

Development of the UCI campus has proceeded in a manner generally consistent with the original concept developed by William L. Pereira for the 1963 LRDP. This stability can be attributed to UCI's genesis as part of a master planned community, and also to an enduring set of planning principles that has guided the evolution of the plan. While successive LRDPs have updated specific elements of the plan in response to the changing needs of UCI and the community, each has embodied many of the core values and goals that originated with the 1963 LRDP.

This update to the 1989 LRDP does not dramatically depart from the previously adopted plan. Like its predecessors, the 2007 LRDP retains and strengthens the fundamental concepts and principles that characterized the 1963 plan in order to accommodate current academic program goals. Overall planning principles for the 2007 LRDP are discussed below, followed by a description of key objectives for each planning sector on the UCI campus.

MAJOR PLANNING PRINCIPLES

The following planning principles support UCI's academic strategic plan (see Chapter 3) and reflect the desired character of future development on the campus.

1. *Accommodate the physical resources needed to support strategic academic goals.* The intent of this principle is to create a physical framework to support the teaching, research, and public service mission of the UCI campus, and to accommodate the physical resources required to achieve its long-range academic goals.
2. *Provide access while maintaining environmental quality.* This value characterizes UCI's desire to accommodate the student enrollment growth needed to achieve campus academic objectives and serve regional and statewide enrollment demand within a framework that maintains and strengthens its unique physical environment. Campus planning efforts endeavor to limit environmental impacts on the local community.
3. *Build a cohesive academic community.* UCI's academic objectives provide opportunities to learn, live, and work within a diverse set of neighborhoods across a large land area. The campus promotes the development of a cohesive community through a unified physical plan that links these various sectors together.



The academic core as seen from UCI's Ecological Reserve.

4. *Build and maintain quality residential neighborhoods.* Building a comprehensive university community includes creating high-quality residential neighborhoods for faculty, staff, and students. It is important to provide opportunities for members of the campus community to live locally and participate fully in the life of the campus. UCI also maintains the quality of its existing communities as adjacent land areas are developed.
5. *Establish centers of activity to promote campus life.* UCI has identified opportunities for strengthening campus life through the development of centers of activity, including mixed use, commercial retail, and cultural and recreational facilities that promote social interaction on campus and bring the off-campus community onto the campus.
6. *Maintain human scale.* A university is a place for people. UCI has established a framework to ensure that human scale and human comfort are maintained within all sectors of the campus. This includes providing a variety of outstanding public spaces to promote interaction ("people spaces"), quality landscaping, passive open space for refreshment and reflection, active open space for health and recreation, and strong connections between campus neighborhoods and sectors.
7. *Maintain planning discipline to optimize valuable land resources.* Land is UCI's greatest physical asset to achieve its long-range strategic academic goals.

Development and density guidelines provide the planning discipline required to optimize valuable campus land resources and to ensure that long-term goals are not jeopardized by short-term needs.

8. *Manage transportation needs proactively.* UCI's location in suburban Southern California requires that it carefully consider transportation and vehicular traffic concerns. Land use plans and development guidelines seek to balance the access and mobility requirements of the campus community with the desire to support a quality pedestrian environment, maintain human scale, and achieve campus sustainability objectives.

9. *Unify the campus with linkages.* Establishing connections between the various campus sectors is an important component in developing a cohesive campus community. Pedestrian paths, bicycle trails, bridges and undercrossings, shuttles routes, and other linkages are maintained and reinforced to bring people together and to strengthen a sense of community on campus.

10. *Preserve and enhance open space corridors to balance campus development.* As UCI continues to grow and mature, the value of campus open space will increase. Campus plans provide a network of open spaces to connect the various sectors of the campus and to support multiple objectives, including passive open space, habitat management, recreation, and water quality.

11. *Develop high-quality edges with neighboring communities.* UCI benefits significantly from its location in the City of Irvine and its adjacency to first-rate communities. UCI continues to pursue planning and design measures to establish and maintain high-quality edge conditions where the campus meets the local community. This includes developing buildings and landscaping that are compatible with the quality and character of neighboring communities, as well as enhancing connections at appropriate locations to welcome the greater public to the campus.

