



Foreign, Commonwealth
& Development Office

Project Brief

NAIROBI RAILWAY CITY

A FLAGSHIP PROJECT IN THE UK-KENYA
STRATEGIC PARTNERSHIP

IMAGE:

Central Station and Public Realm



Project background

Nairobi Railway City (NRC/Railway City/ the Project) is an authentically Kenyan, multimodal transit oriented urban development that seeks to establish a new beating heart for the capital and boost the economic and social development of Kenya through the realisation of the project masterplan.

The Project sits on 425 acres of prime underutilised land within the Central Business District (CBD) of Nairobi. A vast majority of this land is owned by Kenya Railways, Kenya Railways Staff Retirement Benefit Scheme (KRSRBS) and other Government Agencies .

In maintaining the theme of what is authentically Nairobi, Railway City has heavily promoted the following themes within the development:

- Full alignment with the Nairobi Integrated Urban Master Plan (NIUPLAN), Nairobi Transport Master Plan, and Nairobi Commuter Rail Master Plan which ensures seamless integration with the greater plans for Nairobi.
- Non-Motorised Transport corridors in every precinct of the development allowing for easy movement of pedestrians, who make up a majority of Nairobi residents.
- Seamless integration with public transport nodes throughout the development. Railway City has an expanded Central Station, new Bus Rapid Transit (BRT) lines and stations as well as revamped matatu termini that will allow Nairobians clear transit pathways.
- An all inclusive development that ensures Nairobians of all walks of life a means to carry out business, live and enjoy the wellness and recreation centres. Railway City will be the new meeting place for Nairobians and a beacon of prosperity for the nation at large.



Location



- Railway City is located in the city centre, just south of the CBD. It is approximately 11km from the country's main airport, JKIA.
- The new Central Station centres around Nairobi's existing central station and incorporates approximately 4 acres of land to the North, currently used as a central bus station which will be relocated as part of the project.



Project objectives

Railway City is looking to achieve four key objectives:

Hub

A new Central Station Hub as Nairobi's premier interchange – creating the best-connected location within the City and additional ridership and revenue for Kenya Railways.

Employment

c.5,000 jobs will be created during the construction of Phase 1 and 2 with a further 5,000 jobs created once first two phases are complete.

There will be numerous opportunities for Micro and Small Medium Enterprises (MSMEs) to carry out trade within the newly established retail and commercial spaces in the public realm and Non Motorised Transport (NMT) corridors.

Enabling ecosystem

A surrounding development which will, over time, provide:

- new meeting places
- new business districts for government and companies
- new neighbourhoods for family living
- new open spaces for recreation and wellness
- low-carbon buildings of medium density, high amenity and high accessibility to public transport.

Sustainability

Establishing a place which is sustainable and safe, forward-looking & authentically Kenyan.



UK Government support

Kenya and the UK have a long history relating to railway development, with the UK Government having constructed Kenya's first railway network in the 1890s. The UK Government is keen to partner with African countries as part of its mission to become Africa's investment partner of choice.

At the UK-Africa Investment Summit, held in London on 20th January 2020, the former president of the Republic of Kenya his Excellency President Uhuru Kenyatta, and the former British Prime Minister, Boris Johnson met and discussed the Nairobi Railway City Project. On the back of that discussion Prime Minister Johnson offered Kenya UK Government support to help Kenya take forward the project.

Since early 2020 the UK Government has funded a team of urban development experts to provide relevant Kenyan government agencies involved in taking forward NRC with technical support that has included a review of the master plan, land due diligence, identification of priority projects, a feasibility study and detailed design and associated engineering and costing of the first priority project, a new central Railway Station at the Centre of Nairobi City Centre.

Furthermore, the UK Government through UK Export Finance (UKEF) have signed an MoU with Kenya's National Treasury and Planning to finance infrastructure projects in Kenya. Railway City is the first mover project under this MoU upon which financing will be unlocked for other infrastructure projects.

Railway City continues to be a important project in the UK's strategic partnership with the Government of Kenya and as such continues to enjoy high level political support from both governments.





