**PROJECT DETAILS**

Project name: **KIMIRONKO Market**

Project location: **Kimironko, Kigali Rwanda**

Project Size: **110,000 SQM**

Architect in collaboration (If any): **GMK, Landmark, Epitome**

Number of Floor: **G+7**

**Project narrative:**

The proposed master plan has been informed by a robust understanding of the terms of reference and the current market dynamics and trends. In this context, it defines a number of guiding principles and parameters that facilitate the creation of a successful, sustainable community. The new master plan is characterized by a high quality and diverse urban fabric and sparkling townscapes, responding to views and connections to the already existing neighborhood.

The proposal incorporates a range of new uses including offices, apartments, and clusters of commercial, a bus terminal and a public plaza which will enliven the whole area and ensure it is a popular and sustainable place to live and work.

In the aim of minimizing the impact of vehicles within the area, car free zones were created limiting vehicular access to the perimeter road. The building blocks are all located on the edge, achieving not only public access to the proposed facilities but also a clear delineation of space. The master plan avoids scenarios, in which buildings have an overbearing presence, block views or create ambiguity in relation to the legibility of public and private spaces. A careful consideration was given to the low rise residential neighborhood by cascading the proposed buildings with the lower part facing the surrounding houses.

The new master plan provides a unique pedestrian experience through the public plaza that occupies an important position in the center of the new urban fabric and the green corridors in between the proposed new structures. A zero energy bus terminal combining both intra and regional buses with ample bus stops will not only help to connect the area with rest of the city but also foster its status as a new business hub in Rwanda.

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The overall master plan design portrays a strong and friendly relationship between the proposed buildings, the Landscapes and the surrounding immediate neighborhood. In the aim of creating a sense of place, the building blocks are composed in such a way that not only frames open spaces and relates physically and visually to the outdoor environment but also fosters a sequence of meeting hubs (green paths, open sitting areas etc.) around the site.

The design approach in this master plan is to create a sustainable human environment. The proposed buildings are stepped following the terrain and also to create continuity with the neighboring low rise structures (houses).

In that context, the proposed buildings are designed to respond favorably to and enhance the landscape in which they sit. In order to create continuity with the neighboring low-rise structures (houses), the buildings are stepped following the natural terrain of the site.

The concept of landscapes runs through and over buildings via covered green ways, open atriums, public green plazas, and accessible green roof terraces.

Our design approach to site is to put people and their experience at the heart of the process. Our wish is to create a place that is easy for people to find their way around and stimulating to be in. This forms a common reference point for the shaping of other clusters throughout the master plan.