

2002 OUTSTANDING PLANNING PROJECT AWARD
 Michigan Society of Planning
2002 AWARD FOR EXCELLENCE IN RURAL PLANNING
 American Planning Association Small Town & Rural Planning Division

BRIDGEWATER TOWNSHIP MASTER PLAN
WASHTENAW COUNTY

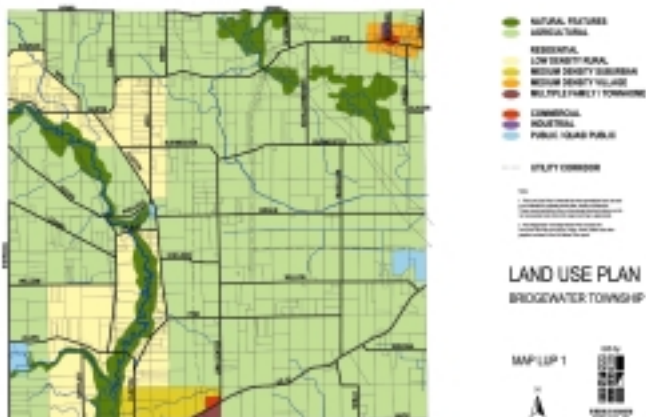
Agricultural activity defines Bridgewater Township. Nearly three-fourths (71%) of the Township's land area is comprised of active agricultural uses. Preserving these agricultural uses, as well as open spaces and a rural character, is a top priority of Bridgewater Township and its residents.

The *Bridgewater Township Master Plan* establishes a Land Use Plan and Thoroughfare Plan that is intended to accommodate future growth while maintaining the community's rural character, supporting stable agricultural areas and operations, and preserving natural features and open spaces within the Township.

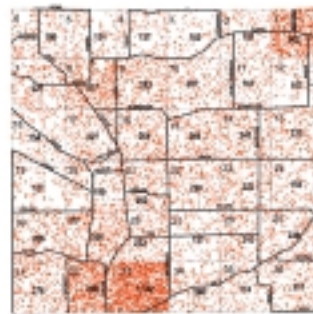


Throughout the planning process, the Planning Commission made significant efforts to gain input and support from Township residents and property owners. Such efforts included wide distribution of a survey, hosting of a visioning session, and posting draft Plan text and maps on the Internet.

The process began with a thorough inventory and review of the Township's population characteristics, existing land uses, natural features, and community facilities. The Planning Commission then developed a Vision Statement to serve as the foundation of the *Bridgewater Township Master Plan*. The Plan's Goals and Objectives form the policy basis for future decision making.



Based on the community's vision, the Planning Commission developed a Land Use Plan that provides for a diverse mix of residential, community commercial, and light industrial uses. A repeating theme of the Plan is that all future development within the Township should be in keeping with the area's rural character and in harmony with existing natural features and agricultural activities.



The *Bridgewater Township Master Plan* includes a Build Out Analysis of the Township based on the residential density recommendations of the Land Use Plan. The Build Out Analysis emphasizes the

importance of the pattern or form of development in addition to density. By encouraging clustering of residential development in combination with the preservation of open spaces, natural features, and agricultural land, the Township can achieve the vision and goals of the *Master Plan*.

The Build Out Map provides a graphic illustration of what the Township could look like if developed according to the maximum yield of the *Master Plan*, with each red dot representing one residential unit. This analysis assumes the total loss of all agricultural land through conventional forms of development, which would be inconsistent with the goals of the *Master Plan*. In order to maintain rural character and sustain viable agricultural activity, the *Bridgewater Township Master Plan* recommends clustering and other innovative development patterns that would potentially permit the residential densities in the *Plan* while preserving open spaces and natural features. The *Plan* also promotes the preservation and enhancement of scenic viewsheds from roadways, the preservation and re-use of structures with historical and cultural significance, and the preservation and use of native vegetation throughout the Township.

