INTRODUCTION

In Kenya, regions, cities and urban environments have experienced a unique campus development status. Their economies have been flanked with a blossoming sprout of satellite campuses jostling for space and influence. Nairobi City Center is an exemplary illustration of the phenomena, where the zoning ordinance did not favour the location of universities and yet campus developments have been accelerating subject to kind admittance by the market forces. This paper seeks to contribute to knowledge about the various impacts of campuses and the attraction factors to African cities and urban centers and how we can midwife its proclaimed economic, social, environmental and infrastructural potentials in the face of their sprout in already developed cities. The structure of the paper answers the questions of:

(i) what is the spatial location of university satellites and neighbouring land uses?
(ii) What are the attraction factors of Satellite universities to a CBD?
(iii) What are the impacts of establishing satellite universities within a CBD?
(iv) What planning panaceas can be employed to guide the future establishment of sustainable satellite universities?

RESULTS

Social impacts
* Social endeavor
* Infringe of serenity & privacy
* Campus milieu

Environmental impacts
* Air pollution
* Noise pollution

Infrastructural impacts
* Urban renewal
* Parking issues
* Infrastructural demand
* Frictions with Land use planning

Economic impacts
* Magnets of human labour
* Economic spin-offs
* Economic revitalization
* Agglomeration economies
* Rise in property rates

Student expenditures

- Food
- Shelter
- Medical services
- Transport services
- Recreation

3) Cohesive Campus District model

Blend of physical and cultural qualities of a campus to yield Legibility & Imaginability, Identity and Walkability

4) Contextual Campus District model

Amalgamation of the social and economic qualities of a campus to foster socio-economic synergy with the community, city and private developers.

5) Ecological Campus District model

Localize the international environmental sustainability strategies as locus for place making. Also hinged upon the morphology of the landscape

6) Integrated Campus District model

7) Proposed Campus prototype

Blend of physical and cultural qualities of a campus to yield Legibility & Imaginability, Identity and Walkability

8) Proposed Building prototype

Development Control
Institutional responsibility & capacity

Vibrant policy, legal & Institutional framework

Structural renewal of the spatial framework of the CBD

DISCUSSION

A) Situational discussion
* Lack of a zoned education district in the Nairobi CBD
* Structural implications
* Infringe of the livability of satellite campuses in the CBD
* Infrastructural mismatch
* Agglomeration economies of Satellite campuses and neighbouring land uses
* Untapped role of universities in the CBDs.
* Institutional negligence

B) Pragmatic discussion

1) Existing Campus clusters

2) Proposed Campus districts

CONCLUSION

* The location of campuses in cities or urban areas triggers a snowballing impact if properly baked in social, economic, cultural, infrastructural and environmental dimensions.
* Reclamation of knowledge economies from the hands of market forces through planning and design.
* Stakeholder analysis and acute participation.