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Housing Hope starts \$31M second phase of Marysville housing project

By [JOURNAL STAFF](#)

Everett-based Housing Hope broke ground late last month on the second phase of its Twin Lakes Landing, a low-income housing project at 2604 164th St. N.E. in Marysville. Total cost of this phase is \$31 million.

When finished in December 2022, Twin Lakes Landing II will have 60 apartments in four buildings totaling 56,000 square feet. Layouts will include six one-bedroom units, 34 with two bedrooms and 20 with three bedrooms. There also will be gathering and training spaces for life skills, sports and play areas for children, and offices for social and case workers.

The apartments will be low-income, with 50% of residents being formerly homeless. The focus of the project is to stabilize homeless families, build community, and help break the multi-generational cycle of poverty and homelessness.

Dykeman Architects designed the second phase and Kirtley-Cole Associates is building it. Both are based in Everett.

A news release from Dykeman says its goal for the project is to meet Passive House Certification and Washington's Evergreen Sustainable Development Standard. This will be done with a super-insulated building envelope, energy-efficient ventilation, solar panels on all buildings, low-energy heating systems, ultra-efficient heat exchangers, and pervious concrete for the entire parking area. Also, existing wetlands on the west portion of the site will be maintained, and stormwater will be infiltrated using pervious pavements and rain gardens.

Some of the sustainability elements are getting funds from the state Department of Commerce Ultra-High Energy Efficiency program.

Here's the rest of the project team: Harmsen, civil engineer; Soundview Consultants, wetlands; Quantum Consulting Engineers, structural; Ecotope, mechanical engineer; TFWB Engineers, electrical; and HDR, Passive House/envelope consultant.

The first phase of Twin Lakes Landing opened in late 2017 at a cost of nearly \$15 million, according to a DJC article at that time. It has six two-story buildings containing 50 units of low-income housing. One of the buildings has a community center, an adult training space, children's room, a central laundry and office space for Housing Hope staff. This phase was designed by Designs Northwest and HKP Architects, and built by Synergy Construction using modular units made in Idaho by Guerdon Modular Buildings.

Kirtley-Cole's website indicates the contractor has built a few other projects for Housing Hope in the north Puget Sound area: Avondale Village in Everett; Lincoln Hill Village in Stanwood; and Monroe Family Village in Monroe. Dykeman's website indicates it, too, has been involved in other Housing Hope projects: HopeWorks Station in Everett; Monroe Family Village; New Century Village in Everett; and Housing Hope Village Campus in Everett.



Images from Dykeman Architects [\[enlarge\]](#)

The project overlooks the 44-acre Gissberg Twin Lakes park, which has two rectangular-shaped lakes that were created from the excavation of gravel for the construction of I-5.



[\[enlarge\]](#)

Twin Lakes Landing II will have a sports court next to a play area for kids.