12. *Promote sustainable development practices.* The University is committed to stewardship of the environment and to reducing its dependence on non-renewable energy sources. UCI has established a framework for environmentally sound development and operations within all sectors of the campus. This includes initiatives consistent with the University of California's Policy on Sustainable Practices.

LRDP Planning Principles

1. Accommodate the physical resources needed to support strategic academic goals.
2. Provide access while maintaining environmental quality.
3. Build a cohesive academic community.
4. Build and maintain quality residential neighborhoods.
5. Establish centers of activity to promote campus life.
6. Maintain human scale.
7. Maintain planning discipline to optimize valuable land resources.
8. Manage transportation needs proactively.
9. Unify the campus with linkages.
10. Preserve and enhance open space corridors to balance campus development.
11. Develop high-quality edges with neighboring communities.
12. Promote sustainable development practices.

OVERALL PLAN CONCEPT

The 2007 LRDP strengthens the fundamental concepts established in the 1963 plan, including the premise of developing a comprehensive academic community of teaching and research facilities, residential neighborhoods, community support space, and private sector uses—key ingredients to promoting campus vitality during both daytime and evening hours. Creating a “24-hour” campus requires a flexible framework to allow campus programs and facilities to meet the dynamic needs of research and teaching, and to provide a high-quality campus environment for people to work, study, live, and interact.

The UCI campus is a community of five planning sectors: Academic Core, East Campus, South Campus, West Campus, and North Campus (see *Figure 4-1*). These areas are connected both programmatically and physically to promote cohesiveness and interaction. Physical linkages include pedestrian pathways, bikeway systems, roadways, transit and shuttle service, and a network of open space connections.



Figure 4-1. Campus planning sectors.

The Academic Core functions as the heart of the campus with the East Campus, South Campus, West Campus, and North Campus comprising the outer campus. Uses in the outer campus sectors—including University housing, community support facilities, recreation and open space, and private industry—support the academic functions in the Core. The formal, concentric ring and radial geometry of the Core is contrasted by the more informal character of the outer campus sectors, where roadways and open space corridors adapt to the natural terrain and development patterns are more organic. The outer campus is characterized by lower development intensity and provides open space for recreation and environmental preservation. Due to the scale of the outer campus areas, each sector establishes its own identity of place by applying architectural and landscape themes and sensitively adjusting to topographic and natural features. In addition, each sector maintains key planning elements of the overall campus design concept, including connections to the other sectors for cohesion.

Following below are descriptions of the campus sectors as planned by the 2007 LRDP and the key planning objectives for each area.

ACADEMIC CORE

Containing approximately 343 acres, the Academic Core accommodates the primary teaching and research facilities to support the academic mission of the campus. This sector also contains lower-division undergraduate housing, the Crawford intercollegiate athletics complex, support facilities, and parking.

Pereira's 1963 concept for the Academic Core was derived from the primary disciplines in UCI's inaugural academic plan—the five schools within the College of Letters and Sciences (Social Sciences, Physical Sciences, Biological Sciences, Humanities, and Fine Arts) plus a professional School of Engineering. In his plan, these academic units were distributed into five “quads,” with a sixth quad (Gateway) identified for central administration, student services, and support uses. A circular pedestrian “Ring Mall” over 5,000 feet in circumference links the six quads and surrounds a 16-acre central park (in 1984, the park was renamed “Aldrich Park” in honor of UCI's first chancellor). A secondary circular walkway within the park, referred to



View of the academic core with the Claire Trevor School of the Arts and the Crawford athletics complex in the foreground.

as the “Inner Ring,” provides pedestrians with another way to traverse the Core. With lecture halls, classrooms, and other undergraduate teaching facilities concentrated near the Ring Mall, the radial concept was intended to allow a 10-minute walk between opposite ends of the Ring Mall to facilitate class changes.

