

Since its establishment as a land grant college in 1868, the University of California has become the premier public university in the United States and has earned a place among the most distinguished institutions of higher learning. UC's ten campuses at Berkeley, Davis, Irvine, Los Angeles, Merced, Riverside, San Diego, San Francisco, Santa Barbara, and Santa Cruz provide exciting environments that foster world-class educational and research opportunities and generate a wide range of benefits and services that touch the lives of Californians throughout the state. Today, the UC system includes more than 208,000 students and 121,000 faculty and staff, with more than 1.3 million alumni living and working around the world.

In its 40-year history, UCI has earned recognition as one of the best research universities in the world, with a distinguished faculty and student body. One of 62 members of the prestigious Association of American Universities, UCI is home to three Nobel Laureates, three recipients of the National Medal of Science, 33 fellows of the American Academy of Arts and Sciences, 25 members of the National Academy of Sciences, five members of the National Academy of Sciences–Institute of Medicine, and nine members of the National Academy of Engineering. In 2004–05, UCI students were awarded some of the nation's most prestigious scholarships and fellowships. The year's recipients included three U.S. Fulbright scholars, three Barry M. Goldwater scholars, a Merage American Dream fellow, and a Donald A. Strauss scholar.

An understanding of UCI's unique history and culture is important in understanding its mission, physical development, priorities, and plans for the future. This section provides a brief history of the establishment of UCI from its beginning as the centerpiece of a new planned community in Orange County in the late 1950s.¹

SITE SELECTION AND EARLY MASTER PLAN

The post-World War II population boom in the United States was the impetus for the creation of UCI. California's population, like the nation's, increased significantly during this period, and a near-future need



The Ranch House, near what is now the center of UCI's east campus, circa 1960.

for additional academic institutions was widely foreseen. In the 1950s, the University of California projected it would require three new campuses to meet the increase in the State's population. After sites in Santa Cruz and San Diego were chosen, The Regents undertook a search to establish a campus site in the Southeast Los Angeles-Orange County area. Criteria for selecting a campus site included choosing a strategic location in an area with a large and increasing population and in order to relieve enrollment pressure on the existing UC campuses in Los Angeles and Riverside. The potential for a planned community to be built around the campus was also considered essential.

In 1958, The Regents considered 23 possible campus sites varying in size, shape, physical setting, availability, accessibility, relationship to the center of population, and potential for planned community development. One of the finalists was a site located on the Irvine Ranch, bordering Newport Beach and situated five miles inland from the Pacific Ocean. The Irvine Ranch site was particularly attractive because it had a single owner (The Irvine Company) and the transfer of land could be accomplished relatively easily. Additionally, since the area was to a large extent unpopulated, it would be optimal for the university-community environment that was envisioned. Owing, as well, to the site's strong

1. The following history relies heavily on several previously published documents, including the online *Anteater Chronicles* prepared by the UCI Libraries (November 2005) in celebration of UCI's fortieth anniversary, and *Instant University* by Samuel McCulloch (1996).

“sense of place,” The Regents in March 1959 tentatively approved the Irvine Ranch location for the new campus.

When the campus site was selected, the Irvine Ranch was a vast area of undeveloped ranch and agricultural land bisecting Orange County from north to south. The Ranch extended 22 miles through the heart of Orange County and comprised nearly one-fourth of the county’s 786 square miles. In July 1959, the University of California and The Irvine Company jointly retained the firm of William L. Pereira & Associates as planning consultants to make a more detailed study of the site. It was decided that the study should proceed in two phases. The goal of the first phase was to determine the economic feasibility of establishing a UC campus on the site, and to establish fundamental agreements toward developing a tentative master plan for a university-oriented community. The resulting *Preliminary Report for a University-Community Development in Orange County* concluded that the development of a University campus on the site was economically feasible; the site afforded unique opportunities for development of an integrated university community; and support and cooperation from neighboring cities and governmental agencies were assured.

