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Ultra-green apartment to be built in Marysville

By [JOURNAL STAFF](#)

Housing Hope plans to begin construction in spring on Twin Lakes Landing, an ultra-green 60-unit apartment complex in Marysville for low-income and formerly homeless people.

Dykeman Architects is designing the project for 2604 164th St. N.E. overlooking Gissberg Twin Lakes. Kirtley-Cole Associates is the contractor.

Completion is expected in summer 2022.

Dykeman said the construction cost target is \$19.2 million and the overall project cost is not yet available.



Rendering by Dykeman Architects [\[enlarge\]](#)

Kirtley-Cole Associates is the contractor on the project.

Twin Lakes Landing will have 15 units each in four buildings. The apartments will be one-, two- and three-bedrooms with 550 to 600, 800 to 900 and 1,000 to 1,100 square feet, respectively. The larger units will target families.

Half the units will be for people making at or below 50% of the area median income. The other half will be for those making at or below 30% of the AMI and who have previously experienced homelessness.

The project will have gathering and training spaces for life skills, sports and play areas for children and offices for social and case workers. The layout is centered on a courtyard space, aimed at creating a sense of community among the tenants.

Twin Lakes Landing will seek Passive House Certification and be built to Washington State's Evergreen Sustainable Development Standard. Dykeman said this level of sustainability is made possible, in part, by funding from the Washington State Department of Commerce Ultra-High Energy Efficiency program. Green elements will include a super-insulated and ultra-tight building envelope, solar panels on each building, low energy heating systems, ultra-efficient heat exchangers, and pervious concrete for the 75-space outdoor parking area.

Existing wetlands on the west portion of the site will be maintained, and stormwater will be infiltrated on-site.

The team includes Harmsen Engineers, civil; Cascade Design Group, landscape; Quantum Engineers, structural; Ecotope, mechanical; TFWB Electrical Engineers, electrical; Soundview Consultants, wetlands; and HDR, envelope.

Twin Lakes Landing is the second phase of a project with the same name, also by Housing Hope. That 50-unit phase designed by Designs Northwest and HKP Architects opened in 2017.

Housing Hope combines affordable housing with life-skills training, child care, case management and employment services.

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