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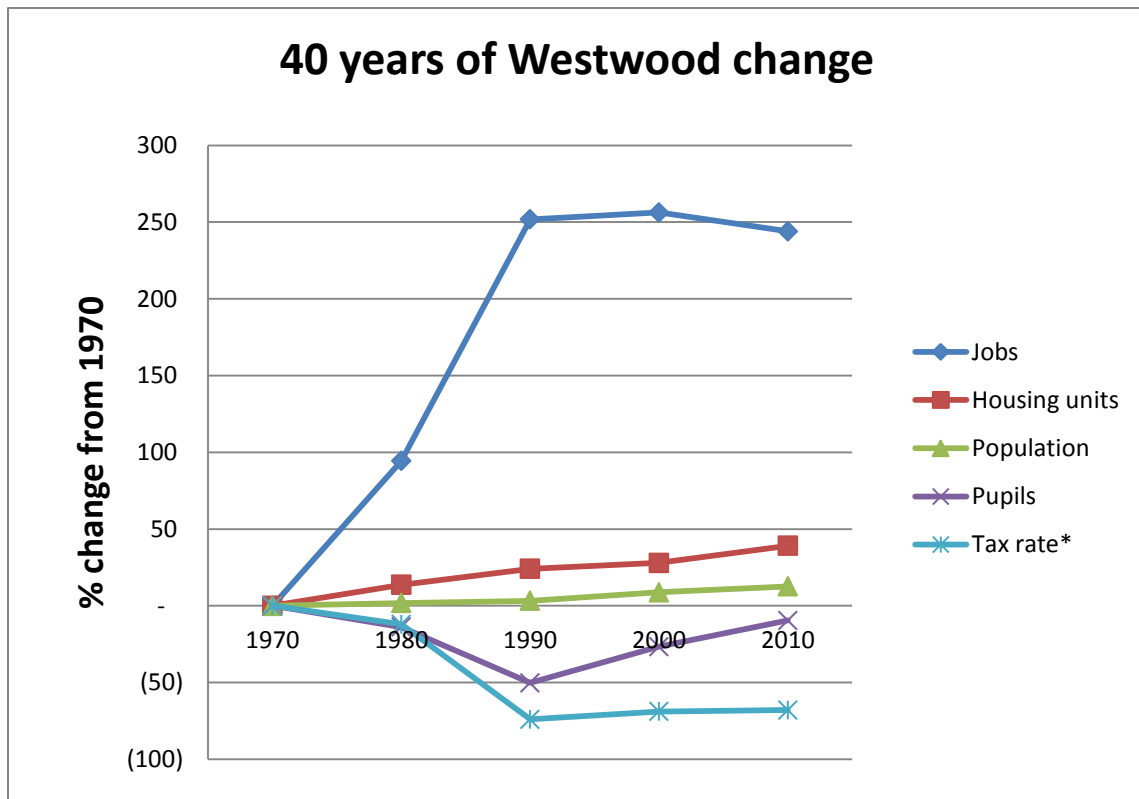
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DATA FOR COMPREHENSIVE PLANNING

Westwood Planning Board

October 6, 2011



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The following pages display data assembled for the updating of the 2000 *Westwood Comprehensive Plan*. The data was drawn from materials prepared for that *Plan*, subsequent studies by Westwood planning staff, and largely from governmental online sources. Over the four decades looked at the availability and reliability of data has greatly improved: generally, the older the data the less reliable, clearly evidenced by a data-driven study of Westwood and three neighboring towns we made just prior to the 2000 Census. In the next decade, data reliability likely will be better yet again.

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1. 40 YEARS OF WESTWOOD CHANGE

Since 1970 Westwood's population has grown by just 13%, while housing grew by 40%, jobs more than tripled, school enrollments slightly shrank, and the tax rate was cut to a third of its earlier level. No planners in 1970 could have been expected to forecast such widely disparate rates of change, but in retrospect they make perfect sense. Looking forward, that pattern of growth would have looked too good to be true. Growth over those 40 years has in many respects treated the Town very well, in important part as a result of community efforts, in part through good fortune. Perhaps the most important observation from this initial data set is the low level of certainty with which the long term future can be predicted, but the reasonably high ability to anticipate and plan for shorter term change

The modest rate of Westwood's housing growth in recent decades is attributable to the Town's small and declining amount of developable but undeveloped land and its strict regulation of such development. With only modest home building, the declining household size in existing dwellings has offset a large share of the population added in new dwellings. School enrollments declined over the period chiefly as a result of a sharp drop in birth rates which more than offset pupils from new housing in the early decades, but not more recently. That recent trend to higher ratios of students to dwellings was not forecast by MAPC or State demographers. As in other similar towns, that surprising trend is apparently (we have some data reservations) attributable to the attractiveness of this and similar communities for families seeking a good place to raise children.

In 1970 Westwood had few jobs within the Town, certainly less than half as many as the number of resident workers, resulting in major net out-commuting. By 2010 despite recent job declines the Town has more jobs within its borders than it has resident workers, essentially the result of its location in the path of regional economic development and its own economic development efforts.

Proposition 2½ was designed to lower property tax rates and it did so in Westwood, as elsewhere. The Westwood tax rate has been relatively stable over the past two decades despite fiscally-demanding school enrollment growth and fiscally-beneficial local places of employment contributing a declining share of the tax levy. That has been achieved in part through increases in State aid (until recently) but also through very demanding and noteworthy local efforts.

Table 1B assembles data similar to that of Table 1A but provides comparison with three adjoining towns: Canton, Dedham, and Norwood. "Old #s" are taken from a 1998 four-community study funded by DHCD and carried out by Herr Associates and others, projecting more than 30 years into the future. "New #s" are the most recent available from governmental sources. It is striking that new population figures generally differ little from those projections made prior to the 2000 Census, while employment figures are often widely different, even for 2000, reflecting the differential reliability of information sources.

Norwood and Dedham have lost population over the 40 years, while Canton's population grew more rapidly than did Westwood's. Westwood now has significantly fewer residents, dwellings

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and jobs than any of the others, but has more school children than Dedham and almost as many as have both of the others. That enrollment relationship wasn't true in 1995, when Westwood had substantially fewer pupils than any of them. Westwood has 0.61 local jobs per resident, lowest of the four, and the difference relative to the other three communities has grown over the 15 years for which we have reliably comparable employment data.

A striking difference among the four towns is in the relationship between school enrollment and population, shown in table 1C. In 1995 Westwood's school enrollment as a percent of population was higher than all of the other three, but not by very much. Over the following fifteen years that measure has changed little in the other towns, but in Westwood it has grown sharply, soaring from less than 16% of the population to more than 21% of it, creating great pressures on facilities and budgets, a phenomenon almost certainly more attributed to demographics than to development.

