>
<p>Some of Bolindales properties are not taken care of and have trash on their lawns.</p>