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Raynor Activity Center/Stratford School (1500 Partridge Avenue)

The Raynor Activity Center (RAC) is part of a larger 14.67 acre parcel that encompasses Raynor Park. The property was purchased by the City in 1979 from the Santa Clara Unified School District. The RAC, which represented former school buildings of the School District, includes 22 classrooms in eight buildings and the adjacent parking lots. The area consisting of the RAC totals approximately 3.5 acres. The City used the RAC for a variety of purposes following its purchase, such as storage of surplus furniture. Over the years, portions of the RAC were leased to entities such as a private preschool, a gymnastics club and a philatelic library. The site also contained artist studios that were rented by individual artists.

The City Council subsequently decided to sell the RAC, and in November 2013 approved a purchase and sale agreement to sell it, subject to certain conditions, to Stratford School, Inc. The City also agreed to enter a Joint Use Agreement (QUA) with Stratford if the sale were effectuated that defined portions of the adjacent Raynor Park for which Stratford would be allowed priority use during weekday school hours (9 a.m. to 3 p.m.), and certain hours after school.

~~Although the RAC facilities were leased by the City to various individual businesses and therefore used by the City to provide community service amenities, the~~ The sale transaction would most likely be covered under the initiative because the facility is adjacent to a park and provides supplemental public parking for the park.

Although the RAC facilities were leased by the City to various individual businesses and therefore used by the City to provide community service amenities, the JUA with Stratford would not be covered under the proposed initiative as the terms of that agreement do not change the nature of that agreement into a lease. The school is allowed "priority use", not "exclusive use" of Raynor Park. The agreement states that "at times during the [hours and scheduled defined in the JUA] when the [areas] are not actually being used by Stratford, the area will be available for public use." The JUA is similar to the current agreements with local sports leagues that use City parks, which are not considered a lease, and therefore, not considered a covered transaction by the City. The JUA is also similar to the use agreement the City has with school districts for after school use of their facilities, which are not covered by the proposed initiative.