

ORDINANCE NO. 3270-12

An Ordinance Amending the Official Zoning Map by Rezoning Properties in the Evergreen Way corridor from B-2 and C-1 to the Evergreen Way (E-1) Zone and the Mixed Use Overlay (MUO) Zone, Amending Ordinance No. 1671-89, as amended (EMC Title 19).



WHEREAS, the City Council finds the following:

1. The City Council initiated the Evergreen Way Revitalization Plan in 2009 to address, among other matters, improving land use and development standards, supporting Swift Bus Rapid Transit investments, accommodating economic and population growth, and implementing the policies of the Comprehensive Plan.
2. The City selected a consultant team to conduct analysis of existing conditions, identify projected needs, and propose a revitalization strategy related to economic development, land use, transportation, housing, urban design, and capital improvements.
3. The consultant team and City staff conducted substantial public outreach efforts to identify the concerns of citizens, business and property owners, and public service providers related to existing conditions and future land use, economic, transportation and capital improvement needs within the Evergreen Way corridor and surrounding neighborhoods.
4. City staff and the consultant team conducted an extensive public outreach program.
5. Public feedback from public workshops demonstrated general support for changes to land use and development standards that would support existing businesses and improve connections with surrounding neighborhoods, while encouraging quality redevelopment with more intensive commercial, residential and mixed use development.
6. The consultant team and City staff prepared draft revisions to zoning development and design standards and identified potential rezones for properties within the Evergreen Way corridor, which were generally supported by the public.
7. The Planning Commission conducted public workshops on October 18, 2011, November 14, 2011, December 6, 2011, and a public hearing on February 21, 2012 to take public testimony and provide direction to City staff concerning the Evergreen Way Revitalization Plan and proposed zoning standards.

8. The Planning Commission has recommended that the City Council approve the proposed amendment to the Official Zoning Map rezoning properties along the Evergreen Way corridor from B-2 and C-1 to the E-1 zone and Mixed Use Overlay zone.

WHEREAS, the City Council concludes the following:

1. The City staff and consultant team have prepared revisions to the zoning regulations for the Evergreen Way corridor based upon in-depth study of economic, land use and transportation conditions and projected needs for the community, and public feedback generated by a robust public participation process.
2. The proposed rezoning of properties along the Evergreen Way corridor from B-2 and C-1 to E-1 and Mixed Use Overlay is consistent with the policies of the Everett Growth Management Comprehensive Plan.
3. The proposed rezoning promotes the best long term interests of the Everett community.
4. The proposed rezone bears a substantial relation to the public health, safety and welfare.

NOW, THEREFORE, THE CITY ORDAINS the following:

Section 1. Approval of E-1 Zone.

Section 2.020 of Ordinance No. 1671-89, as amended (EMC 19.02.020), is hereby amended by rezoning of the following legally described areas to implement the recommended changes of the Evergreen Way Corridor Revitalization Plan:

- A. Area 1(35th Street to 45th Street), as identified on Exhibit 1 and as legally described below, is hereby changed from the B-2, Community Shopping to the E-1, Evergreen Way Zone:

Commencing at the intersection of the centerlines of Rucker Avenue and 35th Street, THENCE east along the centerline of 35th Street to the northerly projection of the centerline of the alley located in Block 851, Division H, Plat of Everett according to the plat thereof recorded in Volume 4 of Plats, Page 50, records of Snohomish County, Washington, which is the TRUE POINT OF BEGINNING; THENCE southerly along said centerline to its intersection with the easterly projection of the south lot line of Lot 6, Block 5, Central Park Addition to Everett according to the plat thereof recorded in Volume 8 of Plats, Page 53, records of Snohomish County, Washington; THENCE westerly along said line and its projection to the its intersection with the centerline of Rucker Avenue; THENCE southerly along said centerline to its intersection with the easterly projection of the south lot line of Lot 33, Block 6, Central Park Addition to Everett; THENCE westerly along said line to its intersection with the centerline of

Evergreen Way; THENCE southwesterly along said centerline to its intersection with the southerly projection of the centerline of Terrace Avenue; THENCE northerly along said centerline to its intersection with the centerline of 44th Street; THENCE easterly along centerline to its intersection with the projection of the centerline of the alley between Block 18, Liberty Addition according to the plat thereof recorded in Volume 8 of Plats, Page 53, records of Snohomish County, Washington and Block 1, Central Park Addition to Everett; THENCE northerly along said line to its intersection with the centerline of 42nd Street; THENCE easterly along said centerline to its intersection with the centerline of Rucker Avenue; THENCE northerly along said centerline to its intersection with the centerline of 41st Street; THENCE westerly along said centerline to its intersection with the centerline of High Street; THENCE northerly along said centerline to its intersection with the westerly projection of the north line of Lot 42, Block 5, Smyth Land Company's 2nd Addition according to plat thereof recorded in Volume 4 of Plats, Page 25, records of Snohomish County, Washington; THENCE easterly along said line and its projection to its intersection with the centerline of Rucker Avenue; THENCE northerly along said centerline to its intersection with the centerline of the that portion of 39th Street lying west of Rucker Avenue and between Blocks 1 and 5, Smyth Land Company's 2nd Addition; THENCE westerly along said centerline to its intersection with the southerly projection of the west line of Lot 76, Block 1, Smyth Land Company's 2nd Addition, including the eastern half of the vacated alley right-of-way; THENCE northerly along said line and its projection to its intersection with the centerline of 38th Street; THENCE easterly along said centerline to its intersection with the centerline of Rucker Avenue; THENCE northerly along said centerline to its intersection with the centerline of 35th Street; THENCE easterly along said centerline to the TRUE POINT OF BEGINNING.

B. Area 2 (46th Street to SR 526), as identified on Exhibit 1 and as legally described below, is hereby changed from the B-2, Community Shopping and C-1, General Commercial to the E-1, Evergreen Way Zone:

Commencing at the intersection of the centerlines of 47th Street SE, Evergreen Way and that vacated portion of Grand Avenue between 46th and 47th Streets SE, which is the TRUE POINT OF BEGINNING; THENCE northwesterly along the centerline of said vacated portion of Grand Avenue to its intersection with the centerline of 46th Street SE; THENCE easterly along said centerline a distance of 125 feet; THENCE North from this point along a line to the south line of Lot 7, Block 22, Victory Heights Addition to Everett according to the plat thereof recorded in Volume 10 of Plats, Page 44, records of Snohomish County, Washington; THENCE easterly along said line to the SW corner of Lot 10, Block 22, Victory Height Addition to Everett; THENCE northerly along the west lot line of Lot 10 to the NW corner of said lot; THENCE easterly along the north line of said Lot 10 and its easterly projection to its intersection with the centerline of Evergreen Way; THENCE southerly along said centerline to its intersection with the centerline of 50th Street SE; THENCE easterly along said centerline to its intersection with the northerly projection of the centerline of the alley between Claremont Way and Wilmington Avenue, Plat of Claremont Heights according to the plat thereof recorded in Volume 12 of Plats, Page 43, records of Snohomish County, Washington; THENCE southerly along said centerline and its projection to its intersection with the centerline of 52nd Street SE; THENCE easterly

along said centerline to its intersection with the north projection from a point located on the south margin of 52nd Street SE, located 662.01 feet from the westerly margin of vacated Highway Place; THENCE North to said point; THENCE S24° 47'53"W a distance of 222.82 feet; THENCE S00°53'30"W a distance of 18.27 feet; THENCE S34°01'04"W a distance of 618.17 feet; THENCE N89°13'30"W a distance of 2.40 feet; THENCE S37°40'54"W a distance of 37.69 feet; THENCE S00°50'30"W a distance of 69.84 feet; THENCE N89°13'30"W to the NE corner of Lot 10, Block 1, Beverly Hills Division 4 according to the plat thereof recorded in Volume 10 of Plats, Page 97, records of Snohomish County, Washington; THENCE southerly along the east line of Lot 10 to the SE corner of Lot 21, Block 2, Beverly Hills Division 4; THENCE westerly along the south line of Lot 21 and its projection to its intersection with the centerline of Highway Place; THENCE southerly along the centerline of Highway Place to its intersection with the easterly projection of the south boundary of Block 2, Beverly Hills Division 4; THENCE westerly along said line to its intersection with the centerline of Evergreen Way; THENCE southerly along the centerline of Evergreen Way a distance of 227.25 feet; THENCE easterly to a point on the east line 227.25 feet from the SE corner of Lot 1, Block 3, Beverly Hills Division 2 according to the plat thereof recorded in Volume 10 of Plats, Page 78, records of Snohomish County, Washington; THENCE southerly along said line and its southerly projection to its intersection with the centerline of Berkshire Drive; THENCE easterly along the centerline of Berkshire Drive to its intersection with the northerly projection of the east line of Lot 6, Block 4, Beverly Hills Division 2; THENCE southerly to the NE corner of Lot 9, Block 4, Beverly Hills Division 2; THENCE southwesterly along the eastern line of Lot 9 to the SE corner of Lot 11, Block 4, Beverly Hills Division 2; THENCE southeasterly along the projection of the northern line of Lot 34, Block 6, Beverly Hills Division 2 to the NE corner of Lot 34; THENCE southwesterly along the east line of Lot 34, Block 6, Beverly Hills Division 2 and its projection to its intersection with the centerline of Madison Street; THENCE westerly along said centerline to its intersection with the centerline of Rainier Drive; THENCE southwesterly along said centerline to its intersection with the centerline of Tereve Drive; THENCE easterly along the said centerline to its intersection with Rainier Drive; THENCE southwesterly along said centerline to its intersection with the projection of the south line of Lot 7, Block 6, Beverly Hills Division 1 according to the plat thereof recorded in Volume 10 of Plats, Page 76, records of Snohomish County, Washington, which is also the south boundary of said plat and a east-west continuation of Rainier Drive; THENCE easterly along said line a distance of 136.84 feet to its intersection with the centerline of the north-south continuation of Rainier Drive; THENCE southerly along the centerline of Rainier Drive to its intersection with the centerline of 74th Street SE; THENCE westerly along said centerline to its intersection with the east line of Lot 1, Block 1, Beverly Homes Tracts, Division 2 according to the plat thereof recorded in Volume 10 of Plats, Page 25, records of Snohomish County, Washington; THENCE southerly along said line a distance of 287.81 feet to a point on said line; THENCE S88° 50'W a distance of 300.97 feet to its intersection with the west line of Lot 2, Block 1, Beverly Homes Tracts Division 2; THENCE southerly along said line and its projection to its intersection with the centerline of