Central station and public realm

Project brief

The new Nairobi Central Station and adjacent public realm will be the iconic centrepiece of a new Railway City and the focal point of Nairobi's new multimodal urban transportation network. The Central Station's landmark design incorporates the existing stations heritage in a new design that links to and integrates with the new Bus Rapid Transit Project.

Kenya Railways seeks to develop a unique, state of the art railway station that will increase the stations capacity to cope with a rapidly expanding commuter network. The station will provide seamless interconnectivity with the City through Non Motorized Transport (NMT) corridors and other integrated transit nodes such as the BUS Rapid Transit (BRT) project. The intended outcome is a safe and secure environment at the station for everyone.

The Central Station incorporates low carbon and climate resilient design principles including efficiency, buildability, use of durable materials and considers whole life costs. The development is influenced by Nairobi's climate and actively engages the public to create a fresh, responsible space for all Nairobiian's



Project site



The site of the new Central Railway Station centres around Nairobi's existing central station incorporating approximately 4 hectares of land North, currently used for public service vehicles (Matatus and inter-county buses) but these will be relocated as part of the project. A further site to the south is identified for future extension of the station.



Central station and public realm

Concept design

This design was developed in line with industry best practice and guidelines and in line with the project brief highlighted below:

- Iconic, landmark design with distinctive façades and roof structure that is intimately reflective of Nairobi's heritage and that of Kenya at-large.
- Incorporate existing heritage station
- 2-storey building - Ground floor to be retail/F&B and other amenities – capable of being used by passengers and occupiers of surrounding buildings. First floor to provide ticket hall and access to platforms
- Provision for future entrance on south side of platforms
- Landscaped, grand landmark public square in front
- A design compliant with low carbon and climate resilient design principles including efficiency, build-ability, embodied carbon, carbon in use, maintenance, and whole life costs
- A design that consider the opportunities that arise from the stations interface between the railway station and the local community.
- Imaginative solutions that deliver a stress-less experience that enhance the social value of the station and its surroundings.
- Designs that are flexible and adaptable to changes in behaviour, future technical requirements, and rapidly evolving technologies.
- A design that shows how energy and operational maintenance.
- Consideration for the use of durable the materials over the lifespan of the building to weather and how it matures with age costs will be optimised through the design.

Through the support of the UK government, Kenya Railways has a concept design for the Central Station and public realm with interfaces to connecting infrastructure.



Salient characteristics

Station capacity and size

The size and capacity of the station was designed with the recommendations from the Nairobi Commuter Rail Master Plan, the Nairobi Integrated Urban Master Plan (NIUPLAN) and the Nairobi Transport Master Plan in mind. The modelling carried out by the previous consultants estimated that the station would need to accommodate 30,000 passengers per peak hour (entries and exit). These statistics informed the minimum dimensions (areas and widths) for the station concourse (paid and unpaid), gatelines, platform widths and public circulation routes (bridges, stairways, escalators, and lifts).

The concept design also considers a future second entrance, which will cater for further projected growth in station usage from the year 2030 to 2045 (through implementation of Phase 2).

This design process resulted in a 4,000 m²

station with adequate facilities to meet Kenya Railways' ambitious plans to move 1.5 million Nairobi residents through the entire Nairobi commuter network.

Land ownership

The project site sits on land that is owned by Kenya Railways and has no encumbrances.

Financing structure

The UK's Export Finance Agency (UKEF) signed an MOU with the Kenyan Government in June 2022. The MOU provides Kenya with access to up to £1.5 billion to help finance priority infrastructure projects including as a first mover the construction for a new Central Railway Station.

Political status

The project, designated as a Project of Strategic National Importance, has had favourable support from the Government of Kenya at national and county level. With the change of regime in August 2022 under the government of His Excellency Dr William Ruto, Kenya Railways will be in a position to commence discussions with a UK backed consortia looking to access UKEF support to undertake the EPC contract for the Central Station and public realm. This discussions are expected in October 2022.





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