

City of Philadelphia



(Bill No. 150465)

AN ORDINANCE

Authorizing the Parks and Recreation Commissioner to enter into a license agreement with the Zoological Society of Philadelphia to continue licensing to the Zoological Society certain land and improvements known as the 38th Street Lot, Zoological Drive and the Sedgley Drive Parking Area, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Parks and Recreation Commissioner is hereby authorized to enter into a renewed and restated license agreement with the Zoological Society of Philadelphia (the "Zoo"), to continue licensing to the Zoo certain land and improvements, used as surface parking areas, known as the 38th Street Parking Lot, the Sedgley Parking Area, and Zoological Drive (the "Premises"). The license agreement must be based substantially on the terms set forth in the term sheet attached to this Ordinance as Exhibit "A." The surface parking areas are located as depicted in the Maps of the Premises attached as Exhibit "B" hereto.

SECTION 2. The City Solicitor is hereby authorized to review and to approve the license authorized by this Ordinance, which license shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.

EXHIBIT “A”

Terms of proposed Renewed & Restated License Agreement between the Zoological Society of Philadelphia and the City of Philadelphia for certain land and improvements known as the 38th Street Lot, Zoological Drive and the Sedgley Parking Area.

1. Exhibit “A” Definitions:

“**Zoo**” means the Zoological Society of Philadelphia.

“**City**” means the City of Philadelphia.

“**Premises**” means the land and improvements designated as the 38th Street Lot, Zoological Drive and the Sedgley Parking Area as generally shown in the Maps of the Premises, attached as Exhibit B.

2. Basic Structure of License Transaction:

- i) City will license the Premises to the Zoo.
- ii) The Zoo will maintain and operate the Premises for year-round use by the Zoo’s guests, employees, and invitees, primarily for use as surface parking areas.

3. License Terms:

i) **Occupancy:** The Premises will be occupied by the Zoo. Under a license between the City and the School District of Philadelphia, 30 parking spaces adjoining the 38th Street Lot are used by the School District, as generally shown in the Maps of the Premises attached as Exhibit “B”. The Zoo will have the right to use these 30 spaces subject to an agreement with the School District. The City may use the Sedgley Parking Area for occasional special events.

ii) **License Fee:** No license fee is payable by the Zoo.

iii) **Duration:** The term of the license shall be 10 years.

iv) **Renewals:**

a) For 38th Street and Zoological Drive: a first renewal term of 10 years and a second renewal term of 9.5 years, if mutually agreed upon by the City and the Zoo.

b) There are no renewal terms for the Sedgley Parking Area provided under the license.

vi) **Commencement Date:** Upon execution.

vii) **Maintenance:** The Zoo shall maintain and repair the Premises as required by the license, and make improvements to the Premises that are authorized or required by the license, at no cost to the City.

viii) **Economic Opportunity Plan:** The Zoo shall comply with an Economic Opportunity Plan in the maintenance, repair and operation of the Premises and for the employment of women and minority persons in the construction, maintenance, repair and operation of the Premises.

EXHIBIT "B"

MAPS OF THE PREMISES

Philadelphia Zoological Gardens Surface Parking



BILL NO. 150465 continued

City of Philadelphia

Certified Copy



Date: 5/6/2015

N

Surface Parking

0 250 500 1,000 Feet

1 inch = 500 feet

City of Philadelphia



Date: 5/6/2015

-  Philadelphia Zoo
-  Zoological Drive



1 inch = 300 feet

W GIRARD AVE

MARTIN LUTHER KING JR. BLVD

EB SCHUYLKILL EXPY
N 34TH ST

ZOOLOGICAL ST

MANTUA AVE

BROWN ST

N 38TH ST

Philadelphia Zoological Gardens

Surface Parking - Sedgeley Parking Area

PHILADELPHIA
PARKS & RECREATION



BILL NO. 150465 continued

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Date: 5/6/2015

 Sedgeley Parking Area

0 62.5 125 250 Feet



1 inch = 125 feet



Philadelphia Zoological Gardens

Surface Parking - 38th Street Lot



PHILADELPHIA
PARKS & RECREATION

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Date: 5/6/2015



Philadelphia Zoo

38th Street Lot

School District Parking



1 inch = 200 feet

City of Philadelphia

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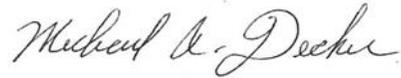
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City of Philadelphia

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 18, 2015. The Bill was Signed by the Mayor on June 30, 2015.



Michael A. Decker
Chief Clerk of the City Council