1A. 40 YEARS OF WESTWOOD CHANGE					8/17/2011
Year	Jobs	Housing units	Population	Pupils	Tax rate*
BASIC DATA 1970-2010					
1970	2,603	9,330	12,981	3,479	\$40.70
1980	5,060	10,604	13,212	3,000	\$35.80
1990	9,157	11,584	13,400	1,734	\$10.60
2000	9,273	11,945	14,117	2,553	\$12.66
2010	8,953	12,979	14,618	3,148	\$13.07
PERCENT CHANGE FROM 1970					
1970	-	-	-	-	-
1980	94	14	2	(14)	(12)
1990	252	24	3	(50)	(74)
2000	256	28	9	(27)	(69)
2010	244	39	13	(10)	(68)
*Tax rates 1970-80 full value all uses, 1990 - 2010 actual residential rate					
*Tax rate for 1970 is calendar year, others fiscal years.					
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1B. POPULATION, HOUSING, PUPILS AND LOCAL JOBS										9/29/2011
Year	Population		Dwelling units		School enrollment		Local employment			
	Old #s	New #s	Old #s	New #s	Old #s	New #s	Old #s	New #s	Jobs/Pop	
CANTON										
1970	17,100	17,100	4,656	4,656	3,860		6,413			
1975	18,114		5,209		4,390		9,083			
1980	18,182	18,182	5,798	5,798	3,585		13,705			
1985	17,550		6,392		2,671		15,013			
1990	18,530	18,530	6,789	6,789	2,498		19,068			
1995	20,043		7,140		2,682	2,773	16,052			
2000	20,589	20,775	7,383	8,163	2,776	2,879	16,869	21,097	1.02	
2005	21,057	21,396	7,802		2,857	3,073	18,490	21,350	1.00	
2010	21,485	21,561	7,809	8,762	2,940	3,218	19,295	21,193	0.98	
2015	21,840		7,995		3,005		20,096			
2020	22,140		8,162		3,066		20,892			
2025	22,380		8,312		3,110		21,683			
2030	22,576		8,448		3,154		22,470			
DEDHAM										
1970	26,938	26,938	7,775	7,775	6,250		9,833			
1975	26,924		8,080		6,060		9,071			
1980	25,298	25,298	8,409	8,409	4,422		12,184			
1985	23,730		8,582		3,080		13,016			
1990	23,782	23,782	8,750	8,750	2,694		14,050			
1995	23,729		8,832		2,888	2,970	14,647			
2000	23,621	24,464	8,998	8,908	2,886	3,085	15,141	14,809	0.61	
2005	23,469	23,728	9,148		2,878	2,897	15,624	14,395	0.61	
2010	23,303	24,729	9,289	10,101	2,873	2,879	16,101	16,040	0.65	
2015	23,091		9,416		2,856		26,567			
2020	22,857		9,530		2,839		17,023			
2025	22,586		9,633		2,813		17,468			
2030	22,301		9,725		2,787		17,905			
New # sources					Old data from:					
Population: US Decennial Census except Census estimate 2005					4-Towns "Options at Build-Out" study, Herr et al, 1998					
Dwelling units: US Decennial Census										
Pupils: MA Dept of Elementary & Secondary Education					40B data at 1995 row is actually 1993, 2000 row is 2001.					
Jobs: MA EOLWD 202 data. 2010 figure is 3rd quarter.										
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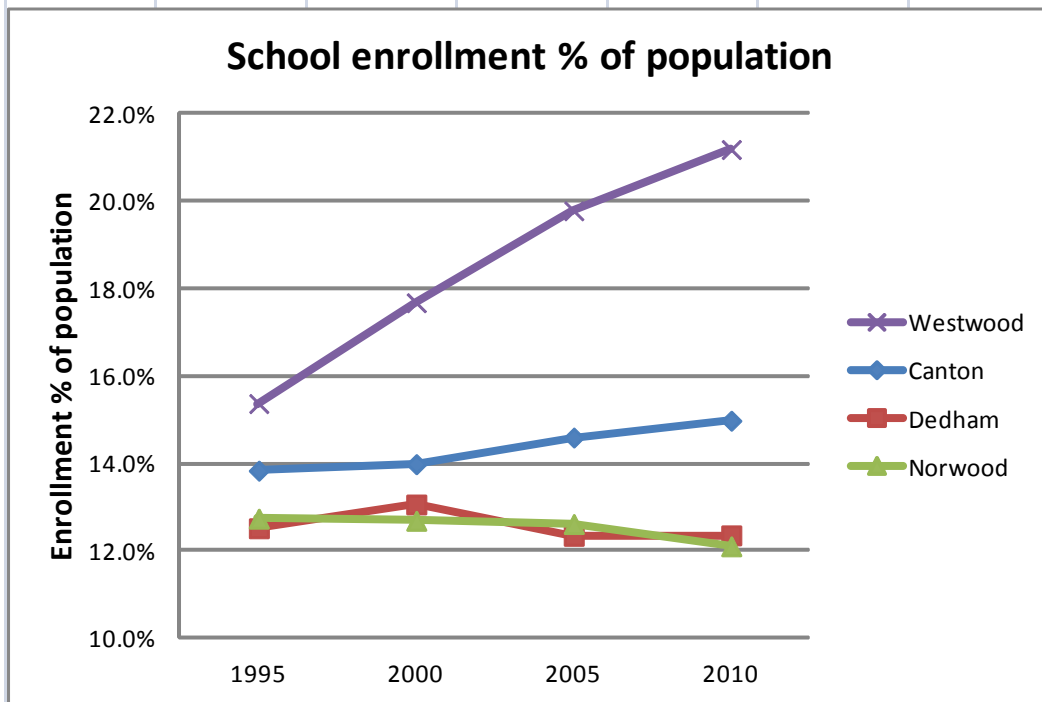
1B. POPULATION, HOUSING, PUPILS AND LOCAL JOBS									9/29/2011
Year	Population		Dwelling units		School enrollment		Local employment		
	Old #s	New #s	Old #s	New #s	Old #s	New #s	Old #s	New #s	Jobs/Pop
NORWOOD									
1970	30,815	30,815	9,330	9,330	10,428		10,818		
1975	31,316		9,967		10,088		13,356		
1980	29,711	29,711	10,604	10,604	7,608		22,654		
1985	28,551		11,048		5,142		21,523		
1990	29,700	29,700	11,584	11,584	5,300		22,927		
1995	28,879		11,718		5,600	3,678	23,990		
2000	28,791	28,587	11,846	11,945	5,594	3,653	24,434	25,059	0.88
2005	28,671	28,326	11,961		5,582	3,616	24,876	24,653	0.87
2010	28,537	28,602	12,070	12,979	5,576	3,454	25,316	23,758	0.83
2015	28,372		12,168		5,554		28,755		
2020	28,187		12,258		5,534		26,181		
2025	27,978		12,335		5,501		26,625		
2030	27,754		12,406		5,471		27,058		
WESTWOOD									
1970	12,981	12,981	3,568	3,568	3,479		2,603		
1975	13,100		3,900		3,571		3,454		
1980	13,212	13,212	4,222	4,222	3,000		5,060		
1985	13,300		4,300		1,947		8,846		
1990	13,400	13,400	4,551	4,551	1,734		9,157		
1995	14,000		4,700		2,170	2,152	9,409		
2000	14,440	14,117	4,861	5,231	2,647	2,553	9,996	9,273	0.66
2005	14,735	13,807	4,980		2,872	2,915	10,567	8,979	0.65
2010	14,859	14,618	5,057	5,431	2,990	3,148	11,130	8,953	0.61
2015	14,951		5,126		3,098		11,678		
2020	15,021		5,188		3,149		12,212		
2025	15,066		5,243		3,156		12,732		
2030	15,094		5,294		3,166		13,239		
New # sources					Old data from:				
Population: US Decennial Census except Census estimate 2005					4-Towns "Options at Build-Out" study, Herr et al, 1998				
Dwelling units: US Decennial Census									
Pupils: MA Dept of Elementary & Secondary Education					40B data at 1995 row is actually 1993, 2000 row is 2001, and 2010 is 2011.				
Jobs: MA EOLWD 202 data. 2010 figure is 3rd quarter.									
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1C. ENROLLMENT AS % OF TOTAL POPULATION

Year	Canton	Dedham	Norwood	Westwood
1995	13.8%	12.5%	12.7%	15.4%
2000	14.0%	13.1%	12.7%	17.7%
2005	14.6%	12.3%	12.6%	19.8%
2010	15.0%	12.4%	12.1%	21.2%

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2. DEMOGRAPHICS

Table 2A and related charts show Westwood's population change in relation to that of the Commonwealth. Westwood grew far more rapidly than the State in the years prior to 1980, but since then its growth has flattened, differing little from the modest growth of the State as a whole. Part of that slowing has been, as predicted, the result of increasingly little residentially developable land, and part of it attributable to the steadily declining Westwood birth rate, falling faster than ever in recent years (Table 2B).

Table 2C shows Westwood's age distribution in 2010 compared with 2000. Part but only part of that shift is attributable to aging of the 2000 population and residents of new homes. Some of it is the apparent result of selective attraction for turn-over in-migration of households having relatively large numbers of school-age members compared with the households they replace. Such "generational turnover" is being experienced in suburban communities that, like Westwood, have outstanding school programs and facilities.

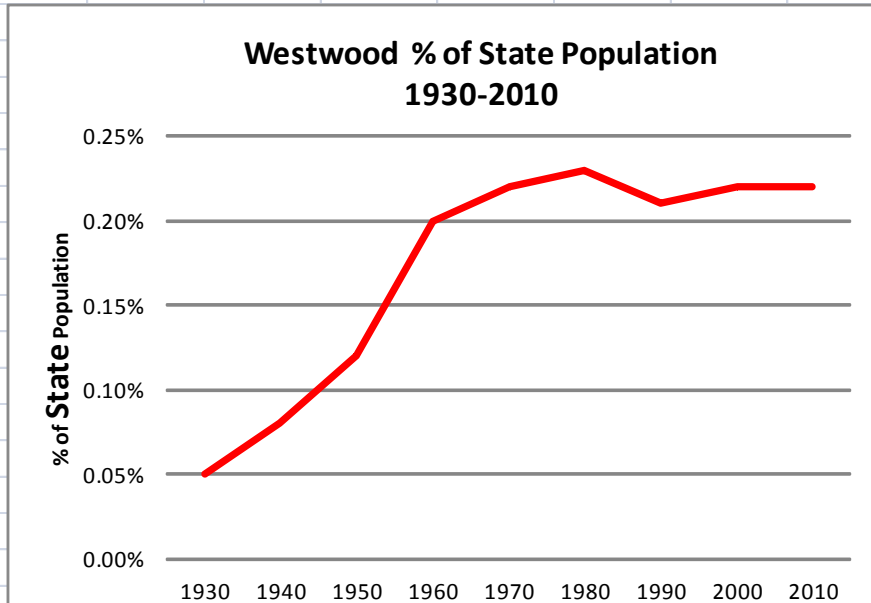
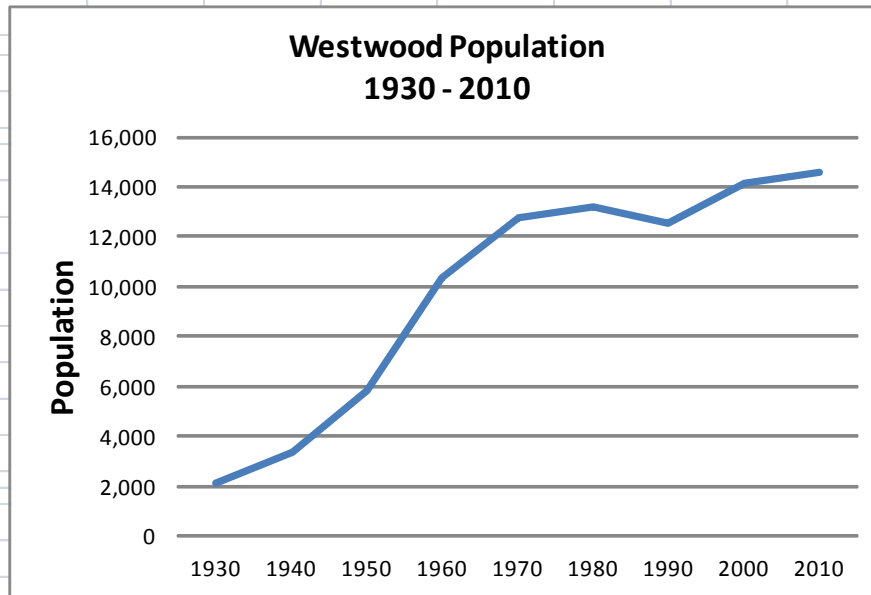
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2A POPULATION 1930 - 2010

Year	Westwood	State	W'wood % of MA
1930	2,097	4,248,326	0.05%
1940	3,376	4,316,721	0.08%
1950	5,837	4,690,514	0.12%
1960	10,354	5,148,578	0.20%
1970	12,750	5,689,377	0.22%
1980	13,212	5,737,037	0.23%
1990	12,557	6,016,425	0.21%
2000	14,117	6,349,097	0.22%
2010	14,618	6,547,629	0.22%

