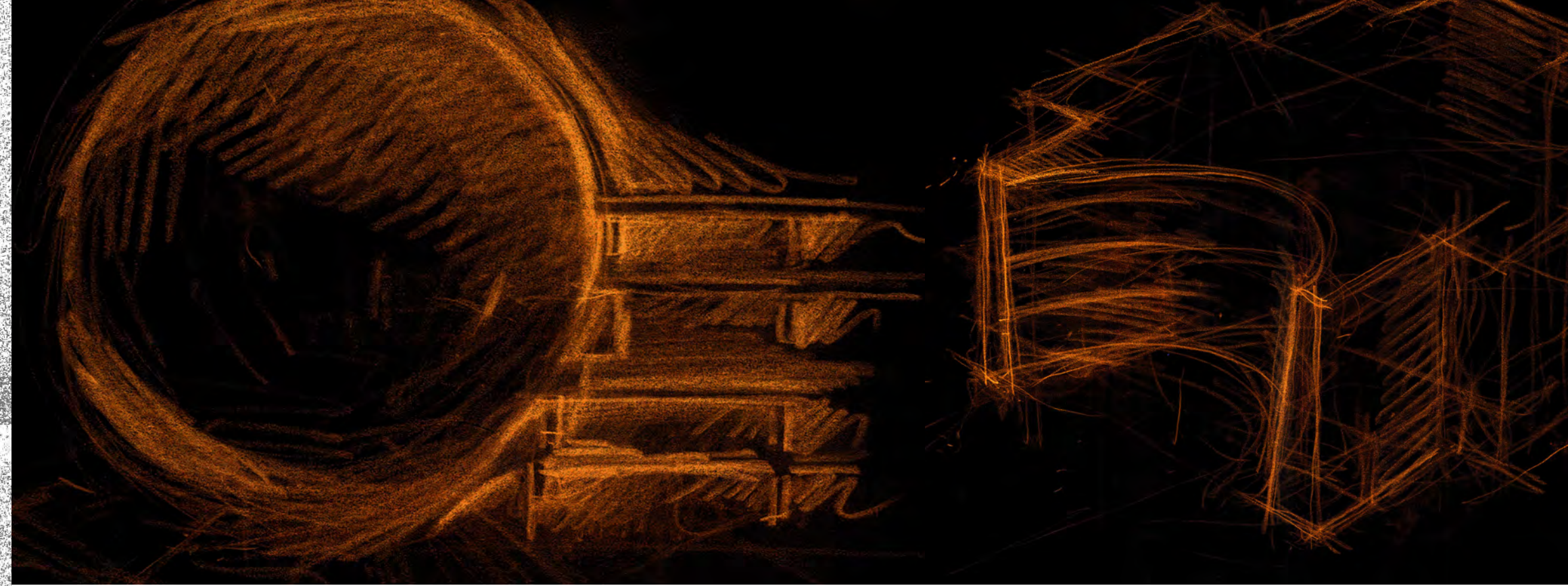


cul-de-sac stack



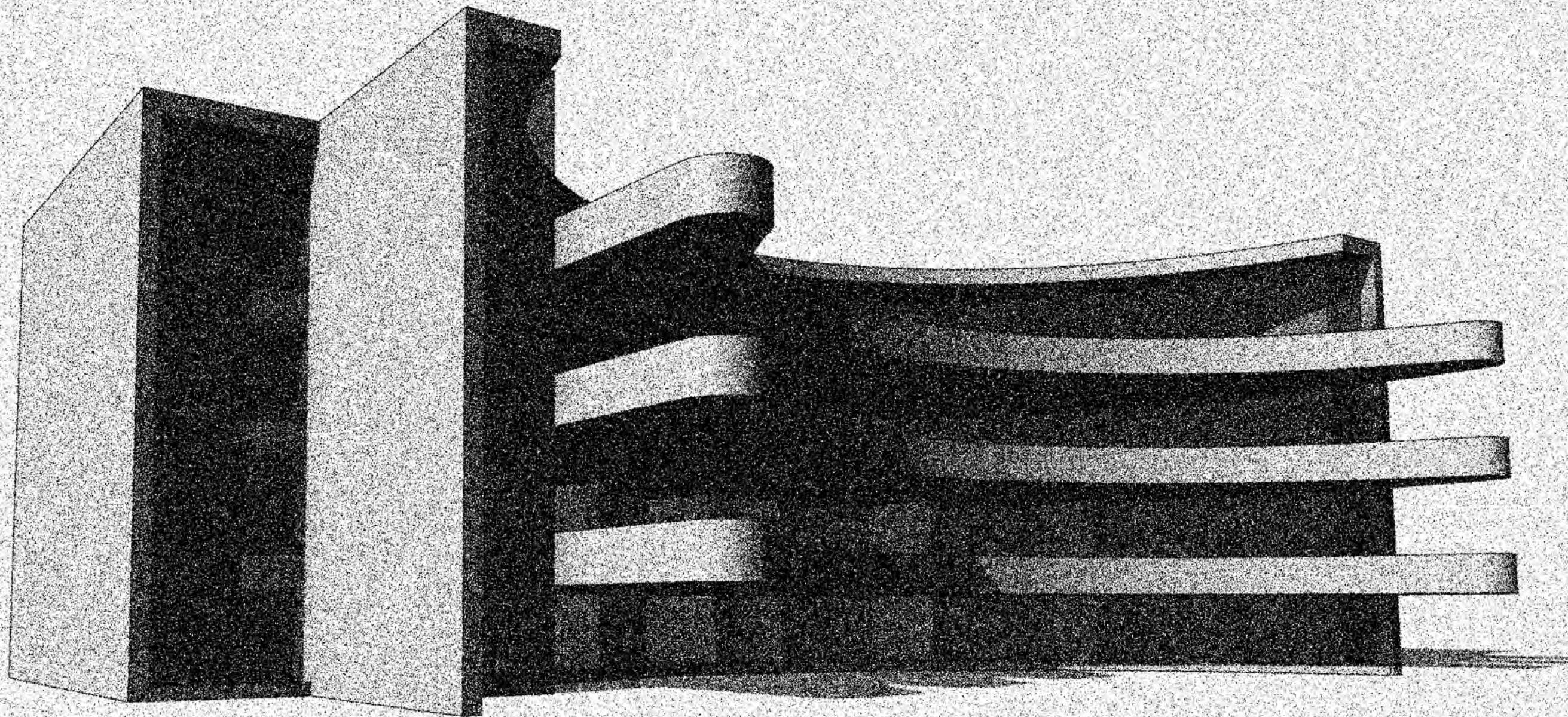
I grew up in a cul-de-sac

...we moved our fences back and made them shorter.

...we created a community...

...we looked out for each other and felt safe

...our back yards were private but we played out the front.



traditional

6 apartments