75th Street SE; THENCE easterly along said centerline to its intersection with the northerly projection of the east lot line of Lot 1, Block 2, Beverly Homes Tracts Division 2; THENCE southerly along said line and its projection a distance of 1125.09 feet to the NE corner of Parcel "SE" of BSP AFN 8912085005 according to the binding site plan thereof recorded in Volume 1 of Binding Site Plans, Page 196 records of Snohomish County, Washington; THENCE westerly along the north line of Parcel "SE" and its projection to its intersection with the centerline of Campus Parkway (Bruin Boulevard); THENCE westerly along the centerline of Campus Parkway to its intersection with the northeast projection of the southeast line of Lot 2 of City of Everett Binding Site Plan 7-85 according to the binding site plan thereof recorded in Volume 1 of Binding Site Plans, Page 51 records of Snohomish County, Washington records of Snohomish County, Washington; THENCE southwesterly along said line and its projection to the south corner of Lot 3, City of Everett Short Plat 12-22-90 according to the short plat recorded in Volume 34 of Surveys, Page 15, ; THENCE N88°16'07"W a distance of 188.38 feet along a portion of the southeast line to a mid-lot corner of Lot 4, COE 12-22-90; THENCE S33°35'15"W along the eastern line of Lot 4 and its projection to a point 831 feet east and 875.05 feet north of the SW corner of Section 7, T28N, Range 5 EWM; THENCE W a distance of 64 feet; THENCE S to the north margin of SR 526; THENCE westerly and northerly along said margin to its intersection with the east margin of Evergreen Way; THENCE westerly to the intersection of the west margin of Evergreen Way and the north margin of SR 526; THENCE westerly along the north margin of SR 526 to its intersection with the centerline of Beverly Lane; THENCE northerly along said centerline to its intersection with the centerline of 79th Place SE; THENCE easterly along the centerline of 79th Place SE to a point on said line 473.5 feet westerly of the intersection the centerlines of 79th Place SE and Evergreen Way; THENCE N01°18'28"W along the projection and west line of Parcel A of City of Everett Boundary Line Adjustment 99-009 as recorded in AFN 200004145009 records of Snohomish County, Washington a distance of 80.84 feet; THENCE N30°33'46"E a distance of 246.08 feet; THENCE N06°23'05"E a distance of 57.98 feet; THENCE N88°41'32"E a distance of 27.96 feet; THENCE N30°33'46"E along a line to its intersection with the south line of Block 2, Beverly Home Tracts Division 2; THENCE easterly along said line to a point 90 feet east of the SW corner of Lot 11, Block 2, Beverly Homes Tracts Division 2; THENCE N01°10'W a distance of 145 feet; THENCE N88°50'E a distance of 110 feet to the west line of Lot 9; THENCE northerly along said line and its projection to NW corner of Lot 6, Block 1, Beverly Home Tracts Division 2; THENCE easterly along the north line of Lot 6 to its NE corner; THENCE N02°21'59"E a distance of 75.00 feet; THENCE N0°45'27"E a distance of 189.09 feet; THENCE N0°42'05"W a distance of 188.73 feet; THENCE N89°17'55"E a distance of 108.02 feet; THENCE N08°39'58"E a distance of 299.75 feet to the SE corner of Lot 128, Beverly Hills Division 5 according to the plat thereof recorded in Volume 11 of Plats, Page 70, records of Snohomish County, Washington; THENCE westerly along the south lot line of Lot 128 to the SW corner of Lot 128; THENCE northerly along the west lot line of Lot 128 and its projection to its intersection with the centerline of East Cady Road; THENCE northeasterly and northerly along the centerline of East Cady Road to its

intersection with the centerline of Madison Street; THENCE westerly along the centerline of Madison Street to its intersection with the centerline of Cady Road; THENCE northerly along the centerline of Cady Road to its intersection with the westerly projection of the north line of Lot 19, Cady's Addition to Beverly Hills according to the plat thereof recorded in Volume 11 of Plats, Page 14, records of Snohomish County, Washington; THENCE easterly along the north line of Lot 19 to the NE corner of Lot 16, Cady's Addition to Beverly Hills; THENCE northerly to the NW corner of Lot 67, Beverly Hills Division 3 according to the plat thereof recorded in Volume 10 of Plats, Page 83, records of Snohomish County, Washington; THENCE easterly along the north line of Lot 67 and its easterly projection to its intersection with the centerline of Fleming Street; THENCE northerly along the centerline of Fleming Street to its intersection with the centerline of Pecks Drive; THENCE easterly along the centerline of Pecks Drive to its intersection with the southerly projection of the eastern boundary of City of Everett Short Plat 28-96, according to the short plat thereof recorded in Volume 3 of Short Plats, Page 272, records of Snohomish County, Washington, a portion of Lots 15 and 16, Block 6, Beverly Hills Division 4 according to the plat thereof recorded in Volume 10 of Plats, Page 97, records of Snohomish County, Washington; THENCE northerly along said line to its intersection with the south line of Lot 14, Block 6, Beverly Hills Division 4; THENCE easterly along said line to the SE corner of Lot 14; THENCE northerly along the east line of Lot 14 to its intersection with the south line of Lot 26, Block 6, Beverly Hills Division 4; THENCE westerly along the south line of Lot 26 to the SW corner of Lot 26; THENCE northerly along the west line of Lot 26 to the NW corner of Lot 28, Block 6, Beverly Hills Division 4; THENCE northwesterly along the north line of Lot 4, Block 6, Beverly Hills Division 4, to the SW corner of Lot 4, City of Everett Short Plat 10-02 according to the short plat recorded in Auditors File 200304045001, records of Snohomish County, Washington; THENCE northeasterly along the west line of Lot 4 to the NW corner of Lot 4; THENCE southeasterly along the north line of Lot 4 to the SE corner of Lot 3, City of Everett Short Plat 74-95, according to the short plat thereof recorded in Volume 4 of Short Plats, Page 2 records of Snohomish County, Washington; THENCE northeasterly along the east line of Lot 3 to the NE corner of Lot 3; THENCE southeasterly along the north line of Lot 4 of said short plat to the SW corner of Lot 5, Block 4, Beverly Hills Division 4; THENCE northeasterly along the west line of Lot 5 and its projection to the SE corner of Lot 11, Block 3, Beverly Hills Division 4; THENCE northwesterly along the southern lot line of Lot 11 and its projection to its intersection with the centerline of Fleming Street; THENCE northeasterly along said centerline to its intersection with the centerline of 52nd Street SE; THENCE easterly along said centerline to its intersection with the centerline of Woodlawn Avenue; THENCE northerly along said centerline to its intersection with the projection of the north line of Lot 1, Cascade Terrace Addition to Everett, according to the plat thereof recorded in Volume 12 of Plats, Page 41, records of Snohomish County, Washington; THENCE easterly along said line to the SW corner of Lot 2, Cascade Terrace Addition to Everett; THENCE north along the east line of Lot 2 to the NE corner of Lot 3, Cascade Terrace Addition to Everett; THENCE west along the north line of Lot 3 to the SE corner of Lot 4, Cascade Terrace Addition to Everett; THENCE northerly along

the east line of Lot 4 to the NE corner of Lot 5, Cascade Terrace Addition to Everett; THENCE northwesterly along the northeast line of Lot 6, Cascade Terrace Addition to Everett to the north corner of Lot 6; THENCE northerly along the east line of Lot 7, Cascade Terrace Addition to Everett, to the SE corner of Lot 20, West Ridge according to the plat thereof recorded in Volume 13 of Plats, Page 70, records of Snohomish County, Washington; THENCE northeasterly along the eastern line of Lot 20 and its projection to its intersection with the centerline of Glacier Lane; THENCE northerly along said centerline to its intersection with the centerline of 49th Street SE; THENCE easterly along the centerline to its intersection with the southerly projection of the alley on the western boundary of the South Highway Addition to Everett according to the plat thereof recorded in Volume 12 of Plats, Page 10, records of Snohomish County, Washington; THENCE northerly along said centerline to its intersection with the centerline of 47th Street SE; THENCE easterly along the centerline of 47th Street SE to its intersection with the centerline of Evergreen Way and the TRUE POINT OF BEGINNING.