Source: US Census

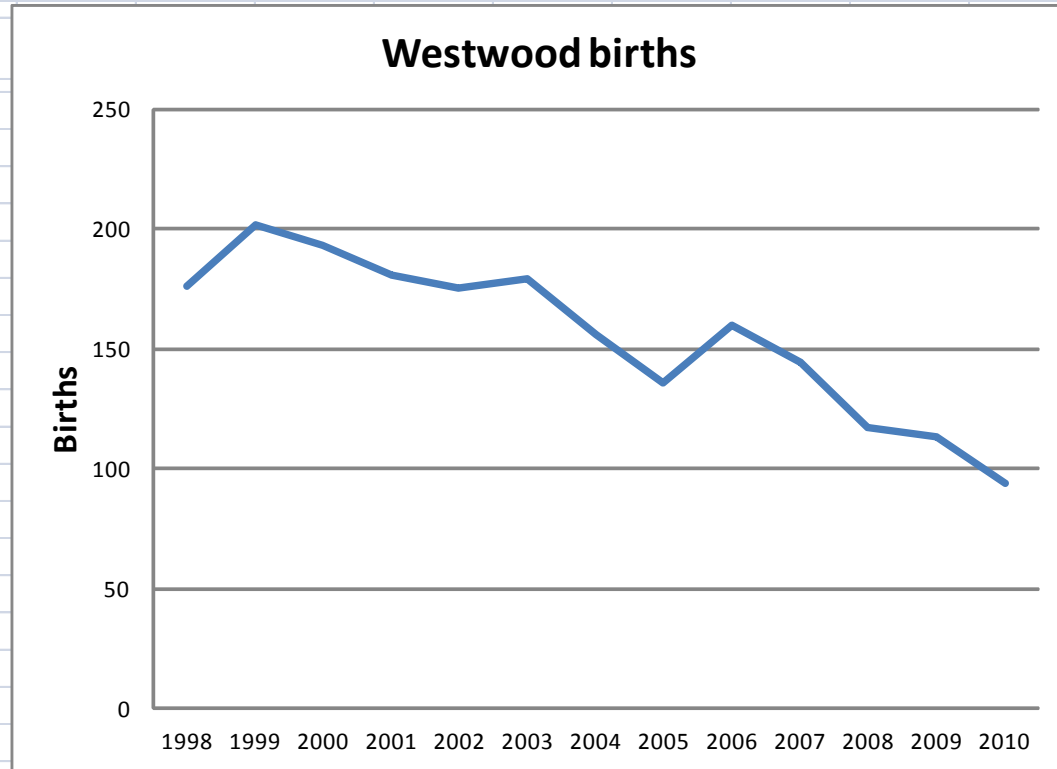
Wwood pop 2000-2010



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2B. BIRTHS: WESTWOOD & MASSACHUSETTS

Year	Westwood	MA State	west/state
1998	176	81,406	0.22%
1999	202	80,866	0.25%
2000	193	81,582	0.24%
2001	181	81,014	0.22%
2002	175	80,624	0.22%
2003	179	80,167	0.22%
2004	156	78,460	0.20%
2005	136	76,824	0.18%
2006	160	77,670	0.21%
2007	144	77,934	0.18%
2008	117	76,969	0.15%
2009	113		
2010	94		
Total	2026		



1998-2008 source: Massachusetts Department of Public Health annual Birth reports

2009-2010 source: Westwood town reports

Wwood pop 2000-2010

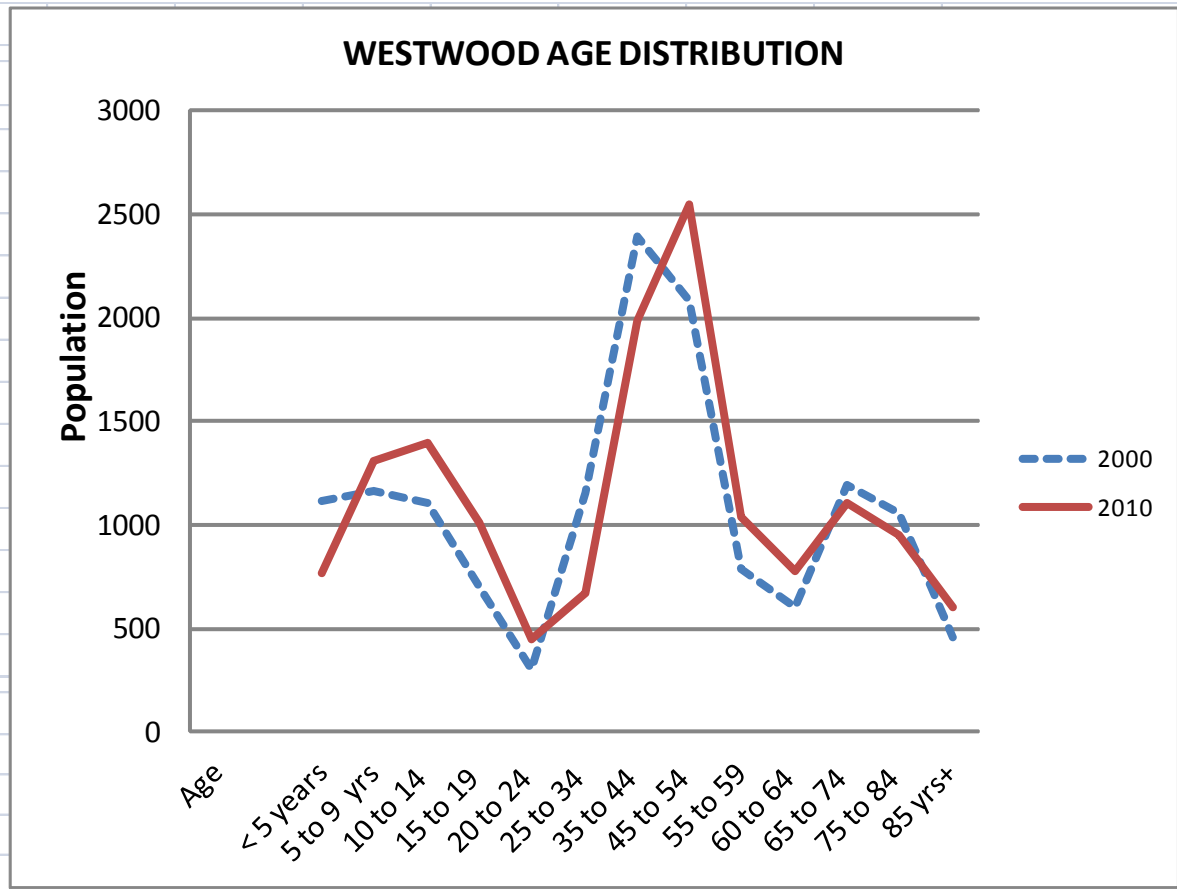
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2C WESTWOOD AGE DISTRIBUTION

Age	2000	2010
< 5 years	1,115	772
5 to 9 yrs	1,164	1,314
10 to 14	1,110	1,392
15 to 19	701	1,011
20 to 24	303	446
25 to 34	1,150	672
35 to 44	2,392	1,982
45 to 54	2,081	2,550
55 to 59	787	1,041
60 to 64	607	782
65 to 74	1,189	1,103
75 to 84	1,055	948
85 yrs+	463	605

Source: US Bureau of the Census
and MAPC.

Wwood pop 2000-2010



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3. EMPLOYMENT

As Table 3A and its chart make vivid, while jobs located in Westwood have declined since 2001, that decline is almost wholly attributable to a sharp fall in manufacturing jobs, while jobs in all other categories except trade grew, some such as professional and business services, doing so rapidly. While manufacturing jobs have been declining nationally and in the region, the precipitous fall of manufacturing jobs in Westwood is in large measure related to the complex circumstances of University Avenue.

Table 3B shows that the current distribution of jobs by industry in Westwood is very similar to that of the entire region, trailing the region in jobs relative to population only in manufacturing, exceeding it most strongly in professional and business services.

Table 3C regarding commuting, although not current, is probably generally reflective of current commuting patterns. Just as shown in Table 3A by industry, Table 3C shows the Town having strong net in-commuting, broken down by pace of work and place of residence. As shown in the comparisons of in/out commuting by municipality and sub-region, Boston is nearly alone in having a substantial net in-commuting of Westwood workers, while most of the net in-commuting Westwood is with communities to the southeast and southwest of the town.

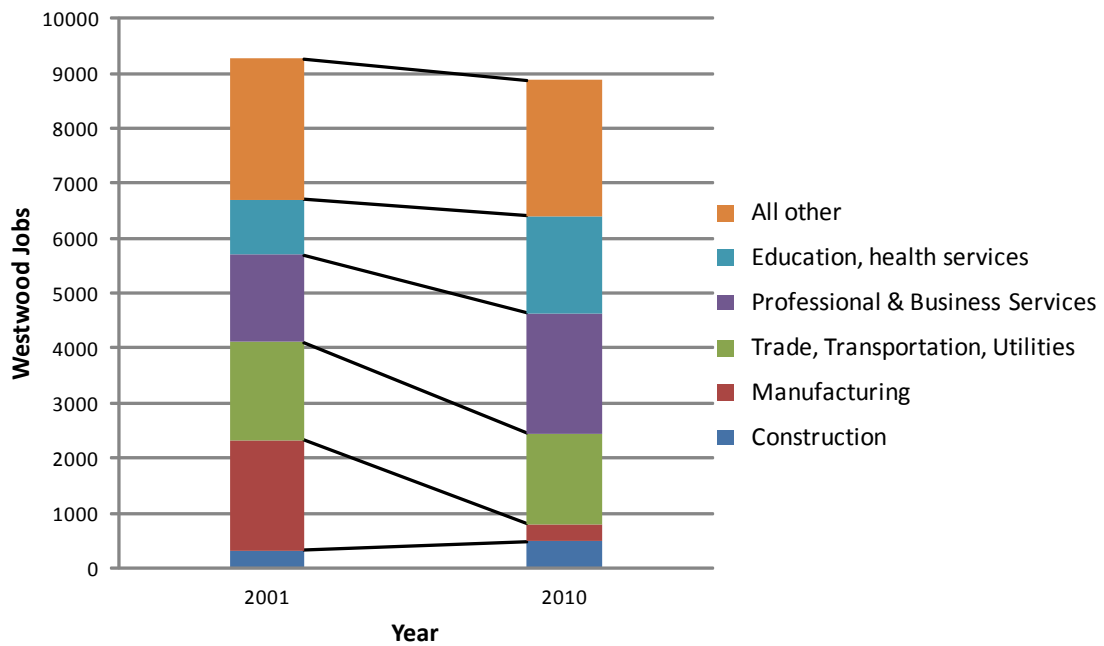
Table 3D simply provides added detail to the employment data for Westwood for 2001 and 2010.