745m²
circulation
110m²
outdoor
120m²

total
950m²

construction cost
\$1,900,000

cost per apartment
\$316,000

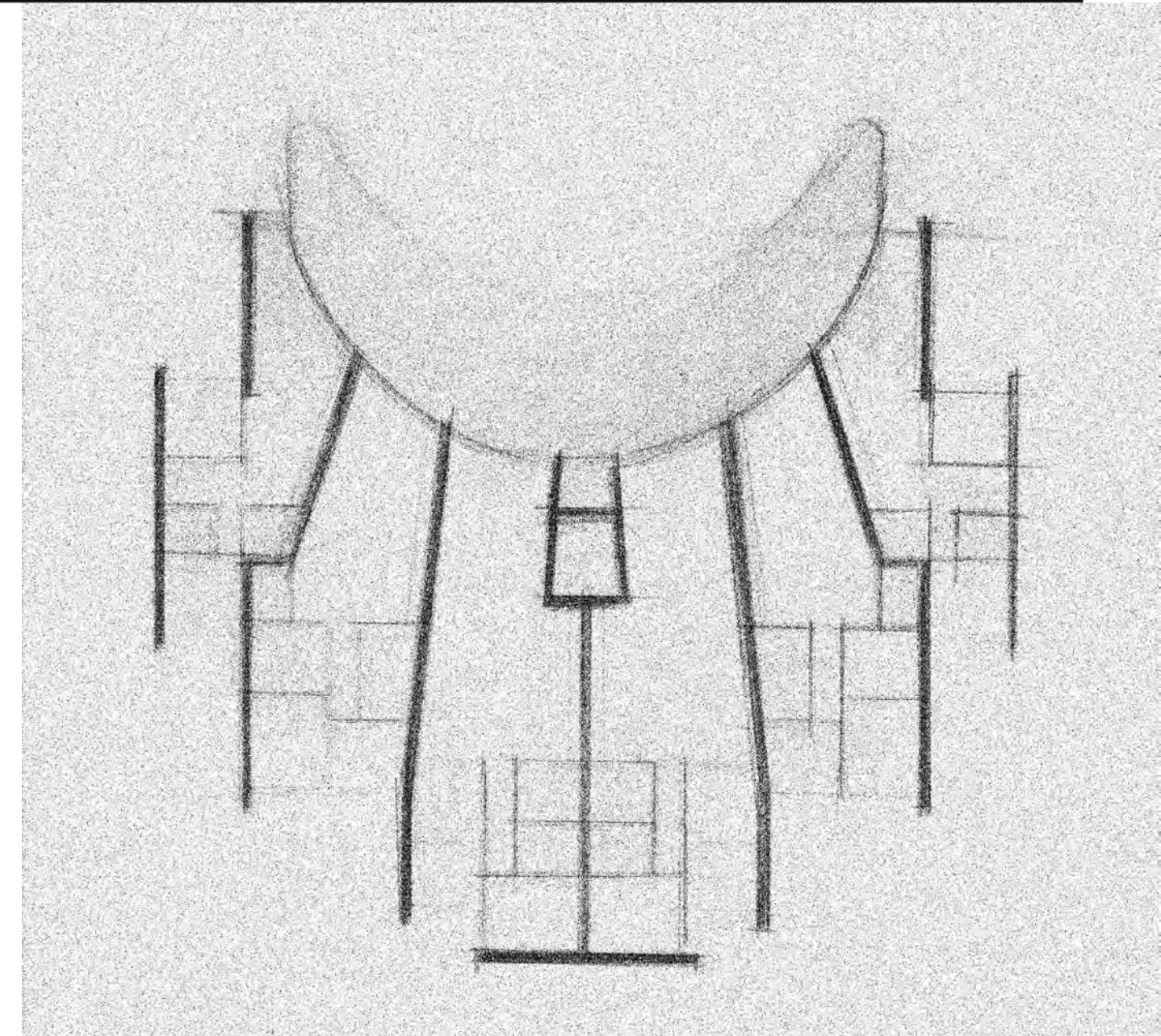
cul-de-sac

6 apartments
745m²
circulation
5m²
outdoor
150m²

total
900m²

construction cost
\$1,800,000

cost per apartment
\$300,000



shared common space in lieu of private open space

