

Property Summary

Project Background

King County's sewer pipeline that carries wastewater from North Mercer Island and the southwest portion of Bellevue is aging and reaching capacity. To limit potential for sewer overflows and to keep sewer service in these areas running smoothly, the Wastewater Treatment Division (WTD) of the Department of Natural Resources and Parks launched the North Mercer Island and Enatai Sewer Project (North Mercer/Enatai Project) to replace the pipeline that carries wastewater from the North Mercer Pump Station to the Sweylocken Pump Station in Bellevue. Increasing sewer capacity will improve the system's overall performance and efficiency, allowing WTD to provide reliable wastewater service through the year 2060. Construction is expected to begin in 2020 with completion anticipated in 2024.

Property Acquisition Detail

The WTD acquired the necessary rights for 47 of 48 properties needed for the North Mercer/Enatai Project. WTD must acquire the remaining property interests from one property owner to ensure the North Mercer/Enatai Project can be completed on schedule. The property interests are described in more detail below.

Stephen and Julie Bennett Property

The Bennett property is a 2,480 square foot residential home located in Enatai-Bellevue, just north of the I-90 Channel Bridge and one lot east of Lake Washington. The North Mercer/Enatai Project impacts the two lots on the Bennett property with a 1,149 square foot permanent easement and a 755 square foot temporary construction easement. Both easements are along the southern portion of the property, adjacent to the WSDOT Right-of-Way. The permanent easement is five feet wide along the entire southern property boundary of the two lots, to account for potential pipeline shift during the horizontal directional drilling (HDD) boring, within the five percent variation tolerance. Within the permanent easement and temporary construction easement area are blackberry vines and minimal vegetation that will be disturbed. The overall construction duration, for the three types of construction (HDD exit pit, trenching for three pipes from I-90 Channel Bridge bottom and pipe connection to existing pipeline) will be approximately eight months.

WTD initiated contact with the Bennetts in January 2017. The Bennetts have allowed access for survey work, but not for appraisal purposes. WTD and the Bennetts have not engaged in negotiations since WTD's initial offer letter was sent on March 20, 2019. The Bennetts initially considered their options and hired an attorney. The Bennetts have not obtained an appraisal to date. Although discussions are ongoing with their attorney, WTD and the property owner have been unable to reach agreement.



Bennett property boundary in blue. WTD needs a five foot permanent easement along the entire south property line parallel to I-90, and an an additional eight foot temporary construction easement along approximately a third of the south property line.