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3A WESTWOOD JOBS 2001 - 2010

Description	2001	2010
Total, All Industries	9,273	8,876
Construction	316	487
Manufacturing	2,019	316
Trade, Transportation, Utilities	1,777	1,645
Professional & Business Services	1,581	2,187
Education, health services	1,005	1,764
All other	2,575	2,477

Westwood Jobs 2001 - 2010

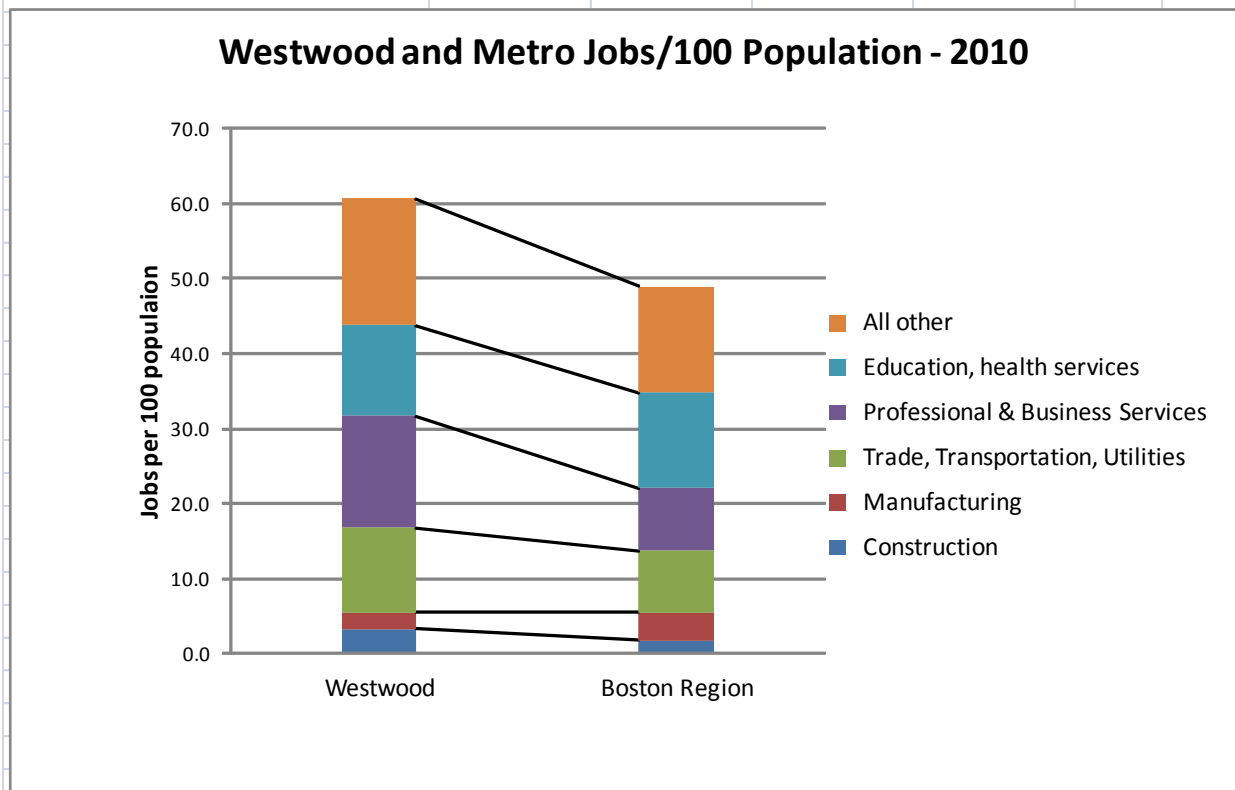


Jobs 2001-2010.xls

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3B WESTWOOD AND METRO JOBS 2010

Description	Jobs 2010		Jobs/100 population	
	Westwood	Boston Region	Westwood	Boston Region
Total, All Industries	8,876	2,226,227	60.7	48.9
Construction	487	78,926	3.3	1.7
Manufacturing	316	168,590	2.2	3.7
Trade, Transportation, Utilities	1,645	375,553	11.3	8.2
Professional & Business Services	2,187	381,159	15.0	8.4
Education, health services	1,764	581,085	12.1	12.8
All other	2,477	640,914	16.9	14.1
Population	14,618	4,552,402		



Source: : MA EOLWD 202 data

"Metro" is the Boston Cambridge Quincy MA NH 2010 NECTA

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3C. WESTWOOD JOURNEY TO WORK, 2000			
Place/region	Residence of workers in Westwood	Workplace of residents of Westwood	Net Incommuting Balance
Westwood	1,037	1,037	-
Boston	1,092	1,886	(794)
Abutting towns (A)	1,527	1,180	347
Northern towns (N)	1,128	451	677
Western towns (W)	883	909	(26)
Southwestern (SW)	1,537	323	1,214
Southeastern (SE)	3,055	630	2,425
Out of state (O)	794	78	716
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Total	11,053	6,494	4,559
TOP TWENTY WESTWOOD WORKER HOMES			
Boston	1,092		
Westwood	1,037		
Norwood (A)	654		
Quincy (SE)	291		
Walpole (A)	280		
Dedham (A)	272		
Brockton (SE)	262		
Canton (A)	249		
North Attleboro (SW)	194		
Franklin (SW)	191		
Weymouth (SE)	176		
Newton (W)	170		
Stoughton (SE)	167		
Braintree (SE)	163		
Randolph (SE)	159		
Taunton (SE)	153		
Foxboro (SW)	141		
Attleboro (SW)	140		
Mansfield (SW)	138		
Easton (SE)	134		
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Total	6,063		
Source: US Census 2000		May 14, 2004 edited 8/18/11	
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3D JOBS IN WESTWOOD 2001 2010 (details)						8/17/2011	
Description	No. of establishments		Ave monthly jobs (#)		Ave monthly jobs (%)		
	2001	2010	2001	2010	2001	2010	
Total, All Industries	500	510	9,273	8,876	100.0%	100.0%	
Goods-Producing Domain	80	79	2,335	803	25.2%	9.0%	
Construction	61	67	316	487	3.4%	5.5%	
23 - Construction	61	67	316	487	3.4%	5.5%	
Manufacturing	19	12	2,019	316	21.8%	3.6%	
31-33 - Manufacturing	19	12	2,019	316	21.8%	3.6%	
DUR - Durable Goods Manufacturing	12	6	1,412	177	15.2%	2.0%	
NONDUR - Non-Durable Goods Manuf.	7	5	608	139	6.6%	1.6%	
Service-Providing Domain	420	431	6,937	8,073	74.8%	91.0%	
Trade, Transportation and Utilities	106	80	1,777	1,645	19.2%	18.5%	
42 - Wholesale Trade	53	38	768	403	8.3%	4.5%	
44-45 - Retail Trade	40	34	748	998	8.1%	11.2%	
48-49 - Transportation and Warehousing	12	8	255	244	2.7%	2.7%	
Information	18	6	1,332	886	14.4%	10.0%	
51 - Information	18	6	1,332	886	14.4%	10.0%	
Financial Activities	51	57	652	987	7.0%	11.1%	
52 - Finance and Insurance	33	31	407	713	4.4%	8.0%	
53 - Real Estate and Rental and Leasing	18	26	245	274	2.6%	3.1%	
Professional and Business Services	115	126	1,581	2,187	17.0%	24.6%	
54 - Professional and Technical Services	75	93	595	799	6.4%	9.0%	
55 - Management of companies & entert.	9	0	416	0	4.5%	0.0%	
56 - Administrative and Waste Services	31	30	570	333	6.1%	3.8%	
Education and Health Services	38	52	1,005	1,764	10.8%	19.9%	
62 - Health Care and Social Assistance	33	45	691	1,191	7.5%	13.4%	
Leisure and Hospitality	26	33	215	337	2.3%	3.8%	
71 - Arts, Entertainment, and Recreation	6	11	52	112	0.6%	1.3%	
72 - Accommodation and Food Services	20	22	163	224	1.8%	2.5%	
Other Services	61	72	259	160	2.8%	1.8%	
81 - Other Services, Ex. Public Admin	61	72	259	169	2.8%	1.9%	
Source: : MA EOLWD 202 data							
Jobs 2001-2010.xls							

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4. FISCAL CHANGE

Municipal finance in Massachusetts relies heavily upon property taxes. In most municipalities, including all four of those looked at in this data set, those taxes rely chiefly upon residential property values, despite tax laws that allow relatively high effective tax rates on business, and the costs municipalities must bear also are commonly dominated by residential-related costs, such as education. Accordingly, it is sensible to look at municipal assessments, and then the tax levies based upon those assessments, then at residential tax rates, which powerfully shape public actions.

Table 4A compares recent trends in property assessments by source in the four towns examined, together with the median per dwelling unit sales price in each of those communities. Westwood has a little higher share of its assessments in residential property than do any of the others, and both that share and the difference from others have grown since 2000. The median sales price of ownership housing units in Westwood in 2000 were half again as high as that of the next highest among these towns, and in 2011, now being about 30% above the 2000 level, remain about 50% above the highest median sales price in the other communities.

Table 4B similarly compares trends in the tax levy. Again, the share of the levy from residential taxes is higher in Westwood than in the others, with a growing disparity.

Table 4C tracks the residential tax rates in the four towns. Westwood's rate was second lowest in 2000, and now is second highest, but the differences among them are relatively narrow compared with the differences in residential assessment or tax levy share. All of the rates have been quite stable over time, not surprising given the constraints on tax levy increases under Massachusetts law.

Table 4D attempts to "explain" the comparisons by factoring in the differences in population each community serves, using per capita measures. Westwood's residential assessments per capita are far higher than those of the other three, as is the per capita tax levy. Despite that, Westwood's residential tax rate is lower than Dedham's and nearly the same as Canton's. Only Norwood's residential tax rate stands out as being sharply lower than the others, a position it has enjoyed for decades, attributable at least in part to the "missing" element in these comparisons, which is non-tax revenue, which serves Norwood very well with its municipal light and airport enterprises.

Table 4E tabulates expenditures from the General Fund by Newton and by totals for all communities in the State together, broken down by category of expenditure, a resource for some forms of fiscal analysis.

