

## **ABSTRACT**

According to a report by UN Habitat, by 2030, all developing regions, including Asia and Africa, will have more people living in urban areas than those in rural areas, with the tipping point in Eastern Africa anticipated slightly after 2050. Today, cities are well recognized as centres of innovation, investment, and play a priority role in driving industrialization and economic growth in both developed and developing countries alike. Urbanization plays a critical role in facilitating and ensuring that rural- urban connections that support a balanced territorial development are in place. However, Kenya's urban development; as evidenced by growth in unplanned settlements in urban areas, urban sprawl, peripherization, congestion coupled with property development in excess of the carrying capacity of available infrastructure; indicates failure of existing urban development strategies. To lower the possibility of these negative effects, sustainable urbanism is very key. The study sets out to assess the indicators of the quality of sustainable urbanism against the current reality of Nairobi CBD.

The research used three methodologies which include mapping, observation of the users and study area and survey which helped in assessing sustainable urbanism in the study area. It also used both primary and secondary data to facilitate bringing forth knowledge on indicators of sustainable urbanism as well as the concepts and theories of sustainable urbanism. Therefore, tools such as questionnaires, observation checklist as well as mapping of area of study were used. Secondary data was sourced from published journals, documents, past research document and other books relevant to this study.

The study findings show that Nairobi CBD is not at par with sustainable urbanism indicators employed. Such indicators include walkability, air quality and social inclusivity among others. The study proposes measures that have the potential to achieve sustainable urbanism in CBDs such as mixed use in the CBD, utilizing light rail transit and designing as a traditional neighbourhood development which have the capability of making Nairobi CBD a sustainable city