C. Area 3, (SR 526 to Airport Road) as identified on Exhibit 1 and as legally described below, is hereby changed from the C-1, General Commercial to the E-1, Evergreen Way Zone:

Commencing at the SE corner of Section 12, T28N, R4EWM, THENCE westerly along the centerline of East Casino Road to its intersection with the southerly projection of the west line of Lot 1, Tosland Half Acre Garden Tracts according to the plat thereof recorded in Volume 11 of Plats, Page 101, records of Snohomish County, Washington; THENCE northerly along said line to its intersection with the south margin of SR 526, also the NW corner of the remaining portion of Lot 3, Tosland Half Acre Garden Tracts and the TRUE POINT OF BEGINNING; THENCE easterly along said margin to the NW corner of Lot 2, City of Everett Short Plat 1202-019-02 as recorded in Auditors File 200302125001 records of Snohomish County, Washington; THENCE southerly along the western line of Lot 2 and its projection to its intersection with the centerline of East Casino Road; THENCE easterly along said centerline to its intersection with the centerline of Holly Drive; THENCE southwesterly along said centerline to its intersection with the northwesterly projection of the northeast line of Lot 1, Replat of Lot 15, Beverly Garden Tracts Division 1 according to the plat thereof recorded in Volume 11 of Plats, Page 36, records of Snohomish County, Washington; THENCE southeasterly along said line to the east corner of Lot 2, Replat of Lot 15, Beverly Garden Tracts Division 1; THENCE southwesterly along the southwest line of Lot 2 and its projection to its intersection with the centerline of Dorn Avenue; THENCE southeasterly along the centerline of Dorn Avenue to its intersection with the northeasterly projection of northwest line of Lot 1, City of Everett Short Plat 1202-27-95 according to the short plat thereof recorded in Volume 3 of Short Plats, Page 28, records of Snohomish County, Washington; THENCE southwesterly along the west line at the NW corner of Lot 1 to the west corner of Lot 1; THENCE southeasterly along the south line of Lot 1 to the SE corner of Lot 13, Beverly Garden Tracts Division 1 according to the plat thereof recorded in Volume 11 of Plats, Page 36, records of Snohomish County, Washington; THENCE westerly along the south line of Lot 13 to its intersection with the centerline of 1st Avenue SE; THENCE southerly along said centerline to its intersection with the easterly projection of the south line of Lot 16, Block 4, Intercity Addition, Division 1 according to the plat thereof recorded in Volume 11 of Plats, Page 9, records of Snohomish County, Washington; THENCE westerly along said

line to the NW corner of Lot 2, City of Everett Short Plat 1202-14-89 according to the short plat thereof recorded in Volume 32 of Surveys, Page 138, records of Snohomish County, Washington; THENCE southerly along the west line of Lot 2 to its intersection with the north line of Lot 14, Block 4, Intercity Addition Division 1; THENCE westerly along said line to its intersection with the east line of Lot 2, Block 4, Intercity Addition Division 1; THENCE southwesterly along said line and its projection to the NE corner of Lot 4, Block 7, Intercity Addition Division 1; THENCE southerly along the east line of Lot 4 to the SE corner of Lot 5, Block 7, Intercity Addition Division 1; THENCE westerly along the south line of Lot 5 and its projection to its intersection with the centerline of 4th Avenue West; THENCE southerly along said centerline to its intersection with the centerline of 100th Street SW; THENCE easterly along said centerline to its intersection with the northerly projection of the east line of Lot 4 of City of Everett Short Plat 23-86 according to the survey thereof recorded in Volume 24 of Surveys, Page 16, records of Snohomish County, Washington; THENCE southerly along said line and its projection to its intersection with the centerline of SW Everett Mall Way; THENCE southwesterly along said centerline to its intersection with the centerline of Olivia Park Road; THENCE southeasterly and southerly along the centerline of Olivia Park Road to its intersection with the easterly projection of the south line of Lot 32, Olivia Park Division No. 2, according to the plat thereof recorded in Volume 11 of Plats, Page 20, records of Snohomish County, Washington; THENCE westerly along said line a distance of 85 feet; THENCE S0° 10' W to the south line of Lot 31, Olivia Park Division No. 2; THENCE westerly along said line to the NW corner of Lot 1, O'Conner and Cronin's Midlands Gardens according to the plat thereof recorded in Volume 13 of Plats, Page 22, records of Snohomish County, Washington; THENCE southerly along the west line of Lot 1 and its projection to its intersection with the south margin of 108th Street SW; THENCE westerly along said margin to the NW corner of Lot 8, Block 1, Fairmount according to the plat thereof recorded in Volume 10 of Plats, Page 91, records of Snohomish County, Washington; THENCE southwesterly along the west line to the SW corner of Lot 8; THENCE easterly along the south line of Lot 8 to the NE corner of Lot 25, Block 1, Fairmount; THENCE southerly along the east line to the SE corner of Lot 25; THENCE South to the south margin of 112th Street SW; THENCE westerly along said margin to its intersection with the east margin of Evergreen Way; THENCE southwesterly along said margin to its intersection with the north margin of Airport Road; THENCE southerly to the south margin of Airport Road and the NE corner of that portion of Lot 41, Block 1, Avondale that lies south of said Airport Road; THENCE westerly along the north line of said portion of Lot 41 to the east margin of Evergreen Way; THENCE northerly to the intersection of the west margin of Evergreen Way and the south margin of Airport Road; THENCE northwesterly along the west margin of Airport Road to the southwesterly projection of the northwest line of Lot 53, Paine Field Addition No. 2 according to the plat thereof recorded in Volume 12 of Plats, Page 92, records of Snohomish County, Washington; THENCE northeasterly along said line to the NE corner of Lot 53; THENCE northeasterly along the east boundary of Paine Field Addition No. 2 and its projection to its intersection with the centerline of 112th Street SW; THENCE easterly along said centerline to its intersection with the N-S centerline of the SE 1/4, Section 23, T28N, R4EWM; THENCE northerly along said line to its intersection with the centerline of Hollow Dale Place; THENCE easterly along said centerline to its intersection with westerly projection of the south line of Lot 8, Silverdale according to the plat thereof recorded in Volume 24 of Plats, Page 5, records of Snohomish County, Washington; THENCE easterly along the south line of Lot 8 to the SE corner of Lot 11, Fairhaven Acres according to the plat thereof recorded in Volume 16 of Plats,

Page 35, records of Snohomish County, Washington; THENCE northeasterly along the southeast line of Lot 11 and its projection to its intersection with the centerline of 108th Street SW; THENCE easterly along said centerline to the SW corner of the NW 1/4 of Section 24, T28N, R4WWM; THENCE N 0°29'10"E to the SW corner of the NW 1/4 of the NW 1/4 of said Section 24; THENCE easterly along the 1/4 section line to the SW corner of Lot 14, Olivia Park Division 1 according to the plat thereof recorded in Volume 11 of Plats, Page 13, records of Snohomish County, Washington; THENCE northerly along the west line of Lot 14 to its NW corner; THENCE easterly along the north line of Lot 14 to its NE corner; THENCE northeasterly along the northwest line of Lot 12, Olivia Park Division 1 and its projection to its intersection with the centerline of 9th Avenue SW; THENCE northerly along said centerline to its intersection with the westerly projection of the south line of Lot 3, Olivia Park Division 1; THENCE easterly along said line and projection to the SE corner of Lot 3; THENCE northerly along the east line of Lot 3 and its projection to its intersection with the centerline of 100th Street SW; THENCE westerly along said centerline to its intersection with the southwesterly projection of the east line of Holly 100 Condominium Plat according to the survey thereof recorded in Volume 47 of Condominium Plats, Page 161, records of Snohomish County, Washington; THENCE northeasterly along said line to the NE corner of said condominium plat; THENCE easterly to the SE corner of Lot 2 of City of Everett Short Plat No. 30-91 according to the survey thereof recorded in Volume 35 of Surveys, Page 265, records of Snohomish County, Washington; THENCE northerly along the east line of Lot 2 to a point 150 feet from the easterly margin of Holly Drive measured at a right angle; THENCE northeasterly, being parallel with and 150 feet from, as measured at right angles to the easterly margin of Holly Drive, to a point 130 feet from the south line of Lot 5, Walters Manor according to the plat thereof recorded in Volume 29 of Plats, Page 18, records of Snohomish County, Washington; THENCE northerly 130 feet to the south line of Lot 5; THENCE easterly along the south line of Lot 5 and its projection to its intersection with the centerline of 4th Avenue West; THENCE northerly along said centerline to its intersection with the southwesterly projection of the west margin of Holly Drive; THENCE northeasterly along said margin to the SW corner of Lot 7, Beverly Garden Tracts Division 1; THENCE northwesterly along the southern line of Lot 7 to the NW corner of said lot; THENCE easterly along the north boundary line of Beverly Garden Tracts Division 1 to the SW corner of Tract D, Binding Site Plan AFN 8604255001 according to the survey thereof recorded in Volume 1 of Binding Site Plans, Page 53, records of Snohomish County, Washington; THENCE northerly along the west line of said Tract D and its projection to its intersection with the centerline of West Casino Road; THENCE easterly along said centerline to its intersection with the southerly projection of the west line of Lot 2 of the Short Plat recorded in AFN 8504120254 and the survey of Boundary Line Adjustment recorded in AFN 8912215004 Volume 30, Page 260, records of Snohomish County, Washington; THENCE northerly along said line to its intersection with south margin of SR 526; THENCE easterly along said margin to the NW corner of the remaining portion of Lot 3, Tosland Half Acre Garden Tracts and the TRUE POINT OF BEGINNING.