Work on the second phase of the study commenced in December 1959. The basic purpose of this phase was to prepare a refined university community master plan that would serve as a framework for development and a basis for agreements between the University, The Irvine Company, County authorities, utility agencies, and other institutions concerning the placement of the new UC campus. The second phase report, *A University Campus and Community Study*, completed in May 1960 identified the boundaries for a 1,000-acre campus and



Site of the new Irvine campus, December 26, 1962.

provided a master land use plan for the new campus and its surrounding community (see *Figure 1-1*). The report also defined physical planning principles and standards by which the development of the university community would be guided. An important concept of the master land use plan was the “areas of inclusion” immediately surrounding the proposed campus. Totalling 660 acres, the Inclusion Areas were to be reserved primarily for the development of economical housing for University students, faculty, and staff, and for the services necessary to create complete university-oriented neighborhoods in close proximity to the campus. Unique at the time, the Inclusion Areas concept was intended to alleviate the problems created by lack of space and inadequate housing for university purposes at the perimeter of a campus.



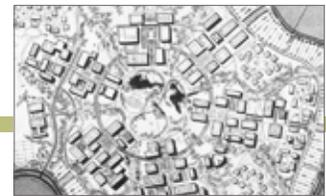
1959 The Regents tentatively approve a site on the Irvine Ranch for a new campus



