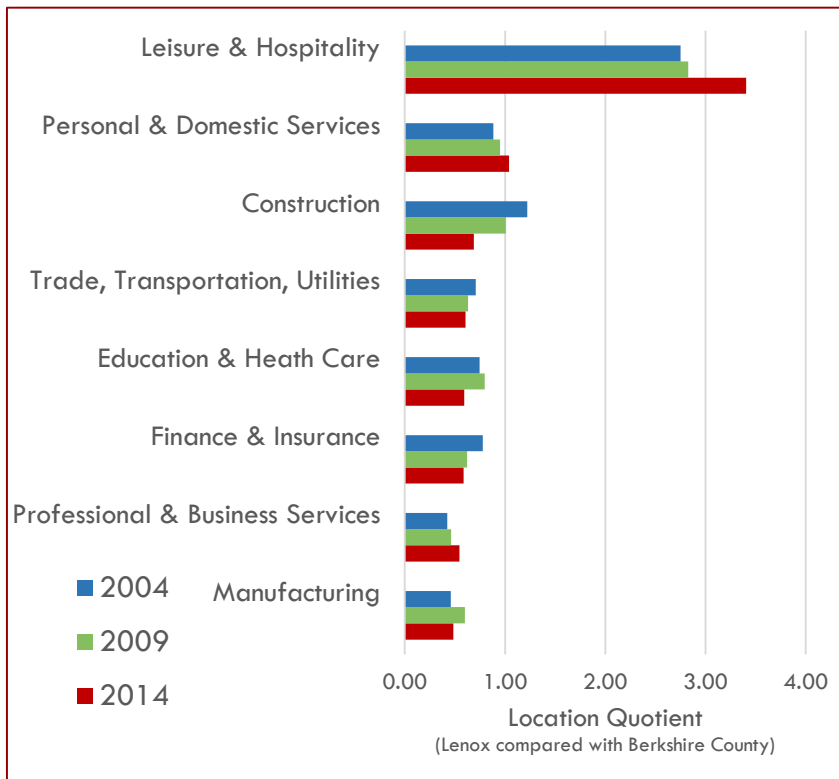


Town of Lenox

LAND USE POLICY OPEN HOUSE



Quick Facts: Economic Development



Compared with Berkshire County as a whole ...

- Lenox's strongest industries are Leisure & Hospitality and Personal & Domestic Services
- Over time, these industries have consistently generated larger shares of employment in Lenox than in the region.

Employment in Lenox (ES-202)

- Employment in all industries increased 0.43% annually since 2004; for a total 10-year change of 4.24%

Significant 10-Year Employment Gains in Lenox (% Change)

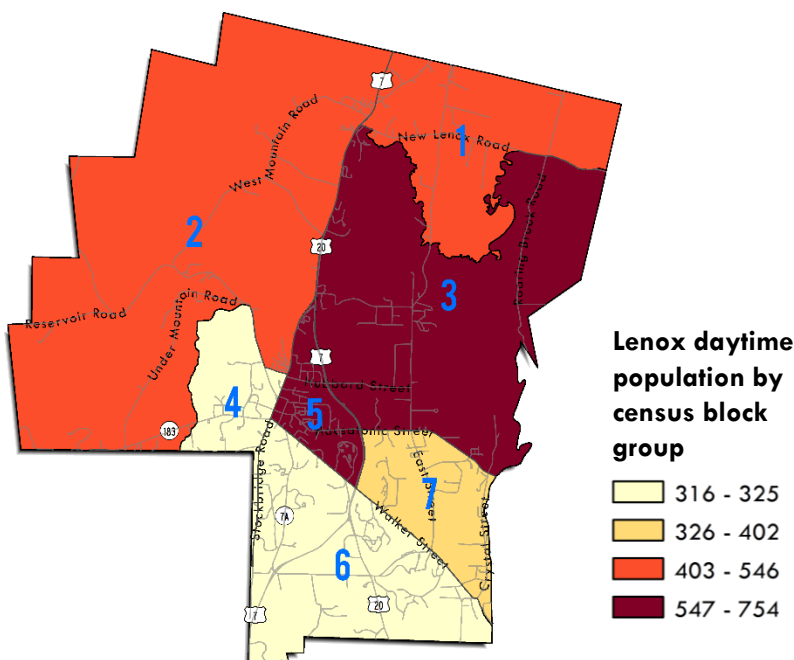
- Construction and Education/Health Care (37%)
- Trade, Transportation and Finance & Insurance (18%)
- **But** these industries grew much faster throughout Berkshire County than in Lenox