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4A-1. PROPERTY ASSESSMENTS & HOUSING PRICES 10/2/2011

FY	Residential + Open space (\$millions)	Commerical, Industrial, PP (\$millions)	Total (\$millions)	Res/OS as % of Total	CIP as % of Total	Median dwelling sales price
CANTON						
2000	\$1,380.89	\$456.87	\$1,837.76	75.1%	24.9%	\$ 265,000
2001	\$1,774.93	\$601.87	\$2,376.79	74.7%	25.3%	\$ 294,000
2002	\$1,788.94	\$618.03	\$2,406.97	74.3%	25.7%	\$ 319,950
2003	\$1,803.05	\$637.36	\$2,440.41	73.9%	26.1%	\$ 375,000
2004	\$2,613.43	\$798.15	\$3,411.58	76.6%	23.4%	\$ 394,900
2005	\$2,805.68	\$801.16	\$3,606.84	77.8%	22.2%	\$ 429,900
2006	\$3,062.03	\$801.17	\$3,863.20	79.3%	20.7%	\$ 414,950
2007	\$3,283.43	\$925.50	\$4,208.93	78.0%	22.0%	\$ 374,900
2008	\$3,203.77	\$926.38	\$4,130.15	77.6%	22.4%	\$ 360,000
2009	\$3,234.70	\$938.90	\$4,173.60	77.5%	22.5%	\$ 325,000
2010	\$3,032.22	\$957.41	\$3,989.63	76.0%	24.0%	\$ 345,500
2011	\$3,044.47	\$930.20	\$3,974.67	76.6%	23.4%	\$ 350,000
DEDHAM						
2000	\$1,444.81	\$445.42	\$1,890.23	76.4%	23.6%	\$ 247,500
2001	\$1,835.87	\$502.63	\$2,338.51	78.5%	21.5%	\$ 269,450
2002	\$1,847.83	\$516.12	\$2,363.95	78.2%	21.8%	\$ 317,500
2003	\$1,866.57	\$530.17	\$2,396.75	77.9%	22.1%	\$ 360,000
2004	\$2,812.11	\$634.16	\$3,446.28	81.6%	18.4%	\$ 378,200
2005	\$3,004.85	\$651.55	\$3,656.39	82.2%	17.8%	\$ 405,000
2006	\$3,185.64	\$662.88	\$3,848.52	82.8%	17.2%	\$ 375,000
2007	\$3,556.43	\$697.72	\$4,254.15	83.6%	16.4%	\$ 355,000
2008	\$3,351.35	\$726.49	\$4,077.84	82.2%	17.8%	\$ 355,000
2009	\$3,340.89	\$731.50	\$4,072.39	82.0%	18.0%	\$ 315,000
2010	\$3,239.64	\$766.24	\$4,005.88	80.9%	19.1%	\$ 339,000
2011	\$3,206.41	\$813.79	\$4,020.20	79.8%	20.2%	\$ 311,000
Fiscal data from MA DOR Municipal Databank						
Dwelling sales prices from The Warren Group (2011 thru June)						
						Assessed value.xls

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4A-2. PROPERTY ASSESSMENTS & HOUSING PRICES 10/2/2011

FY	Residential + Open space (\$millions)	Commerial, Industrial, PP (\$millions)	Total (\$millions)	Res/OS as % of Total	CIP as % of Total	Median dwelling sales price
NORWOOD						
2000	\$1,551.44	\$730.07	\$2,281.51	68.0%	32.0%	\$ 232,500
2001	\$1,557.83	\$729.58	\$2,287.42	68.1%	31.9%	\$ 261,900
2002	\$1,565.03	\$735.62	\$2,300.64	68.0%	32.0%	\$ 310,000
2003	\$2,297.17	\$1,092.45	\$3,389.62	67.8%	32.2%	\$ 339,500
2004	\$2,316.46	\$1,061.54	\$3,378.01	68.6%	31.4%	\$ 370,000
2005	\$2,856.62	\$1,075.14	\$3,931.76	72.7%	27.3%	\$ 378,900
2006	\$3,225.05	\$1,110.03	\$4,335.07	74.4%	25.6%	\$ 380,000
2007	\$3,271.01	\$1,113.73	\$4,384.74	74.6%	25.4%	\$ 365,000
2008	\$3,175.69	\$1,263.10	\$4,438.79	71.5%	28.5%	\$ 340,000
2009	\$3,194.93	\$1,345.19	\$4,540.13	70.4%	29.6%	\$ 316,900
2010	\$3,055.93	\$1,313.07	\$4,369.00	69.9%	30.1%	\$ 335,000
2011	\$2,953.13	\$1,308.33	\$4,261.46	69.3%	30.7%	\$ 313,400
WESTWOOD						
2000	\$1,685.95	\$391.67	\$2,077.62	81.1%	18.9%	\$399,500
2001	\$1,709.70	\$385.65	\$2,095.35	81.6%	18.4%	\$439,000
2002	\$1,731.76	\$423.49	\$2,155.25	80.4%	19.6%	\$437,000
2003	\$2,471.70	\$432.10	\$2,903.80	85.1%	14.9%	\$512,500
2004	\$2,485.36	\$466.70	\$2,952.06	84.2%	15.8%	\$547,250
2005	\$2,777.18	\$469.69	\$3,246.88	85.5%	14.5%	\$640,000
2006	\$3,135.35	\$513.71	\$3,649.06	85.9%	14.1%	\$550,000
2007	\$3,147.51	\$514.62	\$3,662.13	85.9%	14.1%	\$565,050
2008	\$3,175.77	\$518.52	\$3,694.29	86.0%	14.0%	\$523,000
2009	\$3,197.77	\$537.88	\$3,735.65	85.6%	14.4%	\$521,250
2010	\$3,088.62	\$478.07	\$3,566.68	86.6%	13.4%	\$532,500
2011	\$3,014.07	\$468.35	\$3,482.42	86.6%	13.4%	\$514,500
Fiscal data from MA DOR Municipal Databank						
Dwelling sales prices from The Warren Group (2011 thru June)						
						Assessed value.xls

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4B-1. TAX LEVY							10/3/2011	
Fiscsl Year	Residential	Open Space	Commercial	Industrial	Personal Property	Total	Res/OS as % of Total	CIP as % of Total
CANTON								
2000	\$19,622,394		\$5,020,932	\$5,509,693	\$1,137,873	\$31,290,892	62.71	37.29
2001	\$21,157,112		\$5,676,918	\$6,282,775	\$998,473	\$34,115,278	62.02	37.98
2002	\$21,896,583		\$5,895,692	\$6,621,197	\$1,203,439	\$35,616,911	61.48	38.52
2003	\$22,646,324		\$6,427,308	\$6,891,014	\$1,270,786	\$37,235,432	60.82	39.18
2004	\$23,939,042		\$6,881,247	\$6,883,313	\$1,248,679	\$38,952,281	61.46	38.54
2005	\$26,429,509		\$7,353,033	\$7,260,930	\$1,425,309	\$42,468,781	62.23	37.77
2006	\$28,568,772		\$7,202,711	\$6,962,679	\$1,369,249	\$44,103,411	64.78	35.22
2007	\$29,156,888		\$7,697,637	\$7,339,633	\$1,566,201	\$45,760,359	63.72	36.28
2008	\$29,923,246		\$8,007,990	\$7,353,439	\$1,683,890	\$46,968,565	63.71	36.29
2009	\$32,282,272		\$8,449,050	\$7,661,812	\$2,366,688	\$50,759,822	63.60	36.40
2010	\$32,838,961		\$9,920,864	\$8,250,184	\$2,671,751	\$53,681,760	61.17	38.83
2011	\$35,163,615		\$10,193,029	\$8,314,883	\$2,923,903	\$56,595,430	62.13	37.87
DEDHAM								
2000	\$21,310,893		\$11,322,734	\$891,678	\$1,892,150	\$35,417,455	60.17	39.83
2001	\$23,425,747		\$11,121,437	\$1,058,340	\$1,813,551	\$37,419,075	62.60	37.40
2002	\$24,705,495		\$12,308,976	\$962,749	\$2,005,355	\$39,982,575	61.79	38.21
2003	\$26,188,016		\$12,914,285	\$951,456	\$2,675,712	\$42,729,469	61.29	38.71
2004	\$28,767,925		\$12,875,949	\$887,659	\$2,984,629	\$45,516,162	63.20	36.80
2005	\$31,490,783		\$13,023,165	\$847,875	\$3,166,946	\$48,528,769	64.89	35.11
2006	\$35,519,847		\$13,365,762	\$874,813	\$3,040,793	\$52,801,215	67.27	32.73
2007	\$38,871,794		\$12,970,622	\$985,240	\$2,712,708	\$55,540,364	69.99	30.01
2008	\$40,383,797		\$14,378,853	\$958,346	\$2,955,814	\$58,676,810	68.82	31.18
2009	\$42,162,077		\$15,274,561	\$938,889	\$3,120,031	\$61,495,558	68.56	31.44
2010	\$43,961,906		\$17,537,774	\$1,281,885	\$3,301,681	\$66,083,246	66.53	33.47
2011	\$46,076,061		\$20,206,337	\$1,224,392	\$3,845,595	\$71,352,385	64.58	35.42
Source: MA DOR Municipal Databank								
							Tax levy.xls	

