



View from the site to the Congo River
(Image Credit: Sanne Peeters)

Texaf Site Mixed-use Development Plan, Kinshasa, Democratic Republic of Congo, 2018. Development feasibility study and masterplan for a large scale parcel owned by the Brussels-based DRC textile conglomerate TEXAF. A former factory site which was abandoned during the nationalization and revolutionary governments of the 1970s-2010s. The site is beautifully positioned 12km from the center of Kinshasa and adjacent to the monumental Congo River.

The masterplan studies the market and spatial feasibility of a mixed-use development, including a university campus. The primary components of the masterplan consisted of streets, land divisions, open spaces, planned civic and commercial districts, and a security regime of soft (landscape elements) and hard (walls) boundaries.

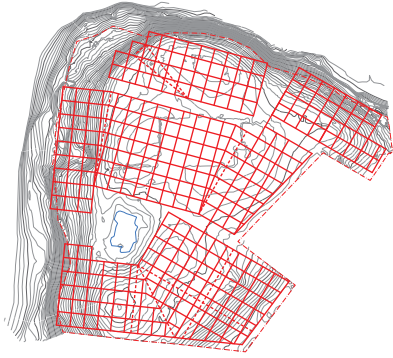
A flexible grid integrates all of these systems. The grid adapts to unique landscape features and orders the totality of the site. The grid is oriented to capture the prevailing winds and convey rain water to catchment basins. Different grid lines create a street hierarchy, and facilitates various types of land divisions and land-use zones.

Project Leader, Masterplan
243 Acres (98.7 Ha)

ORG Permanent Modernity



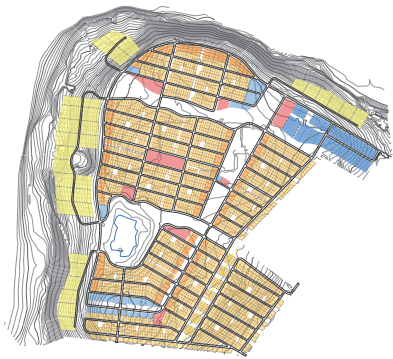
Development plan



Grid flexibility



Street hierarchy



Parcel types



Open space



Civic districts



Soft and hard boundaries



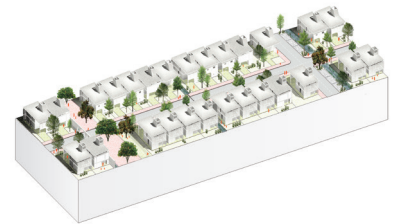
Unique and typological masterplan elements



A



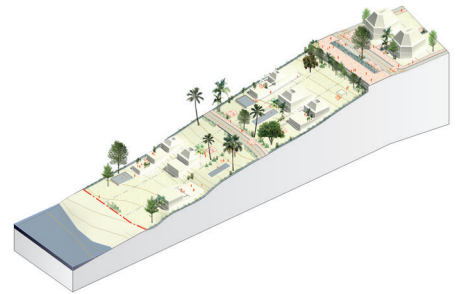
H



G



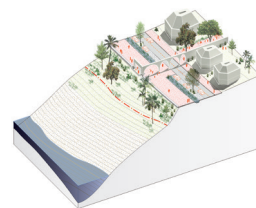
B



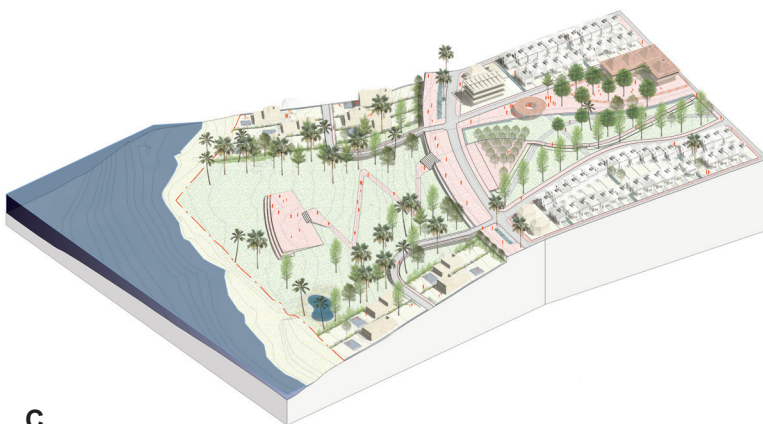
F



E



D



C

- A. Campus district
- B. Recreation nexus
- C. Riverfront park
- D. Boulevard gate
- E. Boulevard homes
- F. Hillside homes
- G. Typical Block
- H. Central Market