

# Terms of Reference for Landscape Architects

## Detailed layout design of a mixed-use integrated market



Ontulili, Meru County, Kenya

<b>Title</b>	Detailed layout design of a modern mixed-use integrated market
<b>Location</b>	Ontulili, Meru County, Kenya
<b>Duration</b>	October 2018
<b>Inputs</b>	International Landscape Architect (master plan development) (10 days) National (Kenyan) Landscape Architect (master plan development) (10 days)

## Background

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Meru County has been participating in the SymbioCity Kenya (SCK) Programme as a pilot county since April 2016<sup>1</sup> SymbioCity is an approach to sustainable urban development deriving from practice in Sweden and developed into a method for application to cities and towns globally. Funded by the Swedish Government, SymbioCity Kenya is a partnership between the Council of Governors and the Swedish Association of Local Authorities and Regions. A major activity of SymbioCity Kenya is the identification, development and implementation of a 'Change Project' in pilot towns that adopt and showcase best practice in sustainable urban development.

In Meru County, the pilot town is Ontulili - a small 'gateway' settlement on the border with Laikipia County and the adjacent Nanyuki town (currently the home to Laikipia County Headquarters). The town is in its infancy and its development to date is more reminiscent of a linear (it is adjacent to Highway A1) suburban extension of Nanyuki. Basic services are either rudimentary or non-existent. It has lacked a sense of identity and place, and an economic centre of gravity – a place to sell and buy, and for businesses to thrive.

Through a process of extensive stakeholder participation in Ontulili, the development of a currently underused market has been selected as the focus of the Change Project. The goal of the Change Project is the creation of an 'economically vibrant, green, mixed use Ontulili market': the area in approximately 1 hectare. The symbio-inspired revitalisation of the Ontulili market will provide a benchmark for sustainable urban market development in Meru County. With stakeholders, a number of principles for the development of the market have been identified. These principles will guide the detailed design process. The project will be:

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<sup>1</sup> Seven counties are participating: Homa Bay, Kakamega, Kisumu, Kitui, Meru, Nakuru and Trans Nzoia

- A **mixed-use development** with good facilities (a relaxing shaded and cool environment, a place to shop, relax and access government and community services, a hygienic toilet) that will drive towards optimising the number of people that may use the market area.
- An **environmentally sustainable development** with structures incorporating low cost and appropriate environmentally friendly measures throughout: rain-watering harvesting; on-site waste management; harnessing nature to provide shade, stabilise soil, reduce airborne dust pollution, provide green drainage solutions.
- Promote the **multifunctional use of space** where uses can change depending on our needs. For example, our recreational space can provide a place to relax, an outdoor meeting spot and cultural venue, a children’s fun corner and a demonstration stage for cultivating local species and how to create the perfect kitchen garden. Or a one-stop-shop that provides access to county services, a community meeting space and mini-library.
- A **safe and secure place** for everyone by, for example, making sure persons with disabilities can access and use the facilities, responding to our women stakeholders call for a safe and secure sanitary facility, providing internet access with a view to drawing in the youth of the area. Safety is a priority throughout – from floodlights, to accident free movement, to the kids enclosed play area.

#### **Ontulili Market area**



## **Scope**

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This assignment will support the detailed layout design of the Change Project, translating the conceptualisation and vision for the market, into reality. It is important that the philosophy of SymbioCity – in promoting sustainable urban development – is optimised and embodied in the various interventions that comprise the Change Project. The consultant must keep this in the forefront of their thinking and recommendations in undertaking the assignment. This can consist of the application of good practice and creative solutions from elsewhere in Kenya and internationally, and – where appropriate – new ways of working that can be tested in the pilot Change Project.

The Change Project has 3 main interrelated / integrated components that will need detailed design. There are: a) Component 1 Detailed master plan and landscape layout design, b) Component 2 Detailed layout design of market structures, and c) Component 3 Detailed layout design of environmental services (water, sanitation, drainage and waste management). This assignment will provide the overall framework for the Change Project by addressing Component 1.

### **Component 1 Detailed master plan and landscape layout design**

The site (approximately 1 hectare) will accommodate a number of uses and structures. The overall site layout design (master plan) will carefully consider the siting of all elements to ensure sustainability benefits are optimised (for example the siting of trees to optimise shade to market stalls, the one-stop-shop and sanitation block). Based on initial site designs undertaken by the county, the site design will include the location and of all aspects of the new facility: a) lighting mast, b) water tanks, c) solid waste management storage, d) bus stop / terminus with waiting and rest benches, and a bodaboda stand, e) one-stop-shop for County government services, f) recreation area (including a children's play area and seating, tree species and plant varieties), g) fencing, and h) internal walkways.

