



Nairobi Railway City

A Project of Strategic National Importance

December 2022



Nairobi Railway City – masterplan

The project was designated a Special Planning Area on 14th February 2020. Upon the Railway City Masterplan being finalised in June 2020, the project was subsequently gazetted as a Project of Strategic National Importance on 21st May 2021.



UK Government involvement

At the UK-Africa Investment Summit, held in London on 20th January 2020, the former President of the Republic of Kenya, and the former British Prime Minister, met and discussed the Nairobi Railway City project. On the back of that discussion, the Prime Minister offered UK Government support to help Kenya take forward the Project. To date, the UK Government support has included:

Phase 1

- Review of the Railway City Master Plan

Phase 2

- Commercial viability assessment of the Central Station and government precinct
- Preparation of a sustainable housing project
- Land due diligence
- Establishing the project's governance structure

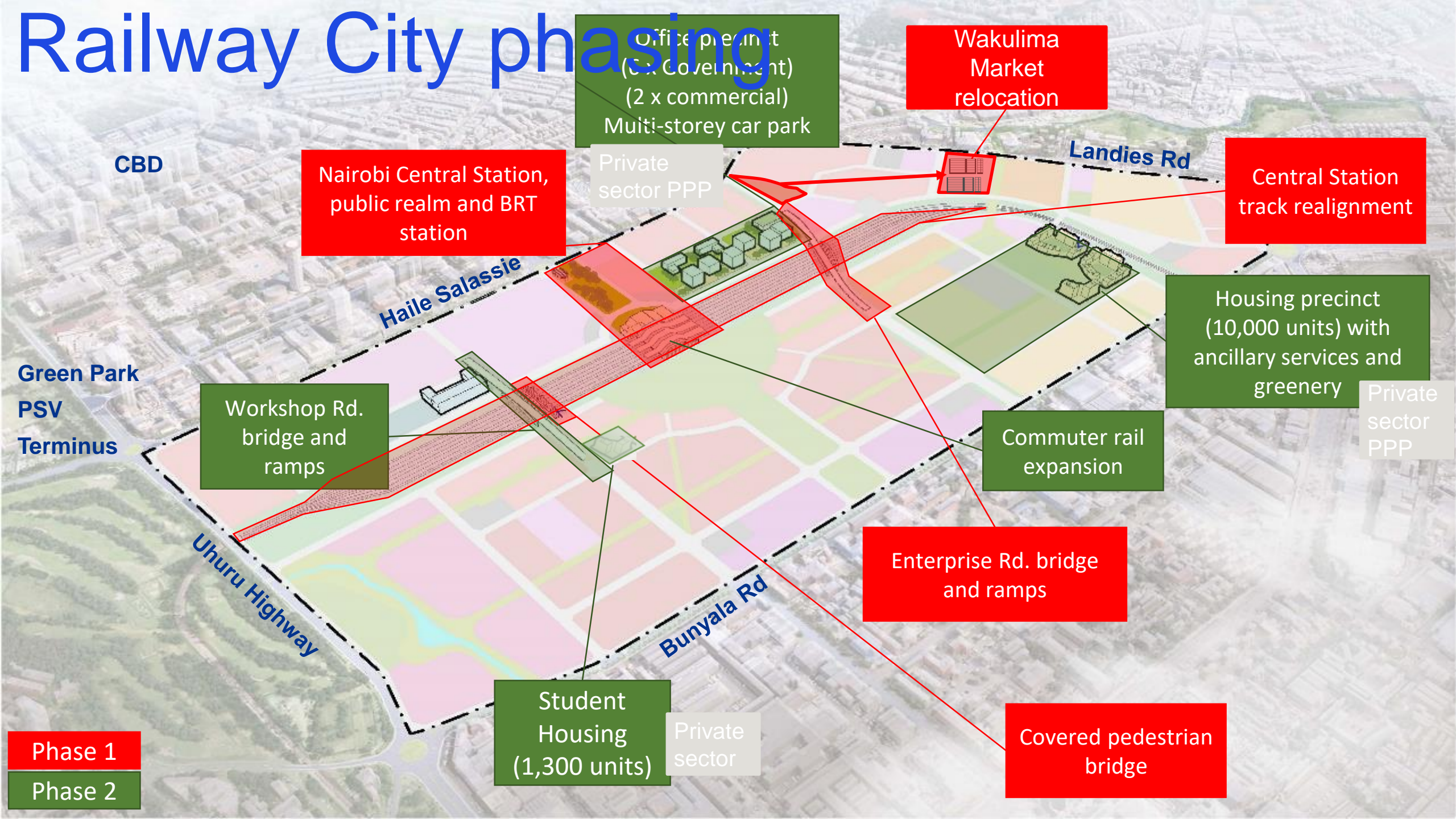
Phase 3

- RIBA 2 design of the Nairobi Central Station and associated public realm.
- Project management support in the preparation for early-mover elements (Phase 1 of Railway City)

