Gregg’s gardens is a grassroots initiative that raised more than $20,000 in its first year. The money came from more than 200 individuals—including the Warren G. Harding classes of 1967, 1968 and 1969, six local businesses and three civic groups.

All of the work was done by fewer than a dozen volunteers.

Gregg’s gardens converted 22 vacant blighted empty lots into wildflower and native plant gardens.

Why?
Because... 90% of surveyed residents do not believe that Warren projects an image of a prospering and growing community.

<table>
<thead>
<tr>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>61%</td>
<td>10%</td>
<td>28%</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: Warren Expressed Survey of Residents, Summer 2011
We planted twenty gardens along Atlantic Street in the fall of 2012, including our showcase garden at the corner of Elm Road across the street from Harding High School.
WHY WILDFLOWERS?

The benefits are many.

**ENVIRONMENTAL**
- No pesticides or chemicals
- No watering
- Less water run-off into sewer systems
- Attracts native fauna

**FINANCIAL**
- Inexpensive to create
- Raises property value
- Low maintenance

**AESTHETICS**
- Year-round beauty
- Brings color to a dark palette
- Butterflies love wildflowers
REDDUCING BLIGHT LIFTS PROPERTY VALUES

A $3.5 million investment in reducing blight in Flint, Michigan raised the value of all other property by $112 million; an ROI of 3100%.

SOURCE: MICHIGAN STATE UNIVERSITY LAND POLICY INSTITUTE (2007)
A GREEN NEIGHBORHOOD IS A HEALTHY NEIGHBORHOOD

“...residents living near greened vacant lots felt significantly safer at the three-month follow-up visit compared to those near the control site....Total crime, as well as assaults with and without a gun, was less after the greening.”

SOURCE: UNIVERSITY OF PENNSYLVANIA MEDICAL SCHOOL STUDY (2012)
HOW DO WE EXTEND THESE BENEFITS TO MORE OF THE CITY?
THE GARDEN DISTRICT

Warren’s oldest residential neighborhood. 650 older homes with character and charm. Many can be purchased for very little money and restored to their former glory. Convenient for anyone wanting to live a downtown lifestyle.
THE GARDEN DISTRICT

24% of properties in the proposed Warren Garden District are vacant, empty, or derelict.
**THE IDEAL**

- Pride of ownership
- Well maintained
- Owner occupied

**ON THE BUBBLE**

- A landlord’s cash cow
- Minimally maintained
- Transient residents

**THE HOPELESS**

- Already abandoned or vacant
- Not maintained
- Crime-magnet
SAME HOUSE, DIFFERENT STORIES
A TRACK RECORD AND A STORY THAT RESONATES

We did what we said we’d do and created sustained interest.

www.greggsgardens.org
POWERFUL PARTNERSHIPS LEVERAGE OUR EFFORTS

- City of Warren
- Warren Municipal Courts
- Trumbull County Land Bank
- Trumbull County Planning Commission

AND ESPECIALLY:
- Trumbull Neighborhood Partnership
- Warren Expressed
NONE OF THIS WOULD HAVE BEEN POSSIBLE WITHOUT THE GENEROSITY AND FORESIGHT OF OUR SPONSORS:

AAUW
Breaking through Barriers

CARL W. HALL
FUNERAL SERVICES

ALL AMERICAN CARDS
AND COMICS

AVI FOODSYSTEMS
THE FAMILY DIFFERENCE IN HOSPITALITY SERVICES

COUNTRY
THE AMP

DIANE
SAUER
The road to savings begins here!

HORSESHOE BAR

THE TRUMBULL
One Hundred

VLAD PEDIATRICS

ROTARY
INTERNATIONAL
“The *gregg’s gardens* project is not only turning a liability into something of value, but the beauty the gardens will bring to Warren will offer hope to both residents and investors that a brighter future is possible.”

—JIM ROKAKIS, FORMER CUYAHOGA COUNTY TREASURER AND CURRENT DIRECTOR, THRIVING COMMUNITIES INSTITUTE
A THREE YEAR PLAN

2012: Atlantic Street proves concept

2013: Garden District creates an attraction

2014: Citywide adaptation elevates Warren’s brand image
WITH
$50,000

75 TO 100

VACANT LOTS WILL BECOME BEAUTIFUL GARDENS
HELP MAKE THE GARDEN DISTRICT A REALITY

Trumbull County Land Bank
...working together for our communities

Trumbull Neighborhood Partnership

Gregg's Gardens
Our inspiration:

GREGG SNYDER
1980 – 2011

“Silently, one by one, in the infinite meadows of heaven, Blossomed the lovely stars, the forget-me-nots of the angels.”

—LONGFELLOW
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
CURRENT GREGG’S GARDEN
FUTURE GREGG’S GARDEN
FUTURE GREGG’S GARDEN
FUTURE GREGG’S GARDEN
FUTURE GREGG’S GARDEN
FUTURE GREGG’S GARDEN