## **Objective(s)**

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The development of a user-inspired detailed master plan and landscape layout design for market re-development, based on the Change Project Document for the development of Ontulili.

## **Method**

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The assignment will be carried out by one international landscape architect and one local landscape architect. It is critical that the assignment is undertaken in close cooperation with the Meru SymbioCity Working Group, other Technical Specialists, Ontulili stakeholders and the SymbioCity program officer. It is anticipated that the assignment will involve, but not limited to:

### **a) Preparation**

- Develop a brief start-up note confirming the method and scheduling of the work for the Meru SymbioCity Pilot Coordinator

#### **b) Stakeholder discussions and site surveys**

- Hold consultative meetings with the Meru Working Group
- Conduct field visit to the Ontulili market area to assess the current situation on the ground (accompanied site visit(s) (with Market Committee Chairman, Meru SymbioCity Pilot Coordinator)
- Review and/or collect any relevant data
- Confirm site dimensions and delimitation
- Assess existing site conditions
- Consult with other Technical Specialists and County Officers preparing aspects of the Change Project

#### **c) Detailed design development**

##### i. Site visits

##### ii. Detailed market site layout comprising localization of:

- Market stalls
- One-stop county government shop
- Recreational park with walkways, benches, grass, trees, flowers, children corner, drinking water provision
- Lighting mast
- Internal walkways
- Fencing
- Waste collection point (s)/receptacle and composting pit
- Eco-toilet
- Underground water tank
- Bus park, bodaboda shed, waiting bays (eco-friendly – trees and flower shades)
- Bus stage stalls
- Perimeter road with tree-lined walkways
- Drainage systems

##### iii. Stakeholder consultation/presentation

- Conduct an intensive stakeholder hands-on design workshop to review and agree final detailed site layout

##### iv. Present the final output to the Meru Working Group

The **national** landscape architect will be responsible for phase a) preparatory phase and b) Stakeholder discussions and site surveys, preparing a baseline map of existing conditions in the market area. (S)he

will support the **international** landscape architect in preparing the detailed market site layout and will be responsible for presenting the final output to the Meru Working Group.

The **international** landscape architect will be main responsible for phase c) detailed design development, with support from the **national** landscape architect. This will include the siting of the market functions and implementing the stakeholder workshop to review and agree on the final site layout.

## Outputs

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The consultants will be expected to deliver:

- A brief technical report addressing aspects of the detailed layout design including, but not limited to: data and information, location and site layout plans, stakeholder feedback / consultations
- A detailed layout master plan at a scale agreed on by the PC & consultant and presented on A0 boards.

## Inputs / human resources required

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The assignment will be carried out by one International and one National Landscape Architect, contracted separately. The work of the consultants will be guided by the Project Proposal for the development of Ontulili and will have access to the Meru Working Group, Technical Specialists for other sectors and the SymbioCity Programme Officer.

### The Landscape Architects will have:

- Requisite professional University Bachelor's degree
- Having a professional practicing experience of not less than 5 years that has covered:
  - A broad range of development projects
  - Various stages of an architectural consultancy and building development process
- Should be registered by a recognized registration board, and have membership with a recognized professional body
- Good command of design and rendering packages: e.g. CAD (ArchiCAD, Plot maker, AutoCAD, Sketch up, Autodesk, Architectural Desktop), Image enhancement (Art-lantis render, Adobe Photoshop, Piranesi)
- Extensive experience of stakeholder engagement
- Experience of at least two previous assignments of a similar nature
- Experience of working in Kenya or similar contexts will be a strong advantage for the international consultant
- Ability to collaborate and achieve agreed goals with other Technical Specialists
- Excellent communication skills oral and written

## **Time frame**

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The total duration will be 10 working days for the national and 10 working days international consultant, carried out over a period of approximately 4 weeks from commencement to finalisation. The consultants will work partly in parallel.

## **Management of the contract**

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The contract will be signed between the consultant and SKL international. The consultants will work closely with the Symbiocity Kenya Meru pilot coordinator and Program officer based in Nairobi. Financial management of the contract will be done by SKL International.

## **Schedule of payments**

Payments will be based on receipts of clearly defined deliverables:

- 40% on submission and clearance of a brief inception note and delivery of draft outputs
  - 60% on submission and clearance of final outputs.
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