Extending outward within each quad is a radial spine, or “Radial Mall,” along which individual academic and support elements can expand. Pereira's concept concentrated undergraduate education in the inner concentric area, and more specialized graduate education extended outward along the radial spines. This allowed the graduate zones to relate both inward toward undergraduates (teaching assistance), and outward toward special institutes (research/community service) through which learning could be applied to real world problems.

In the four decades following adoption of the 1963 LRDP, development of the Academic Core has generally conformed to the original Pereira concept. Consistent with this tradition, the 2007 LRDP retains and strengthens the established planning framework established by Aldrich Park, the Ring Mall, and the academic quads organized along the Radial Malls (see *Figure 4-2*). New academic facilities in the Core will be constructed on undeveloped or underutilized land areas, and may include infill opportunities or redevelopment of low-density or obsolete facilities. Through higher density, the Academic Core will continue to evolve a more urban character, characterized by mid-rise



- ACADEMIC QUAD
- FUTURE ACADEMIC OPPORTUNITY
- STUDENT HOUSING
- MAJOR OPEN SPACE

Figure 4-2. Academic Core planning concept.

Key Planning Objectives for the Academic Core

1. Promote efficient use of valuable campus land resources through site planning and density guidelines.
2. Retain a human-scale pedestrian environment as the Academic Core becomes more urban.
3. Infill and redevelop underutilized sites.
4. Site buildings in a manner that reinforces circulation and defines public spaces.
5. Build and reinforce pedestrian and bicycle connections.
6. Develop high-quality public open spaces (e.g., plazas, courtyards, and seating and dining areas) at varying scales to promote interaction.
7. Reinforce pedestrian malls and academic quads with theme trees and other organizational landscape systems to improve orientation and wayfinding.
8. Limit vehicular traffic and parking to the perimeter of the Core to promote pedestrian quality and human scale.
9. Preserve the pastoral quality of Aldrich Park while adopting features to enliven this setting and promote greater community interaction in the park.
10. Provide food service and other support facilities to serve the campus daytime population.

buildings averaging four to six stories which would be a similar height and scale as envisioned in the initial 1963 LRDP. The 2007 LRDP preserves the concept of focusing lecture halls, classrooms, and other facilities that serve high-traffic undergraduate uses near the Ring Mall. Lecture halls, classrooms, and other academic and support facilities will also be located along the perimeter of Aldrich Park near the boundary of the Inner Ring to bring activity to the park.

As described in Chapter 3, UCI will require significant expansion of academic space within the Core in order to meet long-term teaching and research needs. This includes growth in existing academic programs, facilities to support new programs, and space for future opportunities.

Consistent with UCI student housing objectives, on-campus housing for freshman is provided in the Academic Core in order to more actively engage first-year students in academic life. UCI's goal is to provide

on-campus housing for all freshmen who want it. The 2007 LRDP identifies expansion of residence halls in the Academic Core to accommodate this demand.

The Crawford Hall intercollegiate athletics complex will continue to expand within the boundaries of its existing 47-acre site in order to accommodate the growing needs of UCI's athletics programs. Redevelopment of existing low-rise structures at this complex will likely be required in the future.

Campus support functions will grow in the Academic Core, including the expansion of Facilities Management activities at the Central Plant and the consolidation of services currently located at the North Campus corporation yard, the Central Plant, and the Bison Avenue maintenance yard. Facilities Management administrative office space, trade shops, shop stores, and equipment and vehicle storage will eventually be consolidated on the main campus, possibly as part of a future joint-use parking structure. Services such as shipping, receiving, mail, document distribution, records, and fleet services also will be relocated to the main campus. Relocating and consolidating these and other support functions to the main campus will promote greater land use efficiency, reduce vehicle trips on local streets, and bring needed services closer to campus customers.