Section 2. Approval of MUO (Mixed Use Overlay) Zone.

Section 2.020 of Ordinance No. 1671-89, as amended (EMC 19.02.020), is hereby amended by rezoning of the following legally described areas to implement the recommended changes of the Evergreen Way Corridor Revitalization Plan:

A. Area 1, the 41st Street Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1, Evergreen Way Zone.

Commencing at the intersection of the centerlines of the that portion of 39th Street lying east of Rucker Avenue and between Blocks 4 and 5, Climax Land Company's First Addition to Everett according to the plat thereof recorded in Volume 4 of Plats, Page 21, records of Snohomish County, Washington and Rucker Avenue; THENCE easterly along the centerline of 39th Street to its intersection with the northerly projection of the centerline of the alley in Block 5, Climax Land Company's First Addition to Everett, which is the TRUE POINT OF BEGINNING; THENCE southerly along said centerline to its intersection with the easterly projection of the south line of Lot 1, Block 25, Re-Plat of Blocks 19-28, South Park Addition to Everett according to the plat thereof recorded in Volume 8 of Plats, Page 5, records of Snohomish County, Washington; THENCE westerly along said line to its intersection with the centerline of the alley west of Block 24, Re-Plat of Blocks 19-28, South Park Addition to Everett; THENCE northerly along said line to its intersection with the centerline of 42nd Street; THENCE easterly along said centerline to its intersection with the centerline of Rucker Avenue; THENCE northerly along said centerline to its intersection with the centerline of 41st Street; THENCE westerly along said centerline to its intersection with the centerline of High Street; THENCE northerly along said centerline to its intersection with the westerly projection of the north line of Lot 42, Block 5, Smyth Land Company's 2nd Addition according to plat thereof recorded in Volume 4 of Plats, Page 25, records of Snohomish County, Washington; THENCE easterly along said line and its projection to its intersection with the centerline of Rucker Avenue; THENCE northerly along said centerline to its intersection with the centerline of that portion of 39th Street lying east of Rucker Avenue and between Blocks 4 and 5, Climax Land Company's First Addition to Everett; THENCE easterly along said centerline to its intersection with the northerly projection of the centerline of the alley in Block 5, Climax Land Company's First Addition to Everett, and the TRUE POINT OF BEGINNING.

B. Area 2, the 50th Street Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone.

Commencing at the intersection of the centerlines of 47th Street and Evergreen Way, THENCE southerly along the centerline of Evergreen Way to its intersection with the easterly projection of the north line of Lot 62, South Highway Addition according to the plat thereof recorded in Volume 12 of Plats, Page 10, records of Snohomish County, Washington, which is the TRUE POINT OF BEGINNING; THENCE southerly along said centerline to its intersection with the centerline of 50th Street SE; THENCE easterly along said centerline to its intersection with the northerly projection of the centerline of the alley between Claremont Way and Wilmington Avenue, Plat of Claremont Heights according to the plat thereof recorded in Volume 12 of Plats, Page 43, records of Snohomish County, Washington; THENCE southerly along said centerline and its projection to its intersection with the centerline of 52nd Street SE; THENCE easterly

along said centerline to its intersection with the north projection from a point located on the south margin of 52nd Street SE, located 662.01 feet from the westerly margin of vacated Highway Place; THENCE North to said point; THENCE S24° 47'53"W a distance on 222.82 feet; THENCE S00°53'30"W a distance of 18.27 feet; THENCE S34°01'04"W a distance of 439.05 feet; THENCE S9°41'03"W a distance of 9.83 feet to the NE corner of Lot 1 of the Binding Site Plan recorded in AFN 8308295012, records of Snohomish County, Washington; THENCE westerly along the north line of Lot 1 and its westerly projection to its intersection with the centerline of Evergreen Way; THENCE northeasterly along said centerline to its intersection with the centerline of 52nd Street SE; THENCE westerly along said centerline to its intersection with the centerline of Woodlawn Avenue; THENCE northerly along said centerline to its intersection with the projection of the north line of Lot 1, Cascade Terrace Addition to Everett, according to the plat thereof recorded in Volume 12 of Plats, Page 41, records of Snohomish County, Washington; THENCE easterly along said line to the SW corner of Lot 2, Cascade Terrace Addition to Everett; THENCE northerly along the east line of Lot 2 to the NE corner of Lot 3, Cascade Terrace Addition to Everett; THENCE westerly along the north line of Lot 3 to the SE corner of Lot 4, Cascade Terrace Addition to Everett; THENCE northerly along the east line of Lot 4 to the NE corner of Lot 5, Cascade Terrace Addition to Everett; THENCE northwesterly along the northeast line of Lot 6, Cascade Terrace Addition to Everett to the north corner of Lot 6; THENCE north along the east line of Lot 7, Cascade Terrace Addition to Everett, to the SE corner of Lot 20, West Ridge according to the plat thereof recorded in Volume 13 of Plats, Page 70, records of Snohomish County, Washington; THENCE northeasterly along the eastern line of Lot 20 and its projection to its intersection with the centerline of Glacier Lane; THENCE northerly along said centerline to its intersection with the centerline of 49th Street SE; THENCE easterly along the centerline to its intersection with the southerly projection of the alley on the western boundary of the South Highway Addition to Everett; THENCE northerly along said centerline to its intersection with the westerly projection of the north line of Lot 62, South Highway Addition; THENCE easterly along said line to its intersection with the centerline of Evergreen Way and the TRUE POINT OF BEGINNING.

C. Area 3, the Madison Street Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone:

Commencing at the intersection of the centerlines of Pecks Drive and Evergreen Way, THENCE westerly along the centerline of Pecks Drive to its intersection with the with the southerly projection of the eastern boundary of City of Everett Short Plat 28-96, according to the short plat thereof recorded in Volume 3 of Short Plats, Page 272, records of Snohomish County, Washington, a portion of Lots 15 and 16, Block 6, Beverly Hills Division 4 according to the plat thereof recorded in Volume 10 of Plats, Page 97, records of Snohomish County, Washington

which is the TRUE POINT OF BEGINNING; THENCE northerly along said line to its intersection with the south line of Lot 14, Block 6, Beverly Hills Division 4; THENCE easterly along said line to the SE corner of Lot 14; THENCE northerly along the east line of Lot 14 to the NW corner of Lot 22, Block 6, Beverly Hills Division 4; THENCE easterly along the north line of Lot 22 and its projection to its intersection with the centerline of Evergreen Way; THENCE easterly to a point on the east line 227.25 feet from the SE corner of Lot 1, Block 3, Beverly Hills Division 2, according to the plat thereof recorded in Volume 10 of Plats, Page 78, records of Snohomish County, Washington; THENCE southerly along said east line and its southerly projection to its intersection with the centerline of Berkshire Drive; THENCE easterly along the centerline of Berkshire Drive to its intersection with the northerly projection of the east line of Lot 6, Block 4, Beverly Hills Division 2; THENCE southerly to the NE corner of Lot 9, Block 4, Beverly Hills Division 2; THENCE southwesterly along the eastern line of Lot 9 to the SE corner of Lot 11, Block 4, Beverly Hills Division 2; THENCE southeasterly along the projection of the north line of Lot 34, Block 6, Beverly Hills Division 2 to the NE corner of Lot 34; THENCE southwesterly along the eastern lot line of Lot 34, Block 6, Beverly Hills Division 2 and its projection to its intersection with the centerline of Madison Street; THENCE westerly along said centerline to its intersection with the centerline of Rainier Drive; THENCE southwesterly along said centerline to its intersection with the centerline of Tereve Drive; THENCE easterly along the said centerline to its intersection with Rainier Drive; THENCE southerly along the centerline of Rainier Drive to its intersection with the easterly projection of the south line of Lot 4, Block 6, Beverly Hills Division 1 according to the plat thereof recorded in Volume 10 of Plats, Page 76, records of Snohomish County, Washington; THENCE westerly along said line to the NE corner of Lot 11, Block 6, Beverly Hills Division 1; THENCE southerly to the SE corner of Lot 11; THENCE westerly along the south line of Lot 11 and its projection to its intersection with the centerline of Evergreen Way; THENCE northerly along said centerline to its intersection with the centerline of Madison Street; THENCE westerly along the centerline of Madison Street to its intersection with the centerline of Cady Road; THENCE northerly along the centerline of Cady Road to its intersection with the westerly projection of the north line of Lot 19, Cady's Addition to Beverly Hills according to the plat thereof recorded in Volume 11 of Plats, Page 14, records of Snohomish County, Washington; THENCE easterly along the north line of Lot 19 to the NE corner of Lot 16, Cady's Addition to Beverly Hills; THENCE northerly to the NW corner of Lot 67, Beverly Hills Division 3 according to the plat thereof recorded in Volume 10 of Plats, Page 83, records of Snohomish County, Washington; THENCE easterly along the north line of Lot 67 and its easterly projection to its intersection with the centerline of Fleming Street; THENCE northerly along the centerline of Fleming Street to its intersection with the centerline of Pecks Drive; THENCE easterly along the centerline of Pecks Drive to its intersection with the southerly projection of the eastern boundary of City of Everett Short Plat 28-96, a portion of Lots 15 and 16, Block 6, Beverly Hills Division 4 and the TRUE POINT OF BEGINNING.

