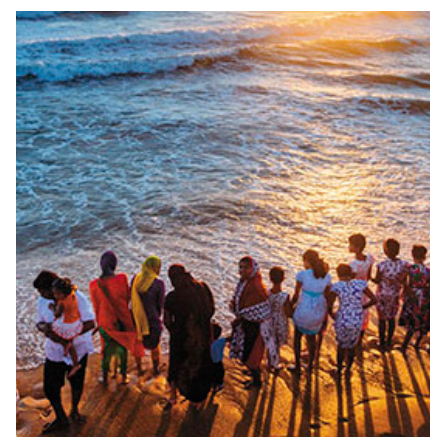
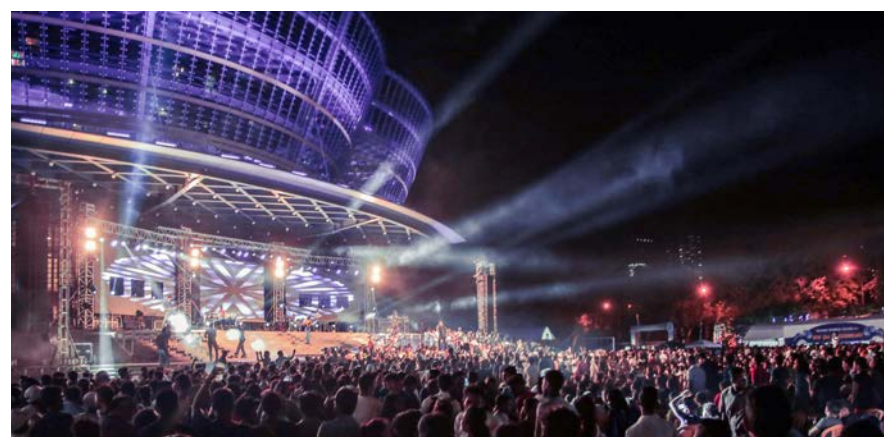


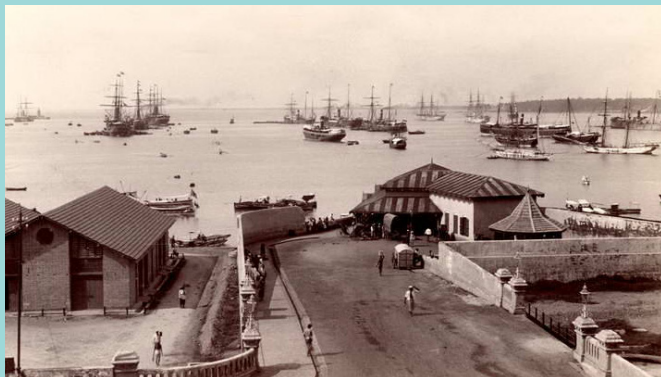
Colombo Commercial City Development Plan 2019 – 2030