Phase 4

- Strategic and transaction advisory for three years (KPMG)
- RIBA 3 design (Atkins)
- Project financing through UK Export Finance

Railway City phasing



CBD

Green Park
PSV
Terminus

Nairobi Central Station,
public realm and BRT
station

Office precinct
(5 x Government)
(2 x commercial)
Multi-storey car park

Wakulima
Market
relocation

Central Station
track realignment

Haile Salassie

Landies Rd

Housing precinct
(10,000 units) with
ancillary services and
greenery

Workshop Rd.
bridge and
ramps

Commuter rail
expansion

Private
sector
PPP

Uhuru Highway

Enterprise Rd. bridge
and ramps

Bunyala Rd

Student
Housing
(1,300 units)

Private
sector

Covered pedestrian
bridge

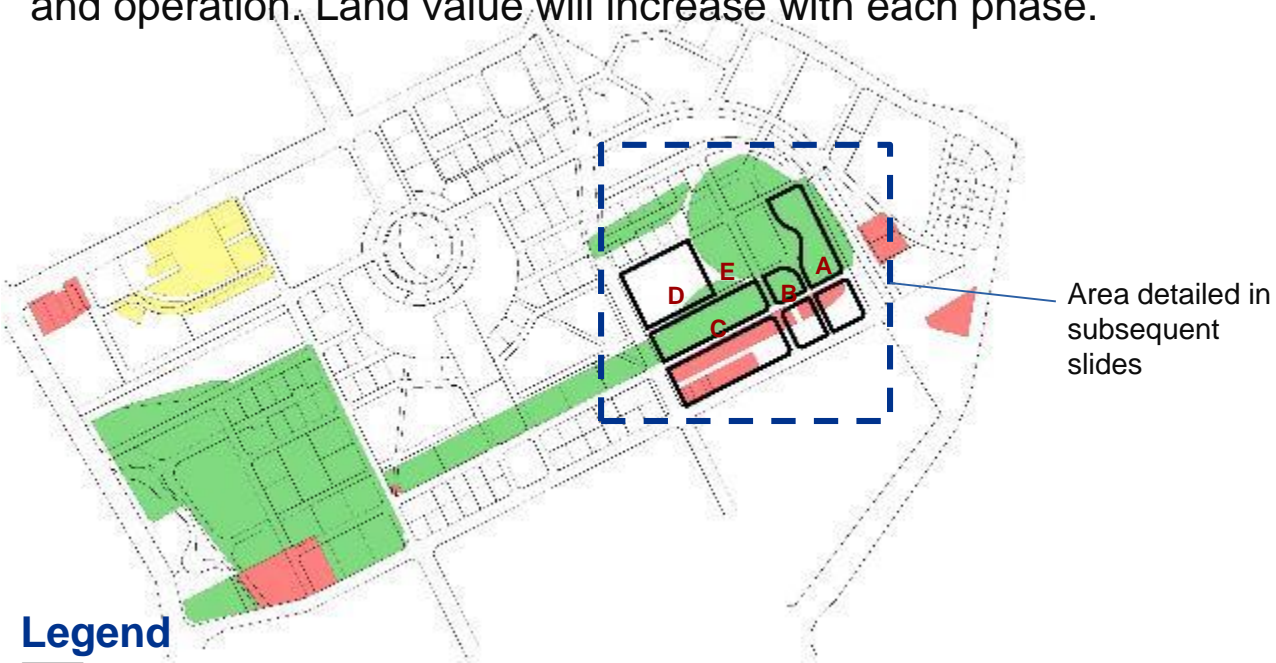
Phase 1

Phase 2

Housing: affordable (10,000 units); student (1,300 units)

Masterplan overlaid with housing precinct

The development of 10,000 units within the 40 acre housing precinct of Railway City is in line with the Administration's ambition to develop 250,000 units per year and creation of employment for the youth, both through housing construction and operation. Land value will increase with each phase.



- Legend**
- Residential parcels
 - KRC land – unencumbered
 - Private Land
 - Other Public Bodies
 - Unclassified

Phase 1a massing (709 units)

First mover project of 709 units on unencumbered KR Pension Scheme land ready for immediate procurement.



- Legend**
- Affordable housing blocks
 - Market-rate housing blocks
 - Commercial space
 - Podium