EAST CAMPUS

The approximately 430-acre East Campus sector accommodates a large student residential community comprised of a variety of housing and support facilities for undergraduate, graduate, professional, and student families. A key feature of this sector is the Anteatr Recreation Center (ARC), a complete state-of-the-art sports and fitness facility. In addition to indoor facilities and a lap and leisure pool, the ARC includes sport fields, tennis courts, a roller hockey rink, and basketball courts.

A primary objective is to create a 24-hour academic residential experience on the East Campus. This will be achieved by providing high quality housing, residential support uses, and a social center to a critical mass of student residents. The planning concept for this sector identifies a center or "heart" consisting of the ARC and future support facilities, including food service, meeting space, retail, and other uses to serve the campus community. The plan concentrates

student neighborhoods around the ARC and the central green space formed by the ARC playfields. Bicycle and pedestrian trails and an on-campus shuttle system link the East Campus to the Academic Core, eliminating the need for most residents to commute by automobile. To achieve UCI housing goals, new student housing will be developed at average densities of approximately 90 beds per acre or higher. This would require that most new residential buildings be planned at four stories or higher.

Key Planning Objectives for the East Campus

1. Develop a 24-hour academic residential community to include housing, support uses, open space, and circulation linkages.
2. Implement plans that reinforce the Anteater Recreation Center as the functional and symbolic “heart” of the community.
3. Build individual neighborhoods at an appropriate scale to maintain identity and facilitate socialization among residents during the academic year.
4. Accommodate an appropriate development density to enable UCI to house 50 percent of its on-campus student enrollment.
5. Construct high-quality student residences to attract and retain the best students.
6. Provide common areas such as active and passive open spaces at both the community and neighborhood levels to encourage gatherings, interaction, and recreation.
7. Provide pedestrian and bicycle amenities and incentives to reduce dependence on the automobile for intra-campus travel.
8. Offer services to advance campus residential life, including recreation, meeting space, food service, retail, and mixed use.
9. Preserve and enhance arroyos and other natural features to serve as greenbelts and to provide water quality benefits.
10. Provide landscaped edge buffers to limit potential impacts to off-campus communities.



Vista del Campo student community center on the East Campus overlooking the Anteater Recreation Center playfields.

SOUTH CAMPUS

Containing approximately 328 acres, the South Campus accommodates existing and future faculty and staff housing. Development of University Hills (the name given to this residential community) commenced in 1983 following the establishment of the Irvine Campus Housing Authority (ICHA), a nonprofit corporation created by The Regents for the purpose of fostering and encouraging the development of affordable faculty and staff housing on the UCI campus. Since then, ICHA has overseen the development of over 1,100 for-sale dwellings and apartment homes and administers a faculty and staff housing program that has become a model nationwide.

This sector also includes UCI’s Ecological Reserve, located adjacent to University Hills and containing significant coastal sage scrub habitat. In 1996, the University enlisted the Ecological Reserve and additional campus lands in a 37,000-acre reserve established by the Natural Community Conservation Planning (NCCP) program for the central/coastal Orange County subregion. The purpose of the NCCP is to provide long-term, regional protection of natural vegetation and wildlife diversity through establishment of the NCCP habitat reserve, while allowing compatible land uses and appropriate development and growth on lands outside the reserve for agencies and landowners enrolled in the program. Campus land included in the NCCP reserve

must be preserved and managed as habitat. Activity in the NCCP reserve will continue to include habitat management, restoration, monitoring, and field research endeavors, as well as passive recreation and teaching.

The planning concept for the South Campus focuses on establishing an informal residential character, with community development, street patterns, and landscaping designed to reflect the rolling topography and adjacent open space resources. The plan encourages visual and functional access to open space from dwellings as well as the development of community facilities to enhance the potential for social contact. Numerous views exist because this sector contains the highest elevations and most dramatic land forms on the campus. Bicycle and pedestrian trails will provide connections to the Academic Core.