D. Area 4, the Casino Road Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone:

(Area north of SR 526)

Commencing at the intersections of the centerlines of Beverly Lane and 79th Place SE, which is the TRUE POINT OF BEGINNING; THENCE easterly along the centerline of 79th Place SE to its intersection with the centerline of Evergreen Way; THENCE southwesterly along said centerline to its intersection with the easterly projection of the north margin of SR 526; THENCE westerly along the north margin of SR 526 and its projection to its intersection with the centerline of Beverly Lane; THENCE northerly along the centerline of Beverly Lane to its intersection with the centerline of 79th Place SE and the TRUE POINT OF BEGINNING.

(Area south of SR 526)

Commencing at the SE corner of Section 12, T28N, R4EWM, THENCE westerly along the centerline of East Casino Road to its intersection with the southerly projection of the west line of Lot 1, Tosland Half Acre Garden Tracts according to the plat thereof recorded in Volume 11 of Plats, Page 101, records of Snohomish County, Washington; THENCE northerly along said line to its intersection with the south margin of SR 526, also the NW corner of the remaining portion of Lot 3, Tosland Half Acre Garden Tracts and the TRUE POINT OF BEGINNING; THENCE easterly along said margin to the NW corner of Lot 2, City of Everett Short Plat 1202-019-02 as recorded in Auditors File 200302125001 records of Snohomish County, Washington; THENCE southerly along the western line of Lot 2 and its projection to its intersection with the centerline of East Casino Road; THENCE easterly along said centerline to its intersection with the centerline of Holly Drive; THENCE southwesterly along said centerline to its intersection with the centerline of Evergreen Way; THENCE northeasterly along the centerline of Evergreen Way to its intersection with the southwesterly projection of the northerly line of Tract A, Binding Site Plan AFN 8604255001, as amended, according to the survey thereof recorded in Volume 1 of Binding Site Plans, Page 53, records of Snohomish County, Washington; THENCE southerly along the west line of Tract A to the north boundary line of Beverly Garden Tracts Division 1; THENCE westerly along said line to the SW corner of Tract D, BSP AFN 8604255001; THENCE northerly along the west line of said Tract D and its projection to its intersection with the centerline of West Casino Road; THENCE easterly along said centerline to its intersection with the southerly projection of the west line of Lot 2 of the Short Plat recorded in AFN 8504120254 and the survey of Boundary Line Adjustment recorded in AFN 8912215004 Volume 30, Page 260, records of Snohomish County, Washington; THENCE northerly along said line and projection to its intersection with south margin of SR 526; THENCE easterly along said margin to the NW corner of the remaining portion of Lot 3, Tosland Half Acre Garden Tracts and the TRUE POINT OF BEGINNING.

E. Area 5, the 4th Avenue West Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone:

Commencing at the intersection of Evergreen Way and West McGill Avenue, Which is also the TRUE POINT OF BEGINNING; THENCE southeasterly along the centerline of West McGill Avenue to its intersection with the northeasterly projection of the east line at the NE corner of Lot 1, Block 5, Intercity Addition Division 1, according to the plat thereof recorded in Volume 11 of Plats, Page 9, records of Snohomish County, Washington; THENCE southwesterly along said line to the NE corner of Lot 4, Block 7, Intercity Addition Division 1; THENCE southerly along the east line of Lot 4 to the SE corner of Lot 5, Block 7, Intercity Addition Division 1; THENCE westerly along the south line of Lot 5 and its projection to its intersection with the centerline of 4th Avenue West; THENCE southerly along said centerline to its intersection with the centerline of 100th Street SW; THENCE easterly along said centerline to its intersection with the northerly projection of the east line of Lot 4 of City of Everett Short Plat 23-86 according to the survey thereof recorded in Volume 24 of Surveys, Page 16, records of Snohomish County, Washington; THENCE southerly along said line and its projection to its intersection with the centerline of SW Everett Mall Way; THENCE southwesterly along said centerline to its intersection with the centerline of Olivia Park Road; THENCE northwesterly along the centerline of Olivia Park Road to its intersection with the centerline of 9th Avenue West; THENCE northerly along said centerline to its intersection with the westerly projection of the south line of Lot 3, Olivia Park Division 1; THENCE easterly along said line to the SE corner of Lot 3; THENCE northerly along the east line of Lot 3 and its projection to its intersection with the centerline of 100th Street SW; THENCE westerly along said centerline to its intersection with the southwesterly projection of the east line of Holly 100 Condominium Plat according to the survey thereof recorded in Volume 47 of Condominium Plats, Page 161, records of Snohomish County, Washington; THENCE northeasterly along said line to the NE corner of said condominium plat; THENCE easterly to the SE corner of Lot 2 of City of Everett Short Plat No. 30-91 according to the survey thereof recorded in Volume 35 of Surveys, Page 265, records of Snohomish County, Washington; THENCE northerly along the east line of Lot 2 to a point 150 feet from the easterly margin of Holly Drive measured at a right angle; THENCE northeasterly, being parallel with and 150 feet from, as measured at right angles to the easterly margin of Holly Drive, to a point 130 feet from the south line of Lot 5, Walters Manor according to the plat thereof recorded in Volume 29 of Plats, Page 18, records of Snohomish County, Washington; THENCE northerly 130 feet to the south line of Lot 5; THENCE easterly along the south line of Lot 5 and its projection to its intersection with the centerline of 4th Avenue West; THENCE northerly along said centerline to its intersection with the southwesterly projection of the west margin of Holly Drive; THENCE northeasterly along said margin to its intersection with the centerline of 92nd Street SW; THENCE southeasterly along the centerline of 92nd Street SW to its intersection with the centerline of Evergreen Way; THENCE southwesterly along the centerline of Evergreen Way to its intersection with the centerline of West McGill Avenue and the TRUE POINT OF BEGINNING.

F. Area 6, the 112th Street SW Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone:

Commencing at the intersection of the centerlines of 108th Street SW and Evergreen Way, which is the TRUE POINT OF BEGINNING; THENCE easterly along the centerline of 108th Street SW to its intersection with the northeasterly projection of the west line of Lot 8, Block 1, Fairmount according to the plat thereof recorded in Volume 10 of Plats, Page 91, records of Snohomish County, Washington; THENCE southwesterly along the west line to the SW corner of Lot 8; THENCE easterly along the south line of Lot 8 to the NE corner of Lot 25, Block 1, Fairmount; THENCE southwesterly along the east line to the SE corner of Lot 25; THENCE South to the south margin of 112th Street SW; THENCE westerly along said margin to its intersection with the east margin of Evergreen Way; THENCE southwesterly along said margin to the SW corner of Lot 25, Block 2, Fairmont; THENCE northwesterly to the SE corner of Lot D-2 of City of Everett Binding Site Plan 09-003, as recorded in AFN 201012155003, records of Snohomish County, Washington; THENCE northwesterly along the south line of Lot D-2 and its projection, including the jogs southwesterly, northwesterly, northeasterly and northwesterly to the SW corner of Lot D-2; THENCE northeasterly along the west line of Lot D-2 to the SE corner of Lot 8, Block 4, Fairmont; THENCE westerly along the south line of Lot 8 to the SW corner of Lot 14, Block 4, Fairmont; THENCE northeasterly along the west line of Lot 14 and its projection to its intersection with the centerline of 112th Street SW; THENCE easterly along said centerline to its intersection with the N-S centerline of the SE 1/4, Section 23, T28N, R4E W.M.; THENCE northerly along said line to its intersection with the centerline of Hollow Dale Place; THENCE easterly along said centerline to its intersection with westerly projection of the south line of Lot 8, Silverdale according to the plat thereof recorded in Volume 24 of Plats, Page 5, records of Snohomish County, Washington; THENCE easterly along the south line of Lot 8 to the SE corner of Lot 11, Fairhaven Acres according to the plat thereof recorded in Volume 16 of Plats, Page 35, records of Snohomish County, Washington; THENCE northeasterly along the southeast line of Lot 11 and its projection to its intersection with the centerline of 108th Street SW; THENCE easterly along said centerline to its intersection with the centerline of Evergreen Way and the TRUE POINT OF BEGINNING.

G. Area 7, the Airport Road Swift Bus Rapid Transit Station area, as identified on Exhibit 2 and as legally described below, is hereby changed to the MUO, Mixed Use Overlay of the E-1 Zone:

Commencing at the NW corner of Lot 54, Paine Field Addition No. 2 according to the plat thereof recorded in Volume 12 of Plats, Page 92, records of Snohomish County, Washington,

which is the TRUE POINT OF BEGINNING; THENCE northeasterly along the northwest line of Lot 54 to its north corner; THENCE S33°10'09"W to a point 300.09 feet from the NW corner of Lot 19, Block 4, Fairmont according to the plat thereof recorded in Volume 10 of Plats, Page 91, records of Snohomish County, Washington; THENCE S26°17'56"E a distance 422.90 feet to its intersection with the south line of Lot 21, Block 4, Fairmont; THENCE easterly along the south line of Lot 21 and its projection to the east margin of Evergreen Way; THENCE southwesterly along said margin to its intersection with the north margin of Airport Road; THENCE southerly to the south margin of Airport Road and the NE corner of that portion of Lot 41, Block 1, Avondale that lies south of Airport Road; THENCE westerly along the north line of said portion of Lot 41 to the east margin of Evergreen Way; THENCE northerly to the intersection of the west margin of Evergreen Way and the south margin of Airport Road; THENCE northwesterly along the west margin of Airport Road to the southwesterly projection of the northwest line of Lot 54, Paine Field Addition No. 2; THENCE northeasterly along said projection to the NW corner of Lot 54 and the TRUE POINT OF BEGINNING.

