



REPUBLIC OF KENYA

MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING, URBAN DEVELOPMENT AND PUBLIC WORKS
STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

EXPRESSION OF INTEREST (INTERNATIONAL BID)

EXPRESSION OF INTEREST REF: MTHUDPW/SDHUD/METRO/001/2020-2021
DEVELOPMENT OF THE RAILWAY CITY AND RELATED AMENITIES

The **Government of Kenya through the State Department for Housing and Urban Development (SDHUD)** under the Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works is committed to the construction of a railway city. In this regard, the government is committed to collaborating with the private sector to facilitate delivery of the Railway City through engaging Strategic Partners to undertake the development of the Railway City and related amenities as Master Developer.

In collaboration with Kenya Railways and the Nairobi Metropolitan Services (NMS), SDHUD with the Railway City Development Authority intends to redevelop the Nairobi Central Railway Station and its surrounding areas into a multi-modal, transit oriented, urban development dubbed **“The Nairobi Railway City”**. Owing to its strategic location, the Nairobi Station Area will be developed into an iconic nerve centre for the Nairobi multimodal transport system with a world class new central station incorporating mixed use commercial developments, housing and intermodal facilities. It will serve as functional, architectural and urban centrepiece to Nairobi’s growing global reputation as a leading modern city on the world stage.

The project is of great national significance as it forms part of core strategy for regeneration of Nairobi City and the area has been designated as Special Planning Area in line with; **The Physical and Land Use Planning Act No. 13 of 2019** and **a project of strategic national importance**. It is also one of the priority projects identified in the NIUPLAN undertaken by the SDHUD as a strategy for expansion of Nairobi’s Central Business District (CBD).

The aims of the proposed development are as follows: -

1. To promote and further enhance the global competitiveness of Kenya’s capital city Nairobi.
2. Providing a framework for co-ordinating public and private investment.
3. Capture land value for sustainable urban regeneration of the area and development.
4. Well thought through integrated railway transportation network;
5. Social amenities to cater for the development taking cognizance of growth;
6. Public management facilities, noting requirements of a Railway City; and
7. Impact and connectivity to surrounding urban centres.
8. Serve as critical project and initiative for Kenya’s efforts in a post COVID recovery period.

Components of the Plan

Mixed use commercial, offices, residential and public buildings with rich open space and plazas, an elaborate non-motorized/pedestrian walkways. The diverse urban programs will generate a 24-hour dynamic city.

- ① **Kenya Railway Zone**
15ha
Kenya Cultural Center, Railway Museum, Historic Legacy Area
- ② **R&D Zone**
4ha, FAR 400, 15floor
Knowledge Industry Synergy with TUK
- ③ **Street Commercial**
62ha, FAR 300, 10F
Mix use commercial, housing, Office, 2.4km shopping promenade (longest in Eastern Africa)
- ④ **MICE Core**
44ha, FAR 600, 45F
Hotel, Convention, High-end Residential and Commercial
- ⑤ **International Office**
38ha, FAR 600, 25F
Top tier Office and Working Zone
- ⑥ **Central Station as Multimodal Hub**
FAR 400, 15F
Station, Transit Center, Mixed-Use Commercial
- ⑦ **EAST Core (New Wakulima)**
12ha, FAR 250, 8F
New Commercial, Community Center
- ⑧ **Railway City Housing**
51ha, FAR 250, 5-12F
3,522 units (Affordable 992 units)
- ⑨ **Center Core**
49ha, FAR 500, 20F
Mixed-Use Commercial, Offices, High-end Housing with Grand park, and Station
- ⑩ **High-Tech SME**
20ha, FAR 400, 10F
High Tech Industry with SME Cluster, with Grand park

The project site is located at the centre of Nairobi city and is surrounded by the industrial area to the south, the CBD area to the north and dilapidated residential houses on the eastern side. The total area is 172ha (425 acre) and will be the largest and most ambitious development to be undertaken in Nairobi metropolitan region since independence that will attract local and international private capital to the region.

Interested and eligible candidates may download the full details of the EOI from our website: www.housingandurban.go.ke. All bids are to be received on or before **[20 August 2020]** at 3pm East African TIME. Respondents to the EOI should address submissions to:

The Principal Secretary
State Department for Housing and Urban Development
6th Floor, Ardhi House, 1st Ngong Avenue
P.O. Box 30119 00100 Nairobi
Kenya