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4B-2. TAX LEVY							10/3/2011	
Fiscsl Year	Residential	Open Space	Commercial	Industrial	Personal Property	Total	Res/OS as % of Total	CIP as % of Total
NORWOOD								
2000	\$18,877,899	\$3,128	\$8,744,635	\$4,402,735	\$1,023,227	\$33,051,624	57.13	42.87
2001	\$19,706,566		\$9,286,003	\$4,220,704	\$1,012,033	\$34,225,306	57.58	42.42
2002	\$20,439,234		\$9,570,379	\$4,228,676	\$1,325,201	\$35,563,490	57.47	42.53
2003	\$21,042,073		\$10,641,765	\$4,242,799	\$901,343	\$36,827,980	57.14	42.86
2004	\$22,284,372		\$10,628,163	\$4,211,519	\$1,157,779	\$38,281,833	58.21	41.79
2005	\$23,624,285		\$11,094,739	\$4,231,186	\$1,112,908	\$40,063,118	58.97	41.03
2006	\$23,671,843		\$12,602,774	\$4,534,933	\$1,100,010	\$41,909,560	56.48	43.52
2007	\$24,663,440		\$13,571,012	\$4,416,004	\$1,336,191	\$43,986,647	56.07	43.93
2008	\$25,818,391		\$14,278,365	\$4,564,042	\$1,544,015	\$46,204,813	55.88	44.12
2009	\$27,029,124		\$14,747,750	\$5,016,924	\$1,852,598	\$48,646,396	55.56	44.44
2010	\$28,511,850		\$15,554,366	\$5,213,300	\$2,079,665	\$51,359,181	55.51	44.49
2011	\$29,826,638		\$16,688,486	\$5,530,599	\$2,626,019	\$54,671,742	54.56	45.44
WESTWOOD								
2000	\$21,344,121		\$3,621,602	\$4,011,191	\$627,575	\$29,604,489	72.10	27.90
2001	\$22,858,679		\$3,577,194	\$4,209,898	\$693,375	\$31,339,146	72.94	27.06
2002	\$24,019,519		\$4,432,415	\$3,982,037	\$698,977	\$33,132,948	72.49	27.51
2003	\$28,300,946		\$4,515,918	\$3,884,654	\$587,111	\$37,288,629	75.90	24.10
2004	\$32,210,219		\$5,161,207	\$4,439,673	\$1,301,284	\$43,112,383	74.71	25.29
2005	\$33,242,873		\$5,398,750	\$3,676,183	\$774,541	\$43,092,347	77.14	22.86
2006	\$32,513,554		\$5,097,518	\$3,631,785	\$954,163	\$42,197,020	77.05	22.95
2007	\$33,772,830		\$5,384,499	\$3,780,735	\$1,029,383	\$43,967,447	76.81	23.19
2008	\$37,283,573		\$5,911,978	\$4,198,510	\$1,125,876	\$48,519,937	76.84	23.16
2009	\$38,405,199		\$7,247,510	\$3,657,622	\$1,062,758	\$50,373,089	76.24	23.76
2010	\$40,368,223		\$7,517,796	\$2,786,031	\$1,160,196	\$51,832,246	77.88	22.12
2011	\$41,684,578		\$7,714,413	\$2,839,717	\$1,332,519	\$53,571,227	77.81	22.19
Source: MA DOR Municipal Databank								
							Tax levy.xls	

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4C-1. TAX RATES (\$ per \$1,000 assessed valuation)					8/16/2011
Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
CANTON					
2000	\$14.21		\$25.54	\$25.54	\$25.54
2001	\$11.92		\$21.53	\$21.53	\$21.53
2002	\$12.24		\$22.20	\$22.20	\$22.20
2003	\$12.56		\$22.89	\$22.89	\$22.89
2004	\$9.16		\$18.81	\$18.81	\$18.81
2005	\$9.42		\$20.02	\$20.02	\$20.02
2006	\$9.33		\$19.39	\$19.39	\$19.39
2007	\$8.88		\$17.94	\$17.94	\$17.94
2008	\$9.34		\$18.40	\$18.40	\$18.40
2009	\$9.98		\$19.68	\$19.68	\$19.68
2010	\$10.83		\$21.77	\$21.77	\$21.77
2011	\$11.55		\$23.04	\$23.04	\$23.04
DEDHAM					
2000	\$14.75		\$31.67	\$31.67	\$31.67
2001	\$12.76		\$27.84	\$27.84	\$27.84
2002	\$13.37		\$29.60	\$29.60	\$29.60
2003	\$14.03		\$31.20	\$31.20	\$31.20
2004	\$10.23		\$26.41	\$26.41	\$26.41
2005	\$10.48		\$26.15	\$26.15	\$26.15
2006	\$11.15		\$26.07	\$26.07	\$26.07
2007	\$10.93		\$23.89	\$23.89	\$23.89
2008	\$12.05		\$25.18	\$25.18	\$25.18
2009	\$12.62		\$26.43	\$26.43	\$26.43
2010	\$13.57		\$28.87	\$28.87	\$28.87
2011	\$14.37		\$31.06	\$31.06	\$31.06
NORWOOD					
2000	\$12.17	\$12.17	\$19.41	\$19.41	\$19.41
2001	\$12.65		\$19.90	\$19.90	\$19.90
2002	\$13.06		\$20.56	\$20.56	\$20.56
2003	\$9.16		\$14.45	\$14.45	\$14.45
2004	\$9.62		\$15.07	\$15.07	\$15.07
2005	\$8.27		\$15.29	\$15.29	\$15.29
2006	\$7.34		\$16.43	\$16.43	\$16.43
2007	\$7.54		\$17.35	\$17.35	\$17.35
2008	\$8.13		\$16.14	\$16.14	\$16.14
2009	\$8.46		\$16.07	\$16.07	\$16.07
2010	\$9.33		\$17.40	\$17.40	\$17.40
2011	\$10.10		\$18.99	\$18.99	\$18.99
Source: MA DOR Municipal Databank					
					Taxes.xls

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4C-2. TAX RATES (\$ per \$1,000 assessed valuation)					8/16/2011
Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
WESTWOOD					
2000	\$12.66		\$21.09	\$21.09	\$21.09
2001	\$13.37		\$21.99	\$21.99	\$21.99
2002	\$13.87		\$21.52	\$21.52	\$21.52
2003	\$11.45		\$20.80	\$20.80	\$20.80
2004	\$12.96		\$23.36	\$23.36	\$23.36
2005	\$11.97		\$20.97	\$20.97	\$20.97
2006	\$10.37		\$18.85	\$18.85	\$18.85
2007	\$10.73		\$19.81	\$19.81	\$19.81
2008	\$11.74		\$21.67	\$21.67	\$21.67
2009	\$12.01		\$22.25	\$22.25	\$22.25
2010	\$13.07		\$23.98	\$23.98	\$23.98
2011	\$13.83		\$25.38	\$25.38	\$25.38
Source: MA DOR Municipal Databank					
					Taxes.xls

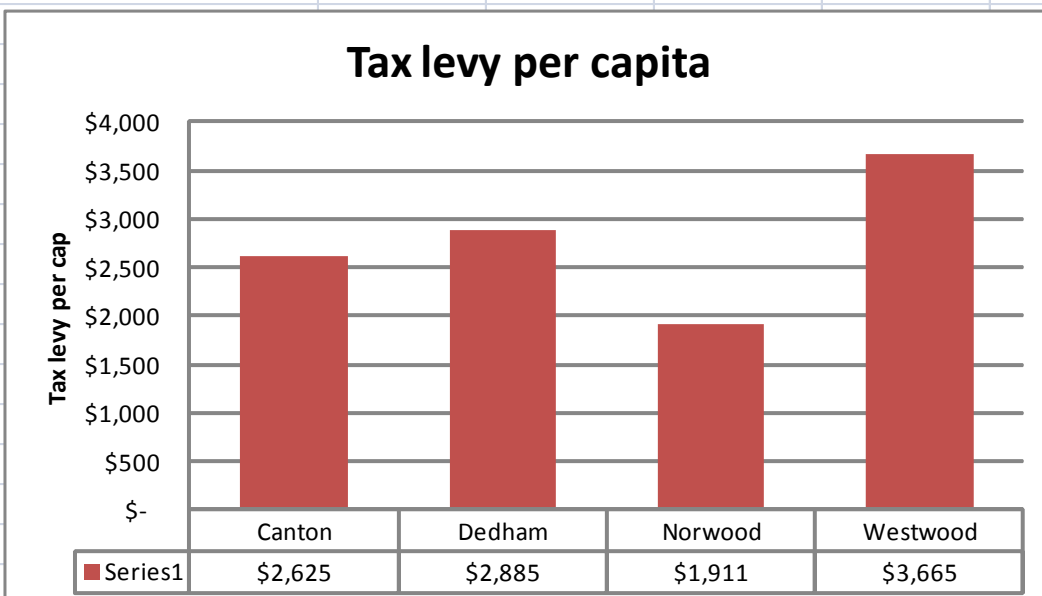
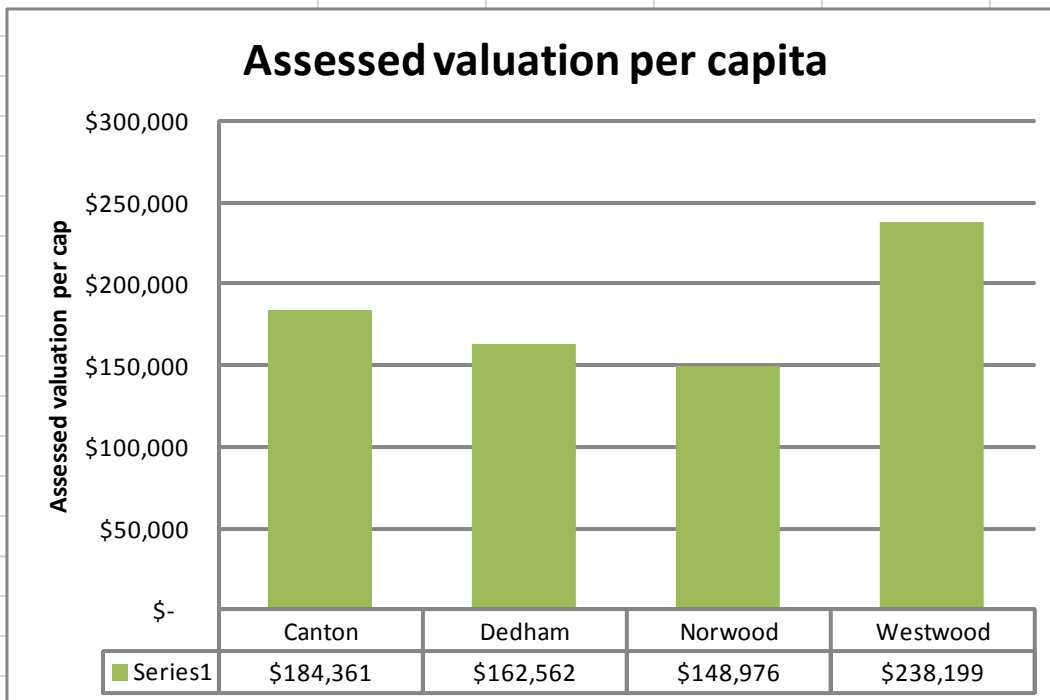
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4D. FY 2011 COMPARISONS