Section 3. **Severability.** Should any section, paragraph, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulations, this shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. **Conflict.** In the event there is a conflict between the provisions of this Ordinance and any other City ordinance, the provisions of this Ordinance shall control.

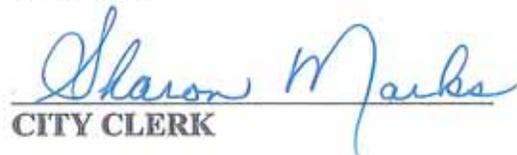
Section 5. **Corrections.** The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 6. **General Duty.** It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City,

or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.


Ray Stephanson, Mayor

ATTEST:


CITY CLERK

Passed: 4/18/12

Valid: 4/24/12

Published: 4/28/12

Effective Date: 5/10/12

EXHIBIT 1 AREA 1

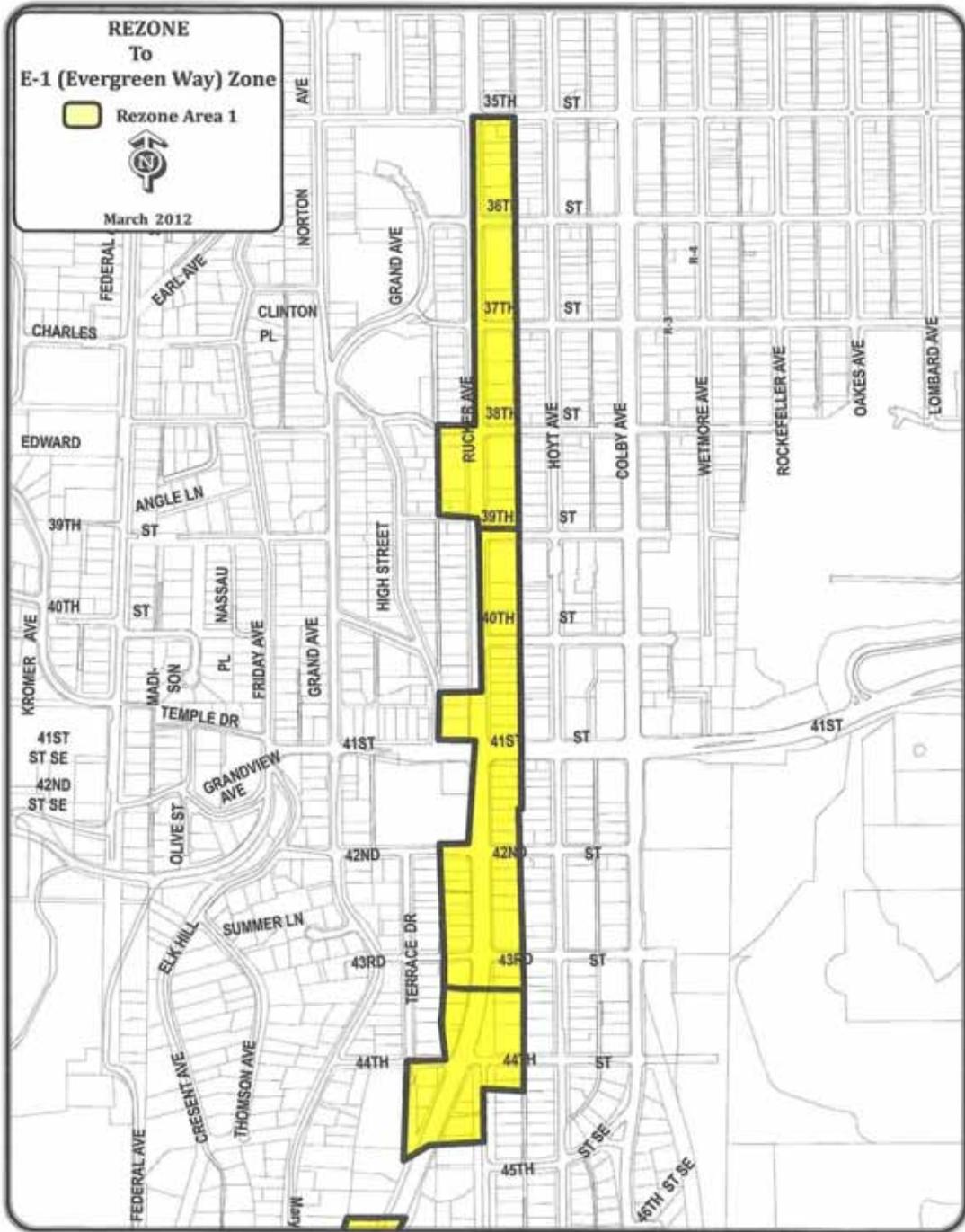


EXHIBIT 1 AREA 3

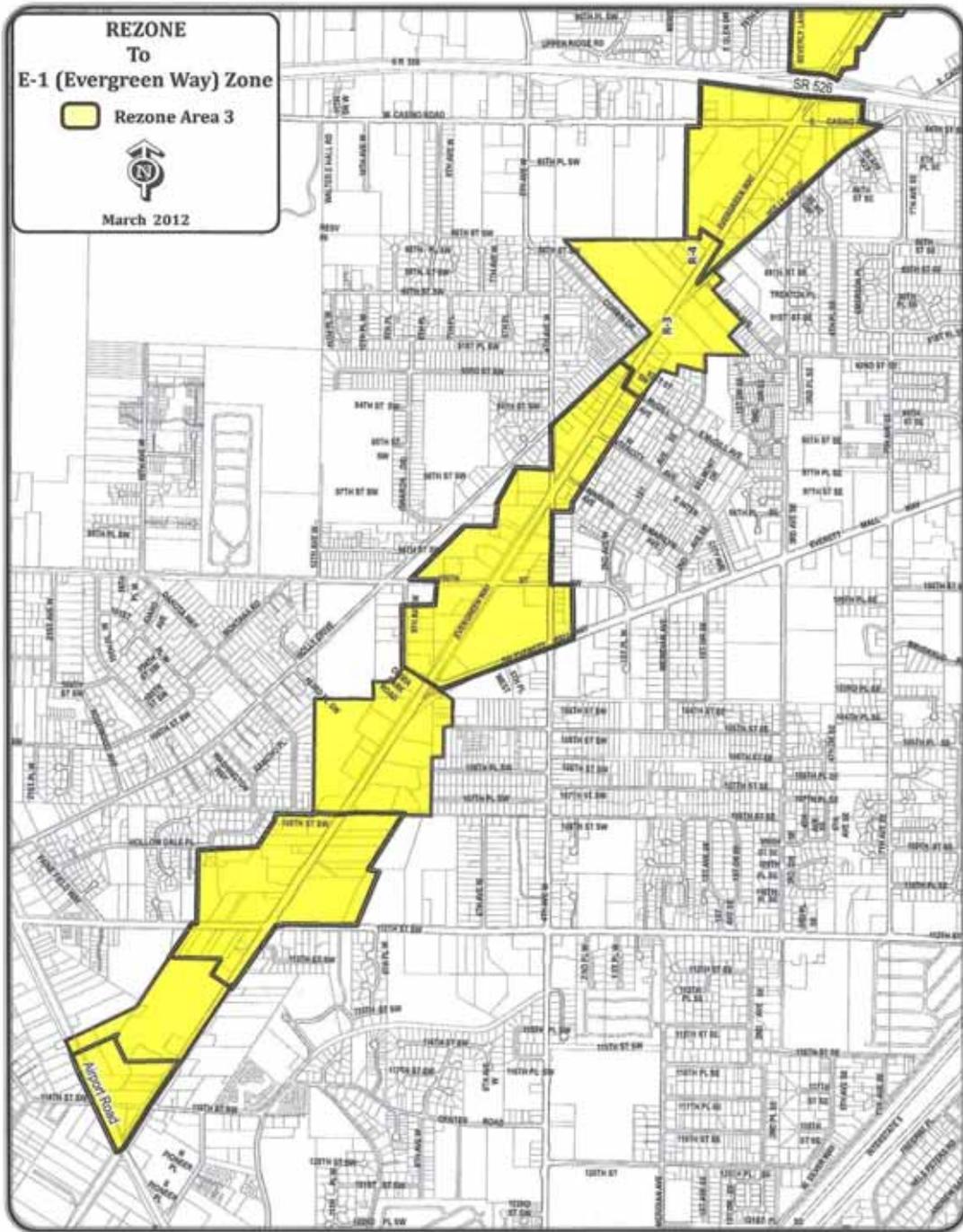


EXHIBIT 2 AREA 1

41st Street E-1 MUO Zone

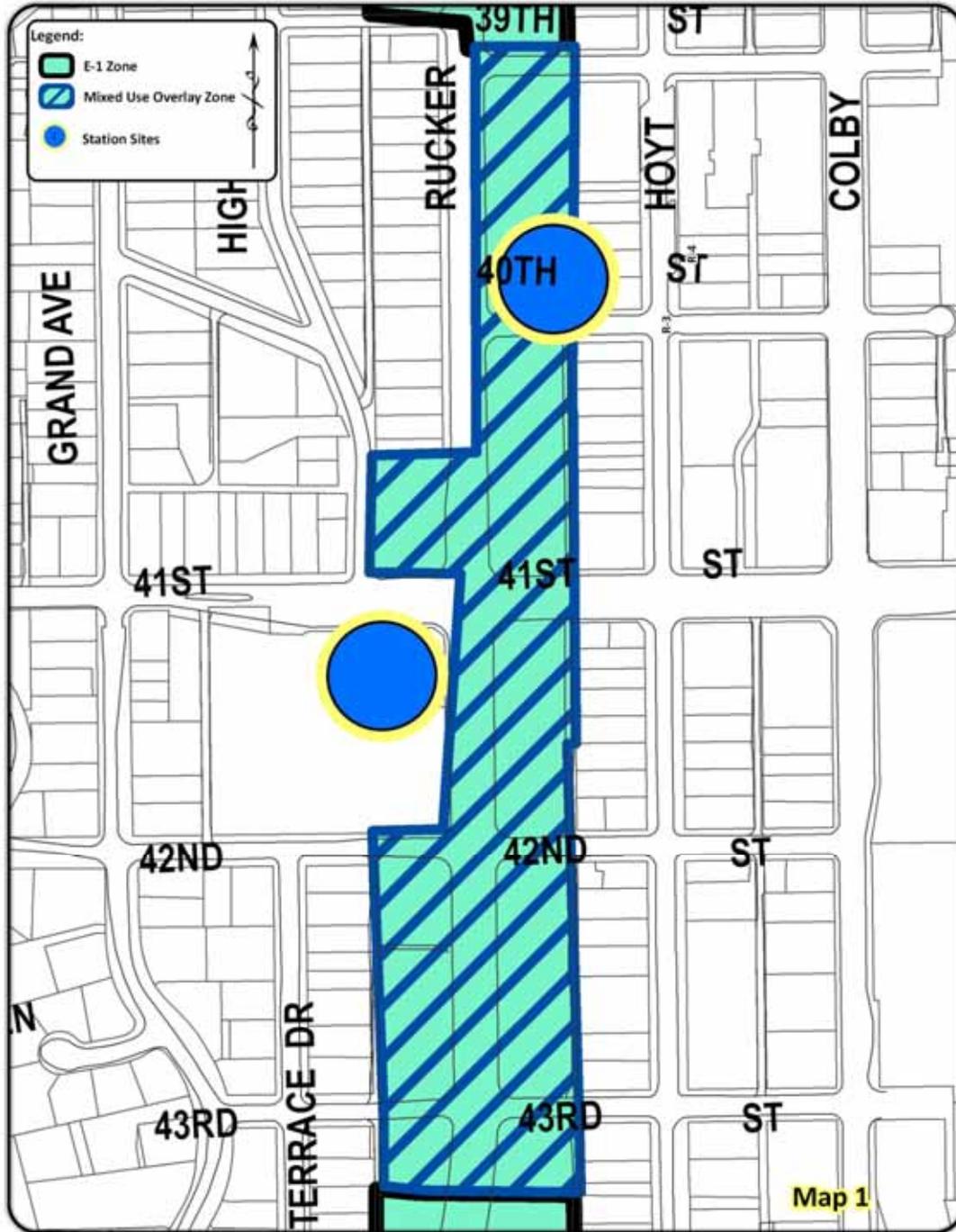