Aquarina ~ The City in Water









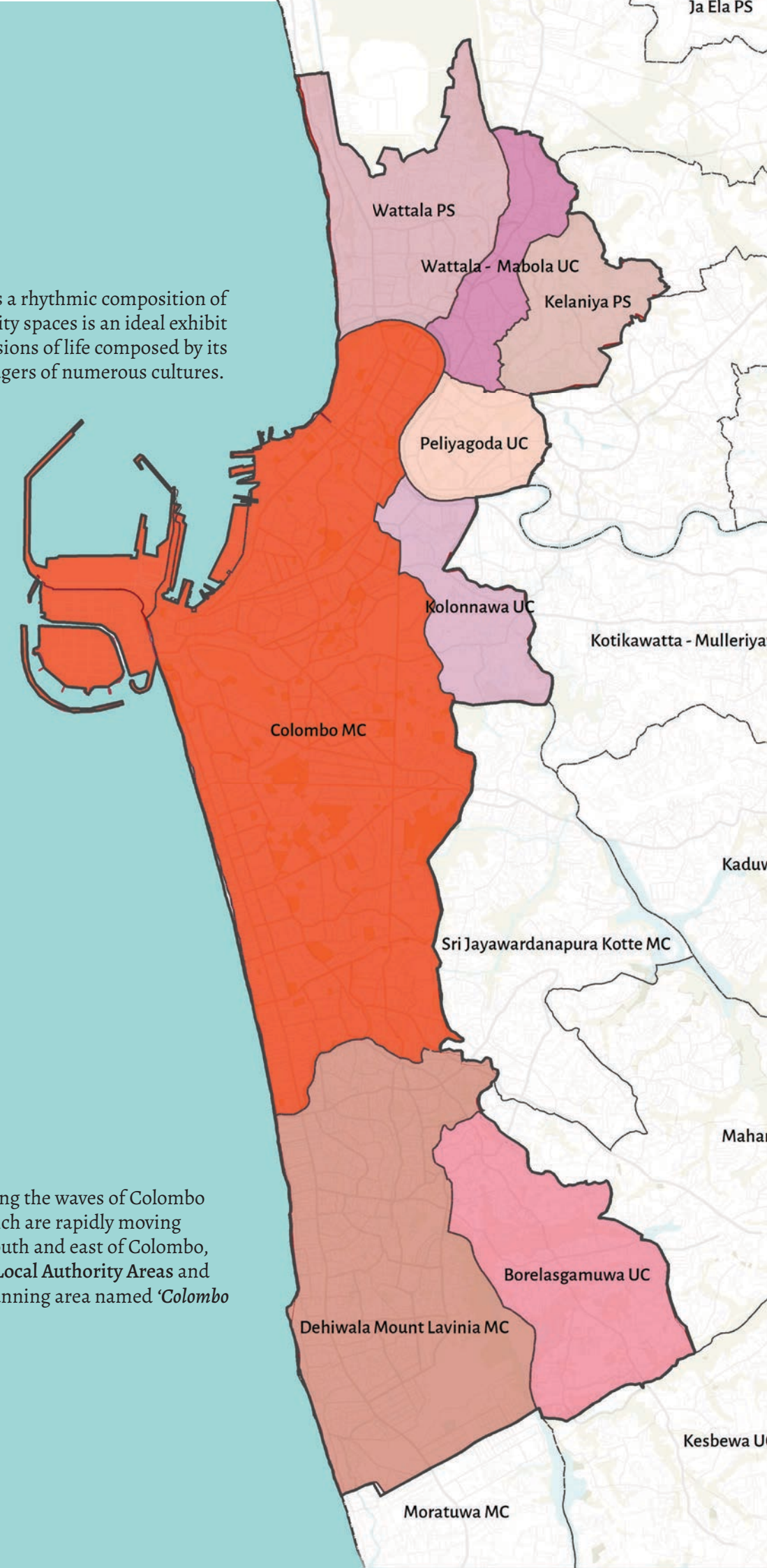
Story of Colombo

Originating as a small Port Town by the estuary of *Kelani River*, Colombo has evolved through thousands of years to date, enriching its landscape with a variety of architectural and planning features of different political regimes and cultures of both natives and foreigners which are perfectly reflected in the present city fabric and lifestyle of Colombo.

Harnessing its uniqueness of strategic positioning in the Silk Route, Colombo is now the great portal which connects the island globally in the means of;

- *One of the busiest Maritime Hubs*
- *A blooming Business Hub*
- *A highly sought-after Tourism Nest*

Colombo which is a rhythmic composition of overlapping activity spaces is an ideal exhibit of various dimensions of life composed by its dwellers and voyagers of numerous cultures.



Our Intervention

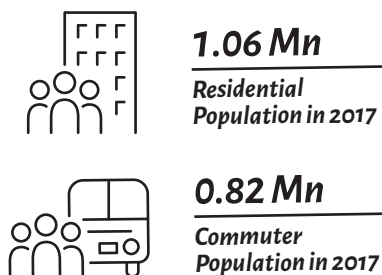
Urban Development Authority (UDA) in its journey towards a planned, sustained and adored urbanization, now adopts novel concepts and advanced technologies to capture the complications in urbanization trends in performing its mandatory duty of preparing development plans for declared 'urban

areas'. By observing the waves of Colombo Urbanization which are rapidly moving towards north, south and east of Colombo, UDA extracts 08 Local Authority Areas and forms a single planning area named '*Colombo Commercial City*'.

