



Figure 5.24 Grade change detail.



Figure 5.25 Photograph of a street closure.

Cul-de-Sac Design

The cul-de-sac was developed out of necessity but has evolved into a preferred feature of many projects. Originally a “dead end” was seen as a necessary evil or the result of poor design—necessary only to accommodate difficult topography or property shapes. But as residential development design has evolved, planners, developers, real estate professionals, and most importantly home buyers have recognized the desirability of the cul-de-sac location. The appeal of the cul-de-sac as expressed by people that live on them is the privacy, the absence of through traffic, and the sense of inclusivity and neighborhood that develops among the residents.

Along with providing the sense of a more secure environment for residents, a properly designed cul-de-sac offers more tangible benefits as well. For example, the well-designed cul-de-sac often requires less pavement for each housing unit than its equivalent in street might require because it can be built