EXHIBIT 2 AREA 2

50th Street E-1 MUO Zone

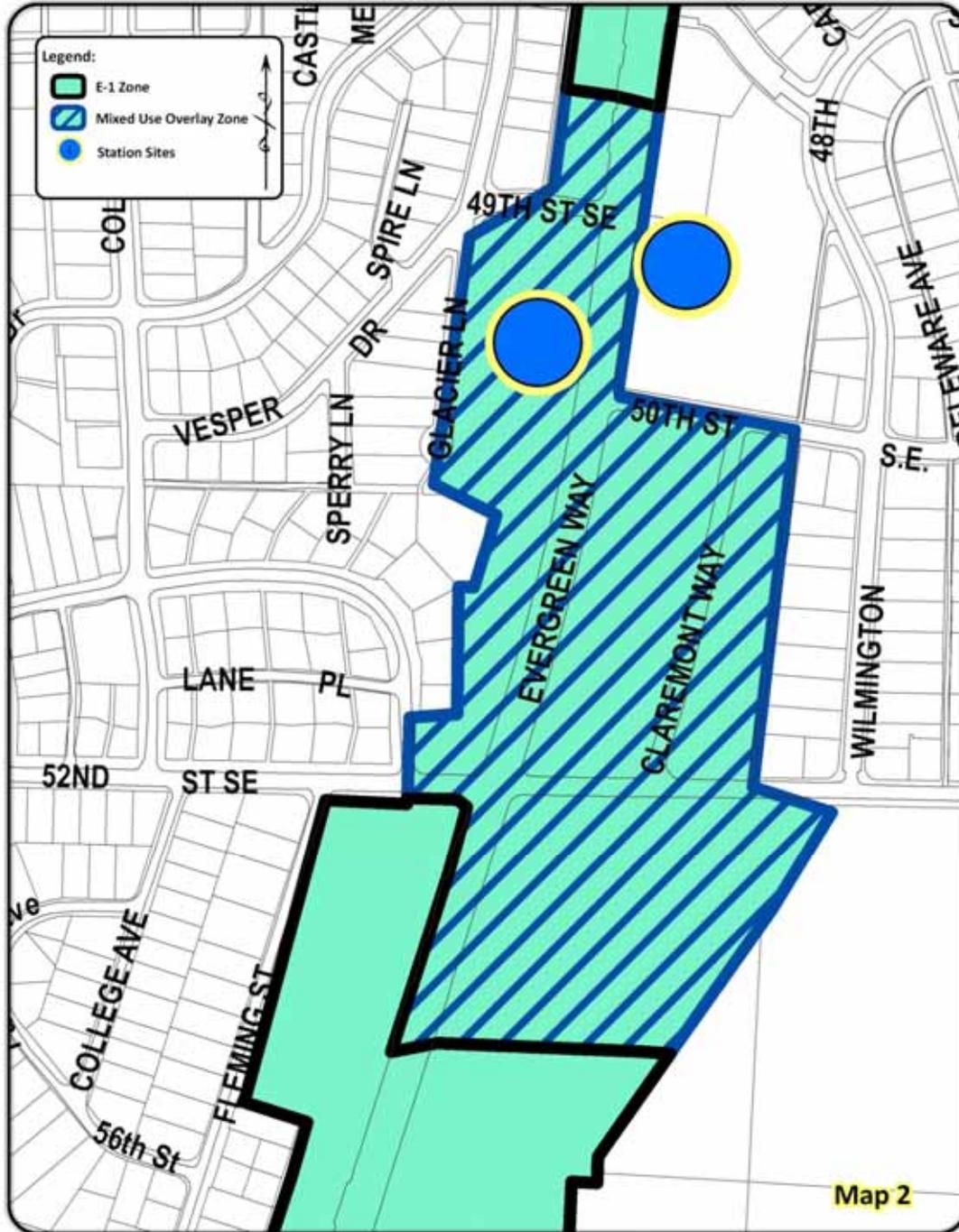


EXHIBIT 2 AREA 3

Madison - Pecks Dr. E-1 MUO Zone

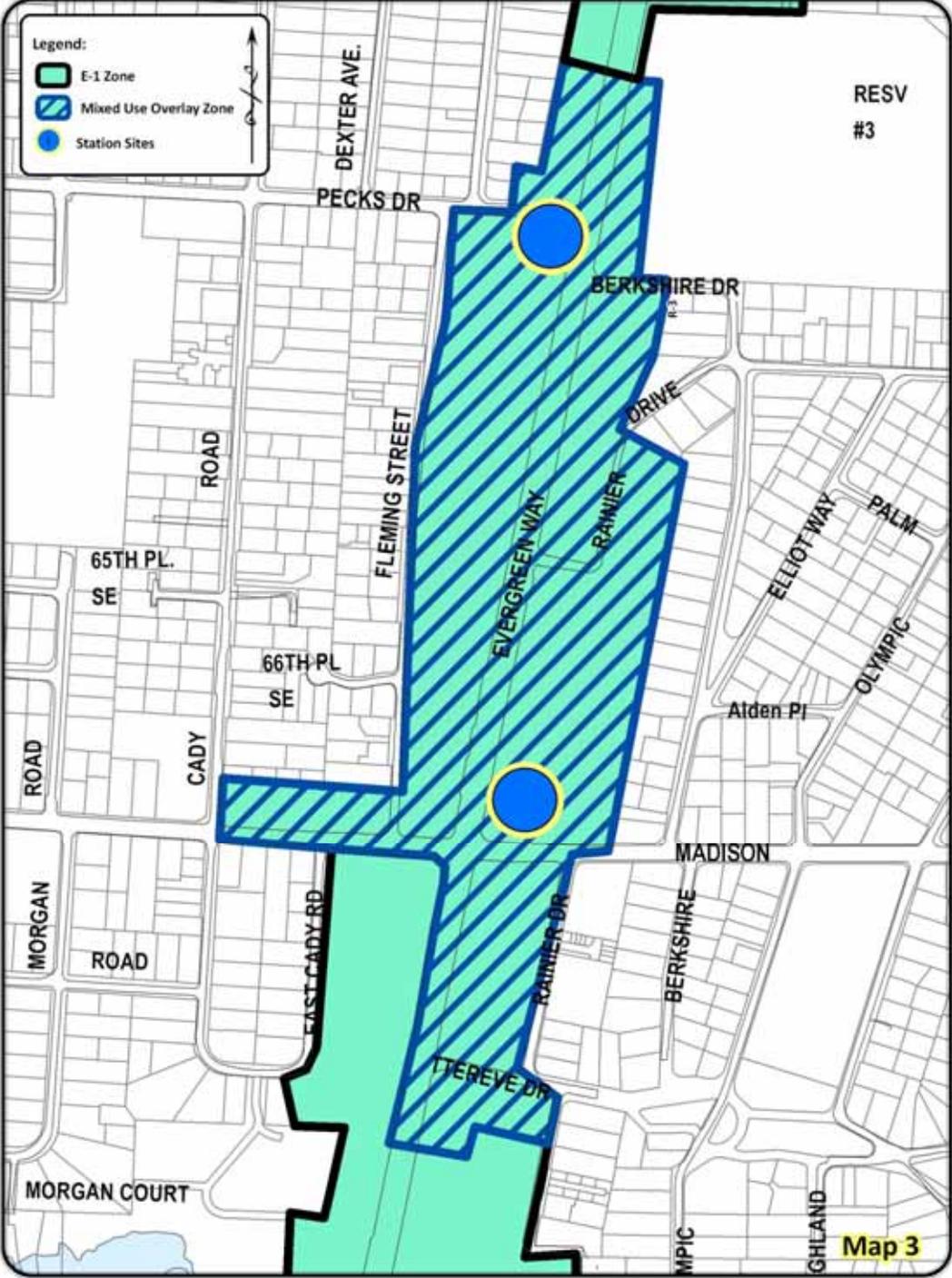


EXHIBIT 2 AREA 4

Casino Road E-1 MUO Zone

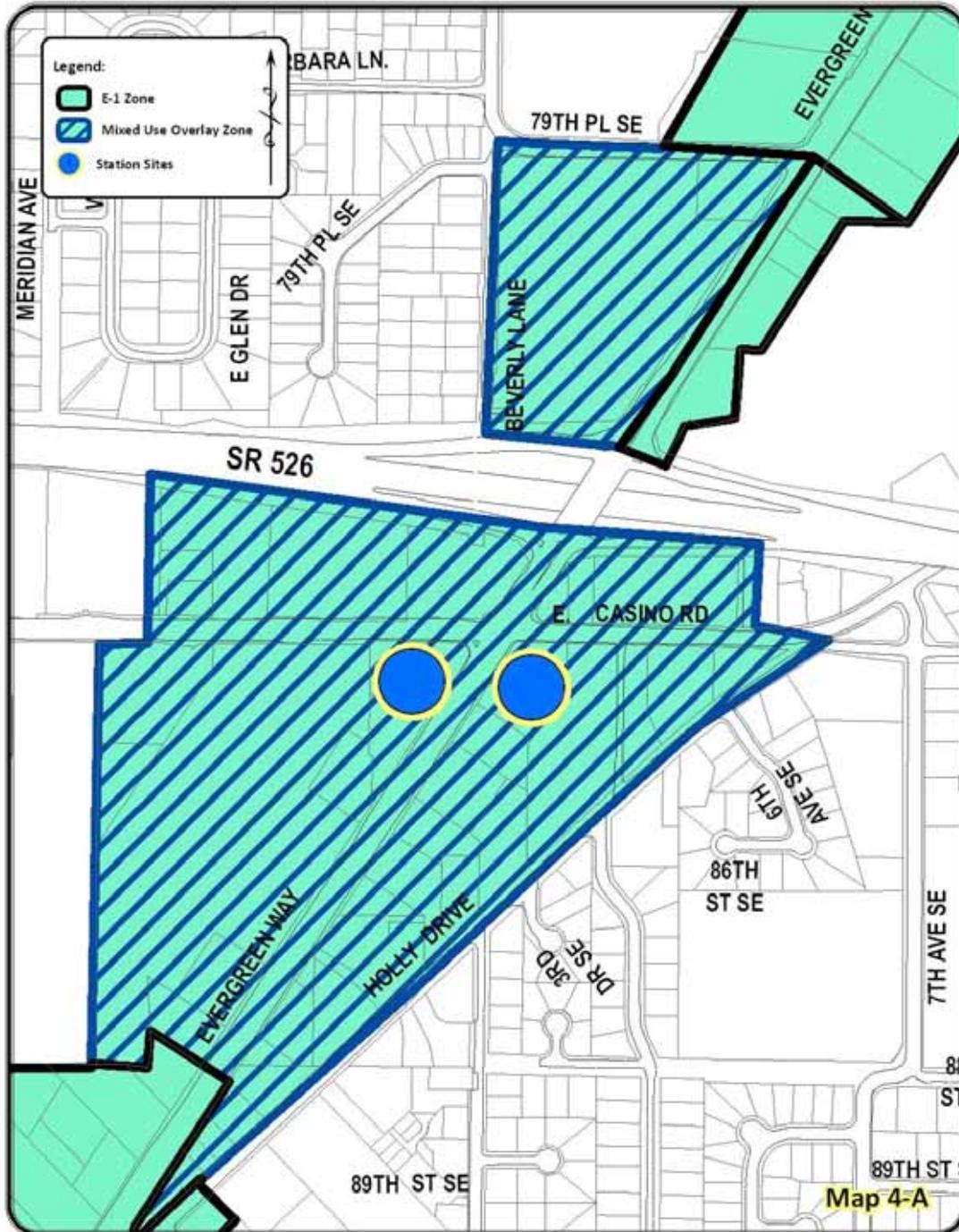


EXHIBIT 2 AREA 5

4TH Avenue West E-1 MUO Zone



EXHIBIT 2 AREA 6

112th Street SW E-1 MUO Zone

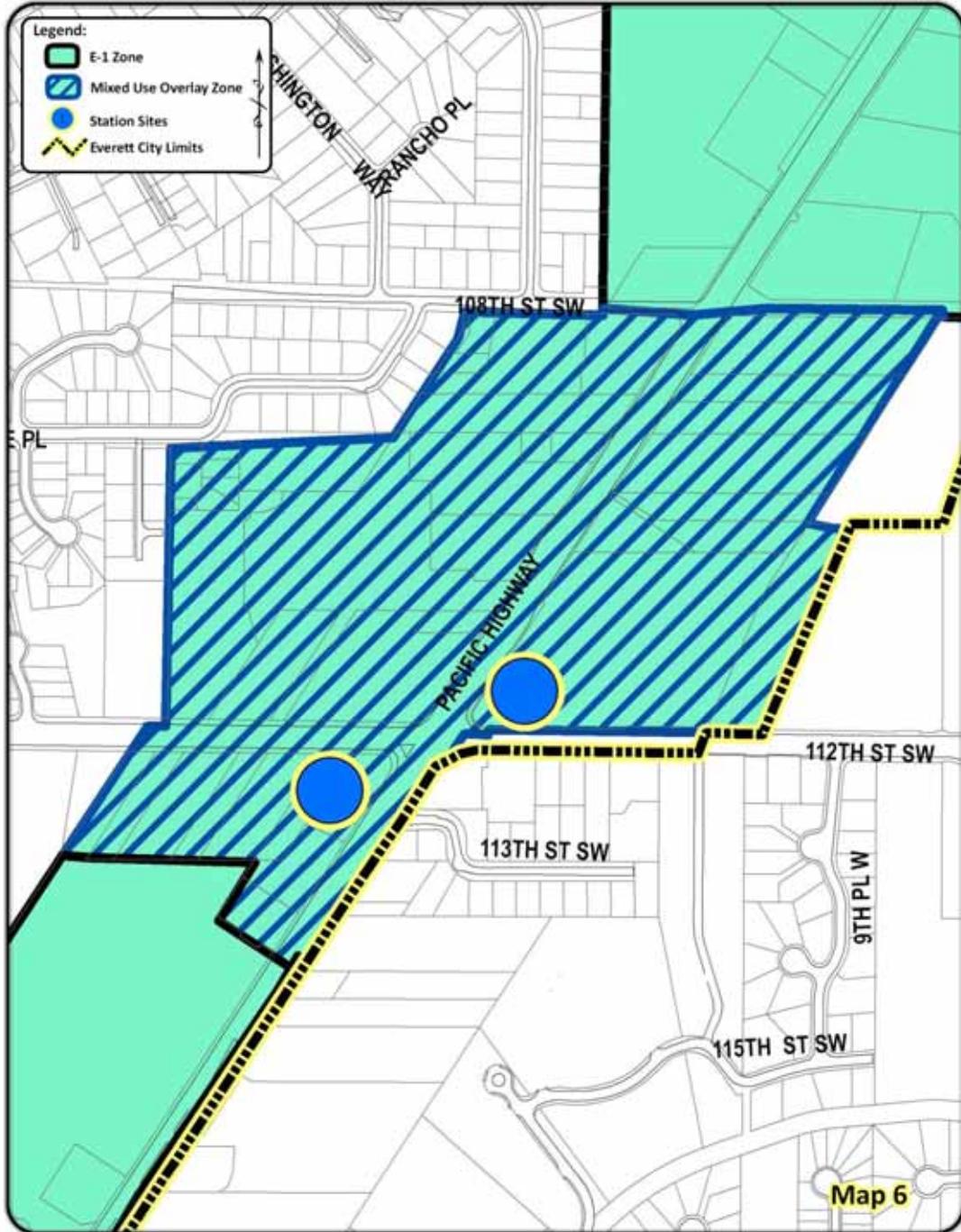


EXHIBIT 2 AREA 7

Airport Road E-1 MUO Zone