1960 The Irvine Company agrees to donate 1,000 acres for the new campus



1961 The Regents name the new campus “University of California, Irvine”



1963 UCI’s first LRDP approved

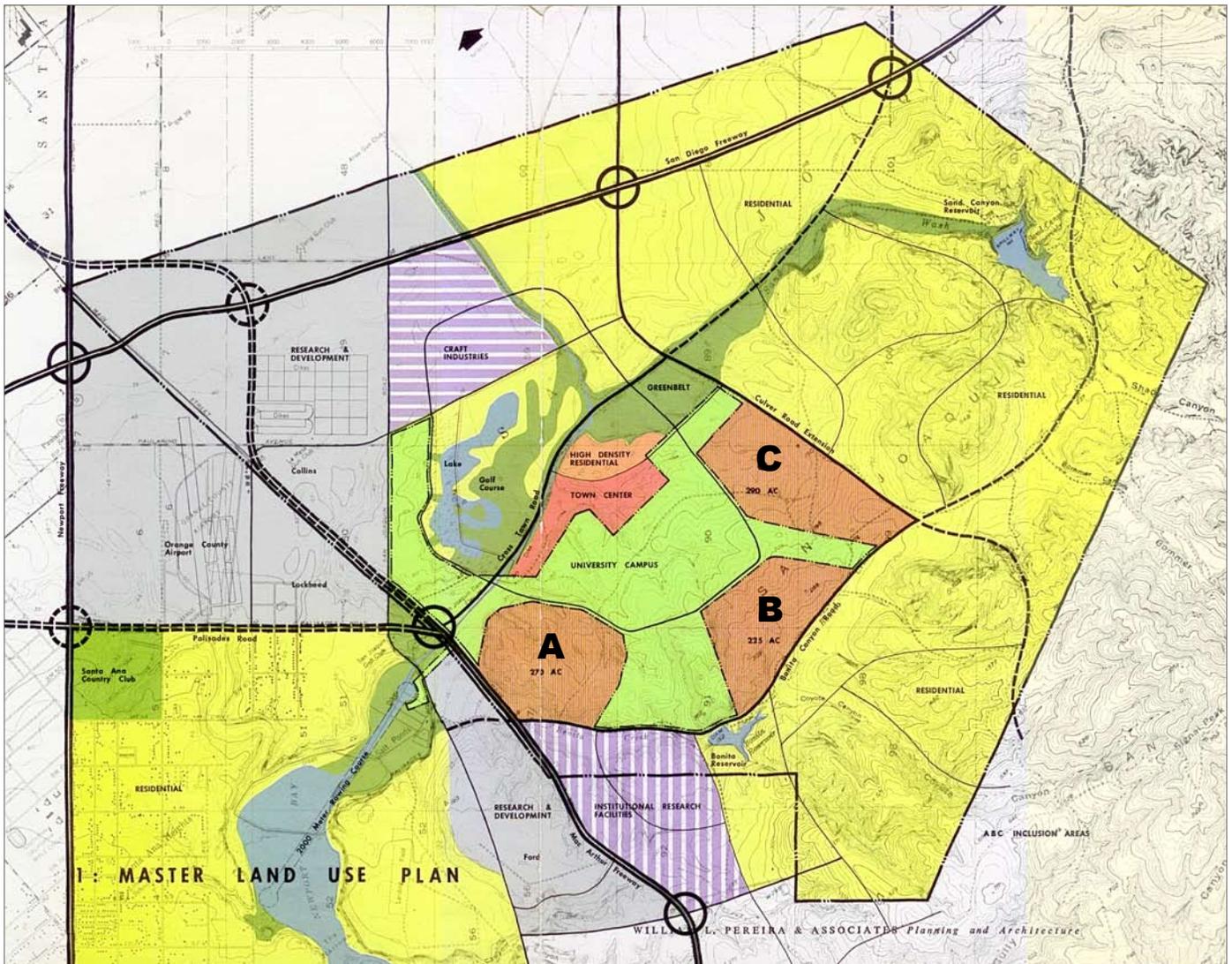


Figure 1-1. Master land use plan from A University Campus and Community Study: Second Phase Report, prepared by William L. Pereira & Associates, May 1960. The Inclusion Areas are highlighted as areas “A,” “B,” and “C.”



1964 The Irvine Company sells an additional 510 acres of land within the Inclusion Areas to UC



1964 President Lyndon B. Johnson dedicates the campus



1965 1,589 students attend first day of classes (October 4)



1967 Agreement signed to make the California College of Medicine a part of UCI

The Regents officially approved the campus site in July 1960 and The Irvine Company offered to deed 1,000 acres as a gift to the University. The Regents accepted this offer and a deed was executed and recorded on January 20, 1961. To ensure flexibility in planning, provisions were included to allow the University to make future land trades with The Irvine Company in establishing the final boundaries of the campus.²

RELATIONSHIP TO THE COMMUNITY

In October 1960, William L. Pereira & Associates was retained as the master planner for all of The Irvine Company’s lands and for the next two years Pereira coordinated plans for the development of the Irvine Ranch. This effort led to a general land use study of the southern sector of the ranch which included the UCI campus and portions of what was to become the City of Irvine. The “South Irvine Ranch General Plan” was adopted by the Orange County Board of Supervisors on February 26, 1964.

In the earliest stages of selecting the UCI campus, it was evident that one of its principal advantages was the opportunity to create a whole new city that would effectively meet the needs of the University. A stimulating and healthy urban environment is in itself an important ingredient in the growth of a university. Thus, from the beginning, the future City of Irvine was envisioned as a learning community in which “town and gown” would be inextricably linked. Pereira often

spoke of his vision for the Irvine campus as the focal point for a “city of intellect.” At other times, he referred to the campus and its surrounding community as “the city of tomorrow,” one that he projected would reach a population of 100,000 by 1990. The areas surrounding the campus were planned to include industrial zones, residential and recreational areas, commercial centers, and greenbelts. The villages of Turtle Rock, University Park, Culverdale, the Ranch, and Walnut were completed by 1970. On December 28, 1971, the residents of these communities voted to incorporate the City of Irvine in order to control the future of the area and protect its tax base. This action resulted in a substantially larger city than that envisioned by the original Pereira plan.

The mutual dependence between the UCI and its community has cemented the City of Irvine’s reputation as an important planned community. With a 2005 population of over 180,000 and encompassing more than 65 square miles, Irvine is one of the nation’s largest planned urban communities.

The neighboring City of Newport Beach, with a population of about 26,000 residents in 1960, was well-established when The Regents were selecting a site for the UCI campus. Initially, one of the preferred sites was in Newport Beach, on the slopes of a hill overlooking the Pacific Ocean. Incorporated in 1906, the city today has a population of approximately 83,000 over an area of 50 square miles.

2. Due to a condition in The Irvine Company’s charter which stated that its real property could not be donated to a public entity, a “friendly condemnation” of the property was agreed upon. As a result, rather than receiving the property as a “gift,” the University paid The Irvine Company one dollar for the 1,000 acres.