Key Planning Objectives for the South Campus

1. Develop an outstanding academic community-in-residence on the campus to support the recruitment and retention of faculty and staff.
2. Create a community that is compatible with its setting and a special place to live and visit.
3. Retain the quality and character of the existing University Hills community.
4. Integrate parks and other open space amenities into the community for active and passive recreation.
5. Create community facilities to encourage neighborhood interaction.
6. Provide paseos, trails, parkways, and other elements to maintain a pedestrian-oriented community.
7. Enhance pedestrian and bicycle circulation and open space linkages to promote non-vehicular travel to the Academic Core, other campus sectors, and key off-campus locations.
8. Preserve, enhance, and manage natural resources located in the NCCP reserve.
9. Develop an appropriate edge condition along the boundary of the campus to buffer campus residents from potential visual and noise impacts.
10. Provide an adequate buffer zone between the ecological reserve and residential areas.

WEST CAMPUS

The approximately 230-acre West Campus sector is planned to include the Health Sciences complex, University Research Park and other prospective income-producing Inclusion Area development, future academic and support uses, and student housing.

The 45-acre Health Sciences complex houses teaching, research, and clinical uses associated with the College of Health Sciences and related biomedical programs. As described in Chapter 3, UCI projects a substantial expansion in health sciences space to support new instructional programs, increased research activity, and growth in outpatient services on campus. The complex is organized into two primary zones to facilitate orderly incremental growth: a northern zone dedicated to College of Health Sciences instructional and research facilities, as well as campus outpatient services; and a southern zone to accommodate the UCI Biomedical Research Center, a public-private collaboration between UCI and businesses involved in biomedical, biotechnological, and health care services. Pedestrian malls connect each zone to the Academic Core, and the two zones are themselves linked by a major spine running north-to-south. The planning concept includes the development of public open space along the pedestrian malls to encourage interaction. Private sector uses with program relationships with the Health Sciences are located proximate to the complex.

University Research Park (URP) consists of privately-developed facilities housing businesses that focus on emerging and important technologies such as biomedical technology, biomedical devices, computer hardware and software, communications, electronics technology, pharmaceutical development, and other technology-based activities. As a project in the Inclusion Areas, key criteria in the selection of tenants within URP include their interest in and capacity to interact productively with academic programs at UCI, as well as their ability to establish the community as a center for advanced technology. Situated on both the UCI campus and privately owned land, URP involves approximately 86 acres of campus land. Located immediately adjacent to the West Campus are 97 acres owned by The Irvine Company. A planning objective is for all development within these two areas to contribute to a coordinated

image of URP as a high-quality business location, and this is implemented through a collaborative development plan and design guidelines. In addition, the establishment of physical connections to the campus will help to strengthen the functional relationships between URP tenants and UCI programs.

The planning concept for the West Campus also focuses new space to support future growth in academic programs along Bison Avenue, in an area closest to the Academic Core. If needed to support campus goals, this sector could also accommodate a multi-purpose facility for campus activities near the intersection of Bison Avenue and California Avenue.

The 2007 LRDP identifies a new student residential community on the West Campus, adjacent to the Ecological Reserve and separated from other West Campus uses by a large arroyo. This community would replace the existing Campus Village apartments in the Academic Core which are planned to be redeveloped for academic use.



The UCI Biomedical Research Center, located in the Health Sciences complex on the West Campus, contains the Gillespie Neuroscience Research Facility, Sprague Hall, and Hewitt Hall.

Key Planning Objectives for the West Campus

1. Develop an integrated complex of biomedical research, teaching, and clinical facilities within the Health Sciences organized along common pedestrian malls.
2. Promote efficient use of valuable campus land resources through site planning and density guidelines.
3. Retain a human-scale pedestrian environment as the West Campus becomes more urban.
4. Reinforce pedestrian malls and destinations with theme trees and other organizational landscape systems to improve orientation and wayfinding.
5. Retain and strengthen pedestrian and bicycle linkages between the West Campus and the Academic Core.
6. Provide convenient patient and visitor access and parking while preserving a pedestrian-oriented campus environment.
7. Develop high-quality public open spaces and gardens at a variety of scales conducive to learning, academic and social interaction, and a contemplative healing environment.
8. Preserve the most valuable portions of existing arroyos and other natural features as open space amenities.
9. Improve pedestrian connections and support services to promote interaction between UCI and tenants in University Research Park, and to reinforce the sense that URP is an extension of the campus.