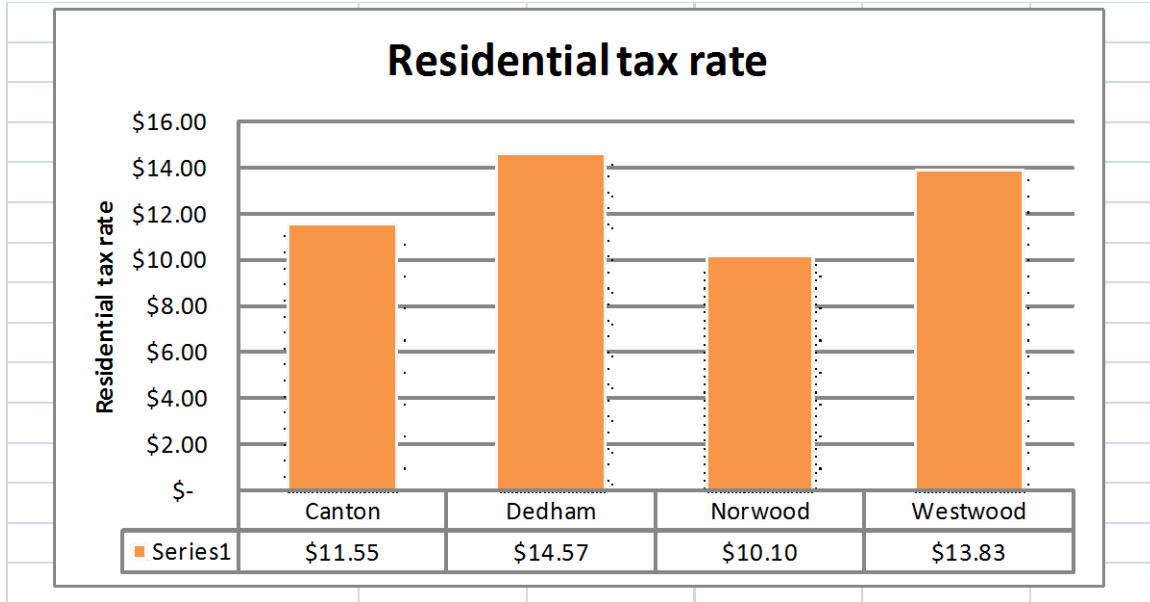
10/3/2011

Measure	Canton	Dedham	Norwood	Westwood
Assessed value per capita	\$ 184,361	\$ 162,562	\$ 148,976	\$ 238,199
Tax levy per capita	\$ 2,625	\$ 2,885	\$ 1,911	\$ 3,665
Residential tax rate	\$ 11.55	\$ 14.57	\$ 10.10	\$ 13.83

Fiscal Summary



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4E-1. GENERAL FUND EXPENDITURES

10/3/2011

Fiscal Year	General Government	Police	Fire	Other Public Safety	Education	Public Works	Human Services
WESTWOOD							
2000	\$2,158,102	\$2,172,839	\$1,814,531	\$184,678	\$20,145,583	\$2,961,097	\$438,815
2001	\$2,166,460	\$2,071,753	\$1,922,989	\$208,831	\$21,161,223	\$3,148,486	\$428,823
2002	\$2,256,905	\$2,313,121	\$2,034,193	\$223,434	\$23,024,420	\$3,102,186	\$458,322
2003	\$2,254,086	\$2,379,482	\$2,096,187	\$235,603	\$24,705,349	\$3,553,405	\$480,793
2004	\$2,210,744	\$2,426,289	\$2,106,614	\$243,365	\$24,160,071	\$3,299,209	\$502,726
2005	\$2,419,117	\$2,492,334	\$2,171,737	\$262,798	\$26,487,349	\$3,753,829	\$517,529
2006	\$2,450,377	\$2,459,328	\$2,167,527	\$266,903	\$26,023,789	\$3,627,645	\$500,088
2007	\$2,570,305	\$2,784,019	\$2,335,368	\$280,909	\$27,240,779	\$3,565,261	\$566,912
2008	\$2,587,666	\$2,948,785	\$2,453,424	\$285,942	\$30,530,258	\$3,905,999	\$623,508
2009	\$2,866,696	\$3,035,831	\$2,536,623	\$308,943	\$32,470,811	\$4,015,236	\$675,294
2010	\$2,851,179	\$2,986,696	\$2,533,390	\$308,712	\$32,518,979	\$3,642,239	\$690,167
MASSACHUSETTS							
2000	\$618,006,690	\$962,392,976	\$724,011,117	\$173,810,090	\$5,852,557,097	\$849,212,940	\$204,215,954
2001	\$680,562,838	\$1,035,834,659	\$754,866,432	\$183,926,497	\$6,351,796,621	\$983,043,726	\$220,188,400
2002	\$723,643,510	\$1,083,642,775	\$819,411,468	\$185,830,256	\$6,752,364,036	\$921,632,375	\$231,186,376
2003	\$714,596,154	\$1,095,668,374	\$832,274,855	\$181,643,294	\$7,019,205,874	\$980,388,199	\$248,906,870
2004	\$751,815,010	\$1,089,706,273	\$814,806,534	\$178,727,774	\$7,084,521,436	\$968,460,307	\$232,400,933
2005	\$743,299,883	\$1,166,332,602	\$861,125,937	\$189,787,592	\$7,278,910,402	\$1,033,365,607	\$243,418,842
2006	\$788,218,539	\$1,204,344,203	\$893,852,348	\$200,302,155	\$7,705,063,742	\$997,643,880	\$254,077,168
2007	\$829,183,091	\$1,274,470,793	\$927,055,530	\$206,542,444	\$8,012,883,354	\$996,196,367	\$264,769,870
2008	\$887,481,404	\$1,334,653,817	\$965,833,098	\$223,868,422	\$8,398,383,425	\$1,076,263,462	\$280,827,834
2009	\$920,097,315	\$1,354,856,492	\$986,273,826	\$228,400,669	\$8,433,883,090	\$1,107,319,184	\$290,384,648
2010	\$884,545,875	\$1,303,123,169	\$943,966,036	\$219,764,459	\$8,426,017,658	\$981,366,234	\$289,110,997
						Source: MA DOR Municipal Databank GF Expend.xls	

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4E-2. GENERAL FUND EXPENDITURES

Fiscal Year	Culture & Recreation	Debt Service	Fixed Costs	Intergovernmental	Other Expenditures	Total Expenditures	Transfers to Other Funds
WESTWOOD							
2000	\$949,540	\$1,861,702	\$3,008,991	\$529,524	\$0	\$29,875,645	\$200,000
2001	\$904,740	\$2,441,266	\$3,186,842	\$527,300	\$0	\$31,108,565	\$405,000
2002	\$1,006,059	\$2,027,269	\$3,359,283	\$872,759	\$0	\$33,412,581	\$502,850
2003	\$1,051,021	\$3,194,457	\$3,944,513	\$868,860	\$0	\$35,704,905	\$0
2004	\$1,024,065	\$7,286,431	\$4,406,587	\$858,346	\$0	\$34,949,018	\$0
2005	\$1,107,207	\$6,722,778	\$4,823,477	\$901,008	\$1,622	\$38,104,693	\$510,000
2006	\$1,099,732	\$6,305,217	\$5,489,496	\$974,244	\$0	\$37,495,657	\$195,000
2007	\$1,150,152	\$6,153,350	\$6,003,475	\$1,051,869	\$0	\$39,343,553	\$25,000
2008	\$1,177,119	\$6,124,070	\$6,509,240	\$1,069,715	\$0	\$43,335,582	\$25,000
2009	\$1,222,690	\$6,325,846	\$6,817,463	\$1,162,063	\$0	\$45,909,434	\$185,000
2010	\$1,183,726	\$6,073,034	\$7,334,391	\$1,234,752	\$9,000	\$45,531,362	\$0
MASSACHUSETTS							
2000	\$294,393,297	\$819,181,584	\$1,336,861,696	\$332,775,214	\$49,360,683	\$9,384,206,864	\$327,057,464
2001	\$320,773,085	\$937,504,587	\$1,471,984,124	\$342,908,434	\$27,623,784	\$10,210,219,173	\$379,970,472
2002	\$338,733,171	\$1,057,831,977	\$1,610,747,693	\$345,959,921	\$39,147,799	\$10,717,710,796	\$347,242,578
2003	\$318,183,120	\$1,094,075,295	\$1,834,069,456	\$346,016,584	\$42,219,491	\$11,072,683,620	\$295,345,384
2004	\$307,256,904	\$1,188,626,592	\$1,981,674,710	\$386,716,142	\$42,325,919	\$11,120,438,267	\$296,299,634
2005	\$319,832,524	\$1,181,527,257	\$2,134,112,643	\$471,098,886	\$49,123,127	\$11,516,240,865	\$326,811,624
2006	\$333,496,033	\$1,213,186,873	\$2,362,232,480	\$449,009,934	\$48,843,955	\$12,043,502,035	\$402,114,902
2007	\$346,598,640	\$1,217,657,645	\$1,860,502,009	\$500,550,282	\$36,068,064	\$12,511,101,449	\$458,627,595
2008	\$359,678,375	\$1,270,309,414	\$1,968,927,057	\$531,600,320	\$34,367,550	\$13,167,311,462	\$798,987,949
2009	\$361,855,158	\$1,266,735,047	\$2,017,976,145	\$562,060,524	\$39,910,616	\$13,321,215,224	\$912,877,632
2010	\$346,514,131	\$1,291,523,522	\$2,066,996,409	\$559,009,303	\$43,737,156	\$17,355,674,949	\$838,651,424
						Source: MA DOR Municipal Databank	
						GF Expend.xls	

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5. CHAPTER 40B SUBSIDIZED UNITS

Table 5 brings together information about the 40B status of each of the four communities at various points beginning in 1985. Under Chapter 40B, the ability of a State committee to overturn local rejection of an affordable development no longer applies when the community has 10% of its housing counted as “subsidized.” Dedham has surged above the 10% mark in recent time as a result of several very large developments there. Norwood has a large stock of modest-priced multifamily units, but not enough are “counted” for that town to be even close to the 10% line. Canton briefly was above that threshold, but given the higher number of total year-round units counted in the 2010 decennial Census (the basis for the denominator in all years of the decade) it has dropped just below it. Pre-2010 Census Westwood was within a few units of that threshold. Based on the 2010 Census it now needs 42 “subsidized” units to meet it.