1969 The Regents purchase 202 acres of the San Joaquin Freshwater Marsh from The Irvine Company for inclusion in the UC Natural Reserves System



1970 UCI’s second LRDP approved



1975 Fall quarter enrollment at UCI is 9,547 students



1983 The Regents authorize formation of the Irvine Campus Housing Authority to facilitate development of affordable faculty and staff housing at UCI

UCI'S FIRST LRDP

In January 1962, The Regents appointed Daniel G. Aldrich as founding chancellor of UCI, a decision that had a profound effect on plans for the fledgling campus. Chancellor Aldrich was firmly committed to a land grant model and his imprint is evident in UCI's inaugural academic plan, which proposed programs that would serve not only the local community but also the State, the nation, and the world. Notably, the resulting document, entitled *A Provisional Academic Plan*, was carefully interwoven with the physical plan for the campus.

One of the innovative ideas incorporated into UCI's academic structure was creating and maintaining an academic environment conducive to interdisciplinary instruction and research. The question then became: What kind of physical plan should UCI have to facilitate the integration of academic disciplines? The answer suggested by UC President Clark Kerr was to devise a scheme with academic disciplines arranged around a series of concentric circles. Pereira and Aldrich developed this basic plan into six spokes emanating from the center of a circle and culminating in six quadrangles, each representing an academic unit, at the rim of the circle. At the center of the circle was planned a 16-acre park to offer relief from the densely built-up areas to be developed around it. The circle unified the central campus both functionally and aesthetically. This arrangement also shortened the distance between each of the quads and enabled orderly incremental growth out from the core.



Early development plan showing the concentric rings and radial geometry in the central core of the UCI campus. Academic units are arranged around the six "spokes" emanating from the circular park in the center.

These and other planning elements were incorporated into the final version of the *Provisional Academic Plan* which was renamed the *Long Range Development Plan* and approved by The Regents in June 1963 (see *Figure 1-2*). The 1963 LRDP identified campus development required to accommodate an enrollment of 27,500 students by 1990. The Inclusion Areas were a significant feature of the planning program; provisions were made for the University to acquire these areas in the event The Irvine Company was unable, or unwilling, to develop them within a five-year timeframe.



1984 UCI's central park is renamed "Aldrich Park" in honor of UCI's first chancellor.



1986 Fall quarter enrollment at UCI is 14,500 students



1988 The University and The Irvine Company agree to amend original deed restrictions to permit for-profit uses on UCI's Inclusion Area land