Significant 10-Year Employment Losses

- Manufacturing (-44%)
- Professional Business Services (-40%)
- Leisure & Hospitality (-10%)
- **But** Leisure & Hospitality and Professional & Business Services lost even more jobs county-wide.

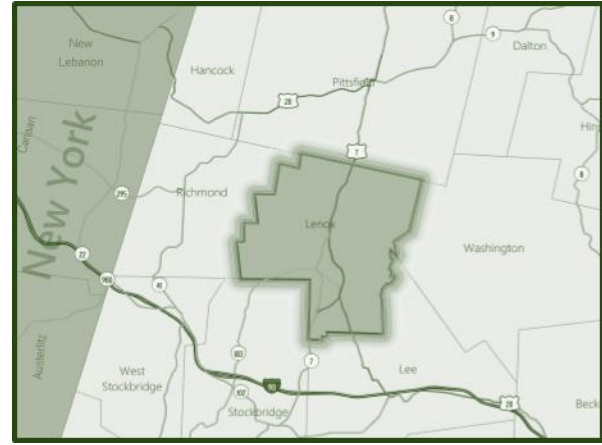
DAYTIME POPULATION

- Lenox's total daytime population is 3,539 people: 71% of the total population (5,014)
- Highest daytime retention rate: Block Group 6, 86%
- Largest daytime population: Block Group 5, 754



Tax Rate and Valuation for Commercial/ Industrial/ Personal Property (FY14)

Town	CIP as % of Total Valuation	CIP Tax Rate
Alford	2.2	4.3
Becket	9.5	10.44
Dalton	16.1	18.51
Great Barrington	21.6	13.56
Hancock	40.3	2.84
Hinsdale	16.3	12.77
Lanesborough	20.3	18.52
Lee	30.4	14.15
LENOX	19.1	14.91
Pittsfield	21.6	35.17
Richmond	5.7	10.29
Stockbridge	10.3	8.76
Tyringham	6.9	6.58
Washington	6	13.43
West Stockbridge	6.7	11.12



ACCESS

Lenox is . . .

- 6 miles from the State of New York, 130 miles from Boston, 47 miles from Springfield, 140 miles from New York City, and 75 miles from Hartford.
- 7 miles from the Pittsfield Amtrak Station.
- Served by US Routes 7 & 20 (north-south)

LAND USE IN LENOX TODAY

- 40% open space & recreation (5,370 acres)
- 20% residential (3,560 acres)
- 12% vacant land (1,667 acres)

Land Use by Parcel

Here are the most common uses of land in Lenox, based on assessor's parcel data (numbers mean number of parcels):

- Single Family Residential (1,601)
- Residential Condominium (423)
- Developable Residential Land (117)
- Undevelopable Residential Land (113)
- Two-Family Residential (67)
- Mixed Use (primarily commercial) (39)
- Mixed Use (primarily residential) (25)
- Small Retail and Service Stores (16)
- General Office Buildings (15)

Residential (1-3 units)	Open Space & Recreation
Multifamily or Congregate	Industrial
Mixed Use	Institutional
Restaurant/ Retail	Transit
Office/ Bank	Vacant Land
Auto-Centric Commercial	Water
Other Commercial	No Data
Agriculture	