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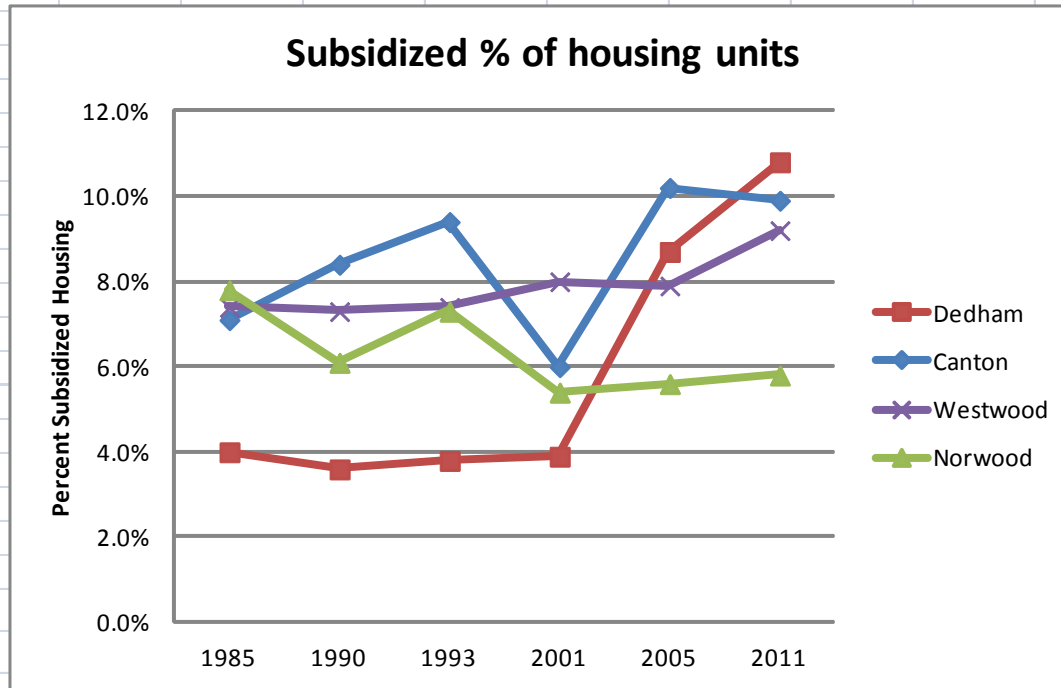
5. CHAPTER 40B SUBSIDIZED UNITS

10/5/2011

Year	Canton			Dedham			Norwood			Westwood		
	Dwelling units*	# 40B units	% 40B units	Dwelling units*	# 40B units	% 40B units	Dwelling units*	# 40B units	% 40B units	Dwelling units*	# 40B units	% 40B units
1985	5,796	414	7.1%	8,408	335	4.0%	10,604	824	7.8%	4,221	335	7.4%
1990	6,772	484	8.4%	8,747	335	3.6%	11,563	642	6.1%	4,540	336	7.3%
1993		639	9.4%		335	3.8%		846	7.3%		336	7.4%
2001	8,129	484	6.0%	8,893	346	3.9%	11,911	642	5.4%	5,218	379	8.0%
2005		828	10.2%		778	8.7%		662	5.6%		384	7.9%
2011	8,710	860	9.9%	10,115	1,097	10.8%	12,441	719	5.8%	5,389	497	9.2%

Source: DHCD Subsidized Housing Inventory, various years.

* Year round dwelling units reported in the most recent decennial US Census, as used by DHCD in calculating the % subsidized.



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6. TRANSPORTATION

Traffic counts made by the MA DOT are shown in Tables 6A and 6B. Table 6A shows that on average traffic approaching selected intersections in Westwood has increased by about 6% over the past decade, which is less than 1% per year. Most intersections were close to that figure. The outstanding departure from that average is University Avenue at the Route 128 intersection, whose traffic increased by almost 16% over the decade, presumably driven by regional, not local, traffic. A few intersection approaches had no increase over the decade, but none decreased in traffic over that period. A 6% increase in traffic over a decade is lower than the increase commonly assumed in traffic impact studies, and probably much lower than most drivers would guess.

Table B, also from a MA DOT website, shows two-way traffic, not intersection approaches, for a variety of years. Of the nine locations having more than a single counting date six show traffic declines, three show increases, one (North Street at the Norwood Town line) increasing at a huge 11% per year over two years, so that the average annual growth of the nine locations is positive (about a half percent per year).

Table 6C shows the number of commuter rail boarders at Westwood's two commuter rail stations as reported by the T. The sharp drop in 2009 is almost certainly a weather-related aberration: an un-credited source of data shows that year's 2009 boarders to be consistent with a slightly higher than 2,000 boarders daily. The Route 128 commuter boarders are the highest of any station in the system in most years, and the Attleboro/Providence line which it serves is the most heavily used of all of the T's commuter rail lines.

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6A. TRAFFIC COUNTS

Approach Volumes at Selected Intersections in Westwood, Massachusetts from 2000 to 2010

Intersection	Road	Direction	Year	Year 2010
			2000	Approach Volumes
University Ave @ Route I-95 interchange	Blue Hill Ave	from west	1000	1050
		University Ave		
	from north	6450	7300	
	from south	6200	7300	
University Ave @ Canton Street	Canton Street	from south	5600	5900
		from north	5300	5600
	University Ave	from north	4650	4900
		from south	4900	4900
Canton Street @ Everett	Everett St.	from west	1400	1500
		Canton St.		
	Canton St.	from north	3600	3850
		from south	3550	3850
Blue Hill Dr. @ Canton Street	Blue Hill Dr. from east		750	800
		Canton St.		
	Canton St.	from north	5400	5700
		from south	4950	5200
Rte. 1 @ East Street	East St.	from east	7400	7700
		from west	8300	8800
	Rte 1	from north	25900	26900
		from south	26100	27500
Rte 1A @ East Street	East Street	from east	7300	7600
		Route 1A		
	Route 1A	from north	7700	8100
		from south	7600	8050

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Nahant on Street @ Clapboardtree Street	Clapboardtree	from east	5800	6100
		from west	2400	2550
	Nahatan	from north	3600	3800
		from south	4200	4400

High Streets @ Nahaton Street	Nahatan	from east	2700	2900
		High Street		
	High Street	from north	10500	11100
		from south	3700	3900

High Street @ Gay Street	Gay St.	from east	1200	1300
		High Street		
	High Street	from north	7450	7900
		from south	9850	10350

High Street @ Dover Road	Dover St.	from west	1600	1700
		High Street		
	High Street	from north	8000	8400
		from south	8700	9200

Rte. 109 @ Rte. 128 Interchange	High Street	from north	12450	13050
	High Street	from south	12700	13350

TOTAL TRAFFIC COUNT ALL APPROACHES	238,900	252,500
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% INCREASE IN TOTAL TRAFFIC COUNTS	5.7%
AVERAGE OF INTERSECTION INCREASES	6.1%

Source: MA Department of Transportation website

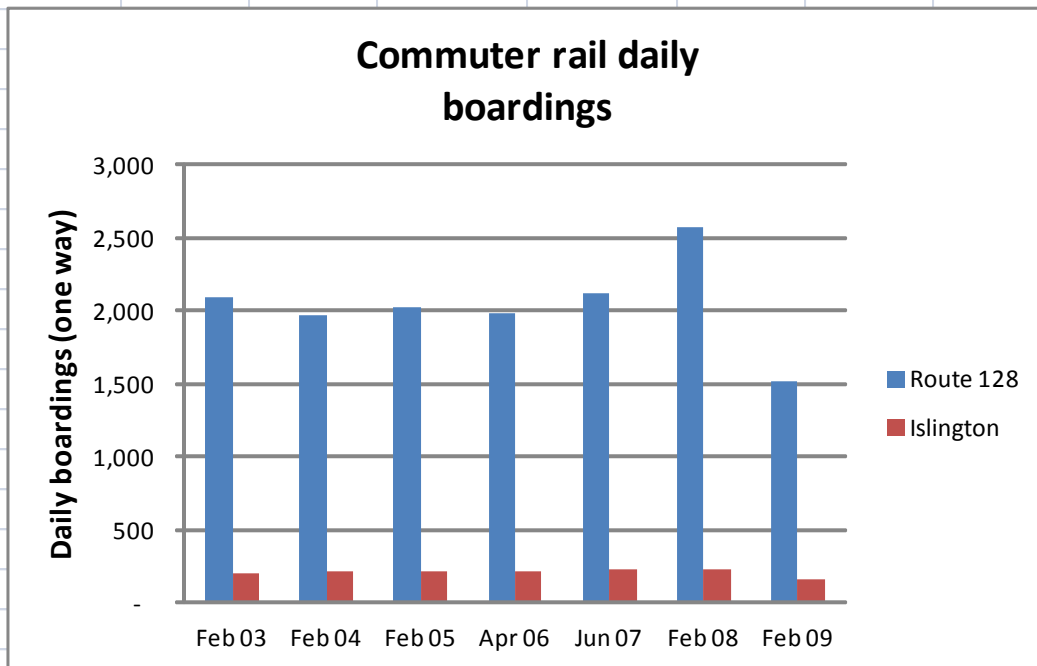
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6B. TRAFFIC COUNTS 2000-2009										10/5/2011
Route/Street	Location	2000	2002	2004	2005	2006	2007	2008	2009	Annual % growth
Blue Hill Dr	W of Canton TL		1,700	1,600			1,500			-2.9%
	W of 495							1,300		
Brook St	At Walpole TL	2,101				3,800			2,000	-0.7%
Canton St	S of Downey St							10,200		
East St	S of I-95							12,900		
Harrow Rd	At Norwood TL		740		1,200			770		0.8%
North St	At Walpole TL	7,100				6,900			8,300	2.4%
Rte 1	At Norwood TL	40,383		49,384						11.1%
	S of I-95 Interchange						52,800			
	Btwn East St & Walper St @ U						522,000			
Rte 1, I-95, & 128	S of Rte 1		150,193					127,700	133,200	-1.9%
Rte 109	W of I-95 inter						24,800			
Rte 128, I-95, & 1	S of Rte 1		150,193						133,200	-1.9%
Rte I-95, 128 & 1	S of Rte 1		150,193						133,200	-1.9%
University Ave	N of Yale St		9,800							
	S of Blue Hill Dr							11,500		
Average annual growth										0.64%
Source: MA DOT										
										MA DOT Data 2

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6C. COMMUTER RAIL DAILY BOARDINGS

Year	Route 128	Islington
Feb 03	2,090	204
Feb 04	1,963	218
Feb 05	2,024	212
Apr 06	1,989	214
Jun 07	2,122	225
Feb 08	2,572	229
Feb 09	1,516	157



Source: MBTA Ridership and Service Statistics 2010

Rail commuters