1989 UCI's third LRDP is approved

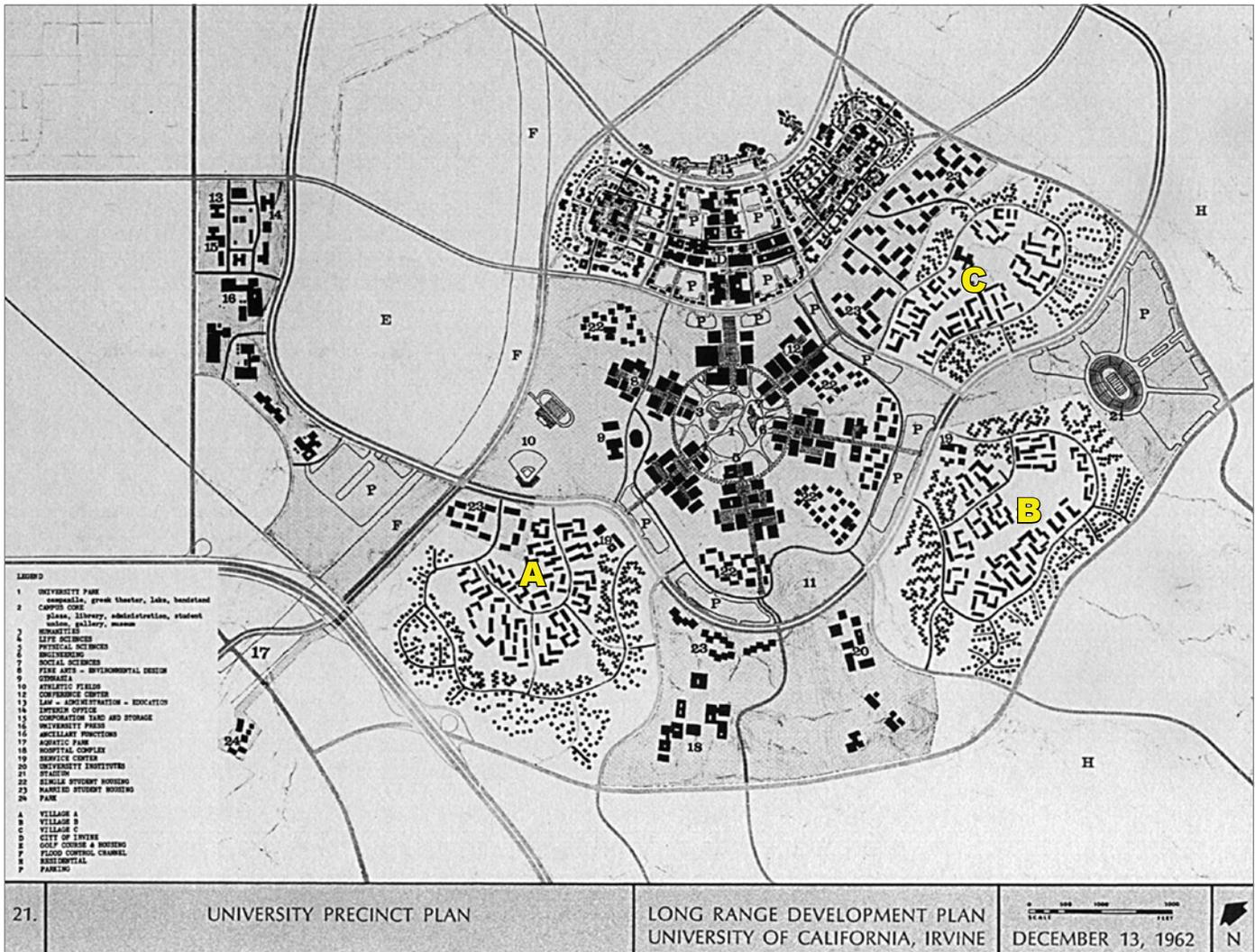
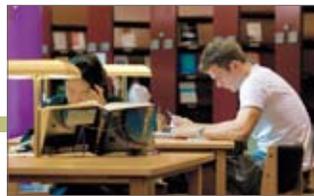


Figure 1-2. Land use plan from 1963 LRDP showing early campus boundaries and locations of Inclusion Areas (A, B, and C).



1995 Fall quarter enrollment at UCI is 17,280 students



1996 UCI elected to American Association of Universities



2002 UCI ranked 12th among public universities by U.S. News & World Report



2006 Fall quarter enrollment at UCI is 25,870 students

THE 1970 LRDP

With the knowledge that increasing land values around UCI eventually would preclude the University from purchasing significant amounts of land for student, faculty, and staff housing and for other University-related purposes, The Regents purchased 510 acres of land within the Inclusion Areas from The Irvine Company in January 1964. The purchase agreement included covenants that required this land to be used for “University” or “University-oriented” purposes only. “University-oriented” purposes were broadly defined to include but not be limited to “housing for University students, faculty and staff, neighborhood shopping areas, hospital, medical and related facilities, churches, social clubs, schools, quasi-educational facilities, educational and non-profit research enterprises and all similar services and facilities incident to a complete University community.” (The remaining 150 acres of the Inclusion Areas retained by The Irvine Company were placed under reciprocal development restrictions.) In addition, the University was given the flexibility to adjust the boundaries of the original campus site by exchanging portions of “University” land with parcels of equal acreage within the Inclusion Areas, provided that at least 990.8 acres remained for University purposes only. This agreement permitted the Inclusion Areas to “float,” enabling the University to designate any 510 acres of land within the campus boundaries for University-oriented development.³

A revised LRDP was approved by The Regents in March 1970, necessitated primarily by the purchase of the Inclusion Areas by the University and the relocation of the California College of Medicine to the campus. The updated LRDP envisioned the development of University-related residential neighborhoods in the Inclusion Areas, including elementary schools, parks, and commercial facilities (see *Figure 1-3*). The 1970 LRDP successfully served as a guide to the development of the campus for nearly two decades.



