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| **Table 1:** | |  |
| **Features and Benefits Analysis** | | |
| **Features** | **Benefits** | |
| 5 Star Green Built(MBA) | Low energy use, reduce carbon footprint | |
| Passive solar heat | Reduce dependency on outside source of energy | |
| Passive cooling | More comfortable space in the summer time | |
| Passive ventilation | Reduce energy use, increase comfort ability of the livable space | |
| Solar assisted tank-less water heater | Providing inexpensive hot water 97% energy efficient | |
| Wifi | Cordless internet to be able to move freely about the house | |
| Large decks and porches | Taking advantage of the views and expanding the livable space | |
| Indoor outdoor effect | The indoors and outdoors blend together giving a more spacious effect | |
| Garages | Can store up to 2 cars | |
| Exhaust fans(garages) | Exhaust the carbon monoxide out of the garage so it doesn't enter the house above | |
| Water filtration unit | Channel water from the houses and land into streams and ponds to filter it down to the wetland | |
| Gathering space | View of the west, and the meadow where people can gather and talk. | |
| Tuscan fountain in gathering space | Aesthetically pleasing attractive to community | |
| Home sprinkler system | 24/7 Fire Safety System that reduces fire insurance | |
| Large common space (60%) | Less crowded feeling to the home owner, a place to walk and view nature | |
| View of the cascade mountain range | Aesthetically pleasing | |
| View of meadow and wetland | Aesthetically pleasing | |
| Wetland | Attracts wildlife | |
| Architectural designed space | More use of space in smaller area, distinctive | |
| Multimedia room | Dark room to watch movies where sound doesn't bother people in other rooms | |
| Sound Board Sheetrock | Dampens sound transition to other rooms of the house | |
| 10 Minutes to the aviation high school | Opportunity to have a sound education | |
| 2 Minutes to the Duwamish river | Recreation | |
| 2 Minutes to community center | Recreation | |
| 5 Minutes to South center | Place to shop and eat | |
| 20 Minutes to downtown Seattle | Recreation, eat, shop, and entertainment, jobs | |
| 2 Minutes to the important freeways | Freeways that can take you north south east and west | |
| 12 Minutes to SeaTac | Quick and easy to get on a plane to fly | |
| 6 Minutes to Light Rail station | Accessibility to SeaTac Airport and downtown Seattle | |
| 2 minutes interurban bike path | Recreation and exercise | |
| Home Owner's Association | Maintenance of the community is well taken care of | |
| Community | Security, Comfort ability with neighbors | |