NORTH CAMPUS

Containing approximately 144 acres, the North Campus accommodates mixed use and campus support facilities, and contains substantial open space resources. Separated from the main campus by the San Joaquin Freshwater Marsh, a 202-acre reserve administered by the UC Natural Reserve System, this sector includes the UCI Arboretum as well as a closed municipal landfill that UCI enlisted in the NCCP Reserve in 1996. A regional laboratory for the U.S. Food and Drug Administration sits on property purchased from The Regents by the federal government in 1996.

The planning concept for the North Campus focuses on mixed-use development consisting of both commercial and residential components. A primary

Key Planning Objectives for the North Campus

1. Support UCI and community residential goals by creating a work-live environment within a mixed use setting.
2. Recognize and be sensitive to the site's location between its urban neighbors and the San Joaquin Freshwater Marsh.
3. Adopt an architectural and landscape vocabulary that promotes an affinity with the UCI campus.
4. Provide physical linkages to the main campus, including a pedestrian bridge and bicycle and pedestrian trail connections.
5. Minimize development impacts to the San Joaquin Freshwater Marsh.
6. Incorporate planning and design features for the North Campus consistent with it being an important gateway between the City of Irvine and the UCI campus.

objective is to implement development that represents the best possible relationship between UCI's academic goals, the character of the site, and appropriate integration with the surrounding community. Consistent with a 1989 Memorandum of Understanding between UCI and the UC Natural Reserve System, a 150-foot buffer zone has been established between future North Campus development and the San Joaquin Freshwater Marsh to preserve the ecological integrity of the reserve, meet the biological needs of species existing in or dependent upon the reserve, and protect the reserve from the intrusion of exotic species. Buildings and parking facilities are prohibited within this setback. Fuel modification activities to reduce wildland fire risk, maintenance and other associated activities, and walking trails are permitted within the buffer zone. Proposed bicycle and pedestrian trails will provide connections to the main campus.

The North Campus is also intended to accommodate campus support uses—including grounds and building maintenance, and equipment, material, and vehicle storage functions currently located on other campus sites—on a site located along Fairchild Avenue and MacArthur Boulevard. Because a portion of this site is located on the surface of a closed municipal landfill, use of this site for campus support services will involve

fulfillment of regulatory and engineering requirements pertaining to the reuse of landfills. In addition, because a portion of the site currently overlaps the NCCP Reserve, a minor amendment to the NCCP Reserve boundary in consultation with State and federal regulatory agencies would be required to implement this planned use. If an adjustment to the NCCP boundary does not occur, sites for campus service functions would be limited to areas outside of the current Reserve.

OFF-CAMPUS PROPERTIES

The University of California owns other properties that support UCI programs but are not covered by the 2007 LRDP. These include the following:

- UCI Medical Center, City of Orange.
- San Joaquin Freshwater Marsh Reserve (UC Natural Reserve System), City of Irvine.
- South Coast Research and Extension Center (UC Agriculture and Natural Resources), City of Irvine.
- Burns Pinyon Reserve (UC Natural Reserve System), Town of Yucca Valley.

In addition, UCI leases space at numerous off-campus locations to support its instructional, research, and public service mission. These facilities are not covered in the 2007 LRDP. The following locations are noteworthy:

- Community clinical facilities, Orange County.
- Shellmaker Island, City of Newport Beach.
- UCI Learning Center, City of Orange.

UCI also has an interest in furthering its academic, cultural, recreational, environmental, and housing goals by pursuing potential opportunities at the following locations:

- Orange County Great Park, City of Irvine.
- Newport Bay, City of Newport Beach.
- Off-campus housing opportunities, Orange County.

Future projects involving these locations are not covered in the 2007 LRDP and would be subject to separate approvals by The Regents.