Architectural rendering of Physical Sciences quad, circa 1967.

THE 1989 LRDP

By the late 1980s, a number of factors supported a decision by the University to reexamine and update the plan. These included:

- The incorporation of the City of Irvine in 1971 as a geographically larger area than anticipated in earlier plans which envisioned UCI as the primary focus of a smaller community;
- Changes in the use and intensity of non-residential development near the campus, from low-intensity manufacturing and distribution to major high-rise office and commercial development;
- Changes in the major arterial highway systems surrounding the campus;
- Revisions to plans for residential neighborhoods in the Inclusion Areas that required modifications to on-campus circulation;
- A slower rate of campus growth than previously projected (the 1970 LRDP projected an enrollment of 27,500 students by 1990, but by the 1987-88 academic year only 14,582 students were enrolled);

3. Of the 1,000 acres donated by The Irvine Company, dedication of 9.2 acres to the University for a marine facility on Upper Newport Bay was subject to a condition that was never met, leaving a balance of 990.8 acres.



Figure 1-3. Land use plan from 1970 LRDP showing incorporation of the Inclusion Areas within the campus boundaries.

- Incomplete realization of the original concept for the off-campus University Town Center which, beginning with the 1963 LRDP, was planned for private development of high-density, university-oriented commercial activities and moderate-cost rental housing; and
- An agreement between the University and The Irvine Company entered into in 1988 that amended deed restrictions concerning the use of the Inclusion Areas in order to permit income-generating development supporting UCI’s academic programs, subject to certain terms and conditions.

Reflecting a new growth plan of 26,050 students by the planning horizon year of 2005-06, the updated LRDP, approved by The Regents in September 1989, called for a reduction in the planned density of student housing to be more in line with market preferences; consolidated parking within the campus core into a series of parking structures; realigned several campus roadways to improve traffic flow and to accommodate land use changes; organized and preserved UCI’s open space resources by designating two major greenbelt corridors; and identified on-campus convenience commercial uses to supplement the adjacent University Town Center development.



UCI central academic core in October 1968...



...and in November 2002.

Since its adoption, the 1989 LRDP has been amended eight times. These amendments consist of the following actions:

- *September 1990.* Reconfiguration of undergraduate housing and remote surface parking lots in the East Campus area in conjunction with approval of the Arroyo Vista student housing project (formerly known as the Small Group Housing project);
- *March 1991.* Provision of mixed uses in campus parking structures in conjunction with approval of the Parking Structure 2 project;
- *July 1994.* Relocation of the proposed Environmental Health and Safety Services Facility to the West Campus area following a detailed site selection process;
- *January 1996.* Reconfiguration of LRDP circulation and open space elements to reflect changes in regional circulation plans and to address campus and regional habitat and open space planning goals (also known as the LRDP Circulation and Open Space Amendment);
- *September 1997.* Reconfiguration of student housing and recreational open space in conjunction with approval of the Anteater Recreation Center project (formerly known as the East Campus Student Recreation Center project);
- *September 1998.* Minor reconfiguration of undergraduate housing and parking in conjunction with approval of the Middle Earth Expansion project;

- *March 2002.* Minor amendment to reflect changes in the alignment of Palo Verde Road and land use designations for student housing in conjunction with approval of the East Campus Student Apartments project; and
- *November 2002.* Relocation of proposed elementary school site and revision designating schools as a permitted use within the Faculty/Staff Housing land use category, in conjunction with approval of the Faculty Housing Area 8 Expansion project.

Like the 1970 plan that preceded it, the 1989 LRDP reestablished, reinforced, and clarified the basic planning concepts mandated in UCI's original LRDP. The 1989 LRDP, as amended, provides the relevant planning context for the 2007 LRDP (see *Figure 1-4*).

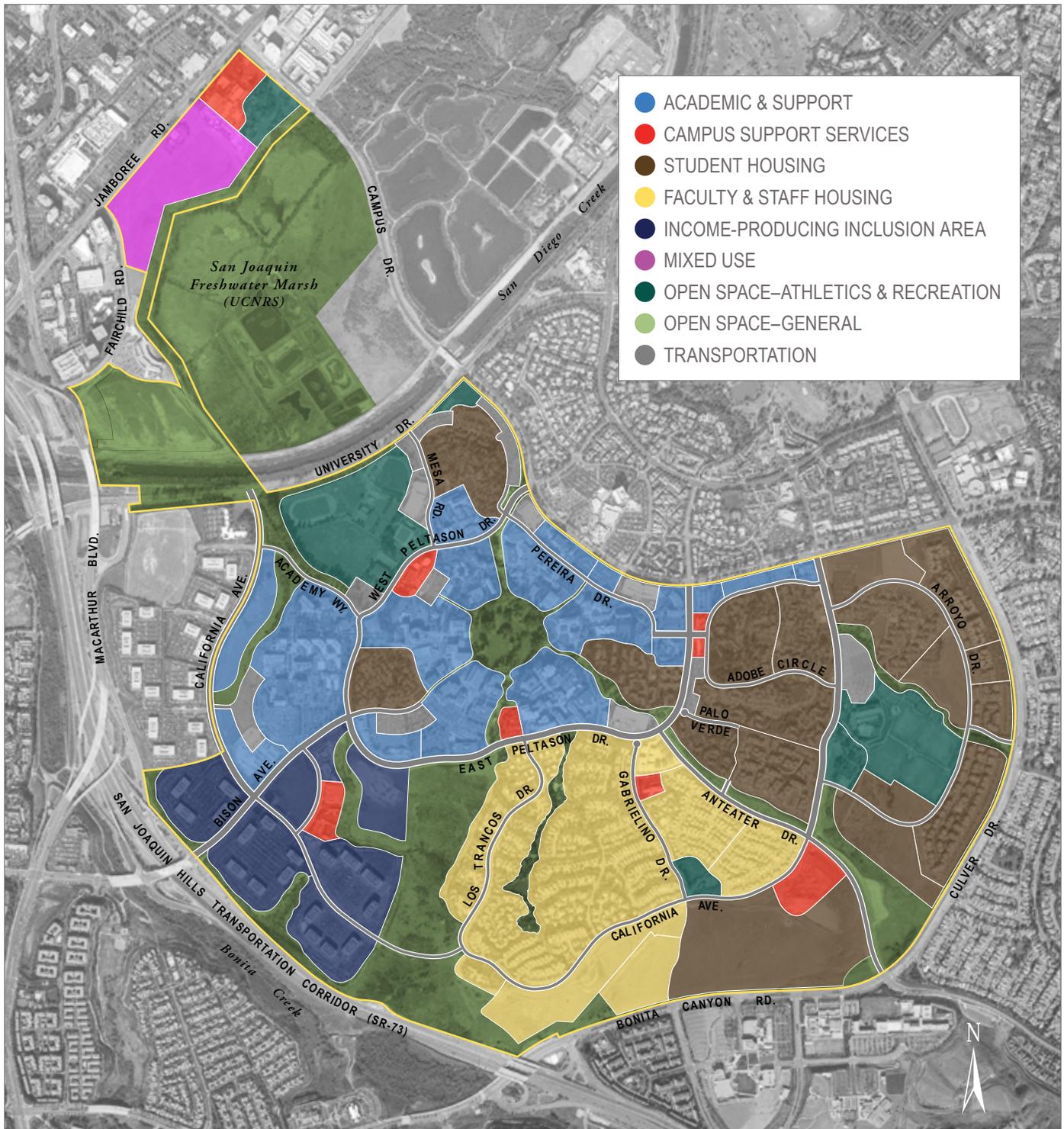


Figure 1-4. Land use plan from 1989 LRDP, as amended.