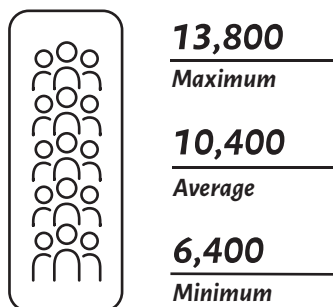
Quick facts on Colombo Commercial City

Demographic & Economic Statistics

Population

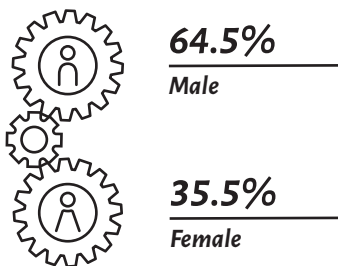


Population Density

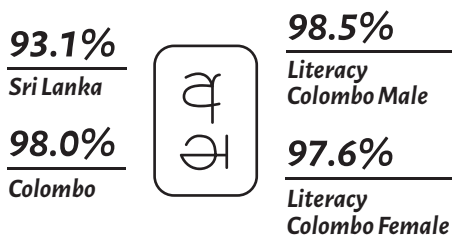


Population/km² – 2017

Economically Active Population

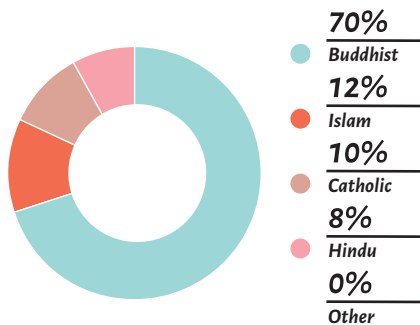


Literacy Rate



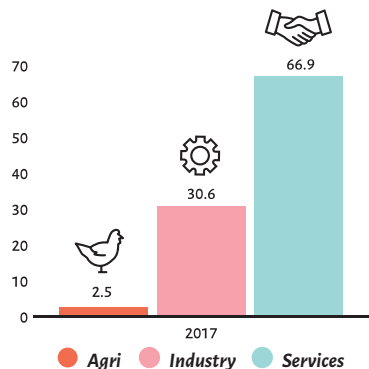
*2011 Census Data

Religious Composition

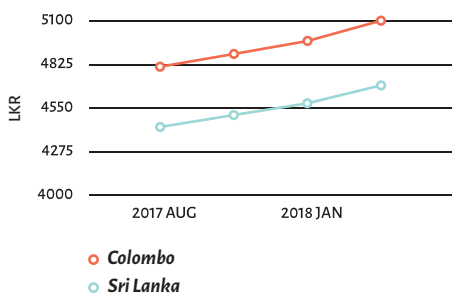


*2011 Census Data

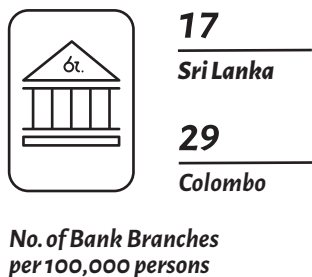
Economic Sectors



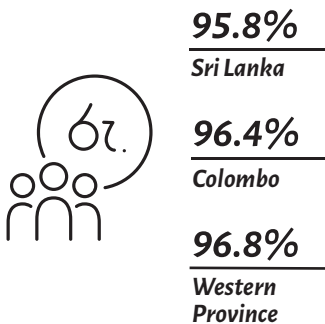
Poverty Line



Banking Density Index

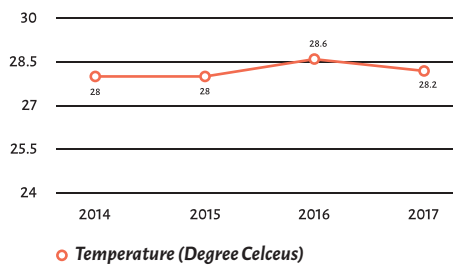


Employment

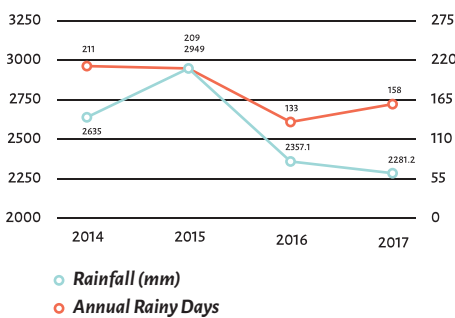


Environment & Social Statistics

Temperature



Rainfall

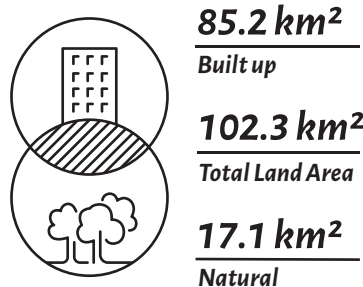


Topography & Geology

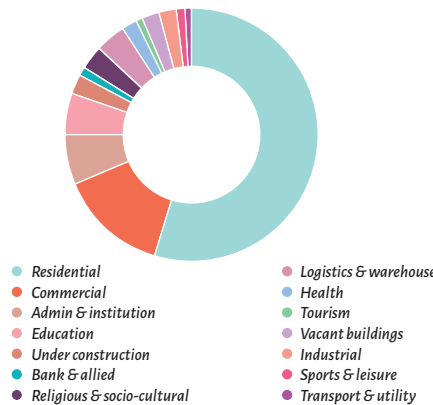
Generally flat in coastal
MSL - Below 30m
Dominated by **Precambrian**

Soil - Red-yellow Podzolic soils
Alluvial soils - floodplains of Kelani River
Latesols & Regosols old red and yellow
sands - Beach areas from Wattala to
Mt. Lavinia

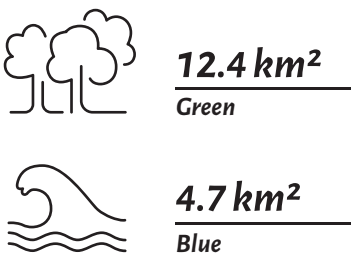
Land Area



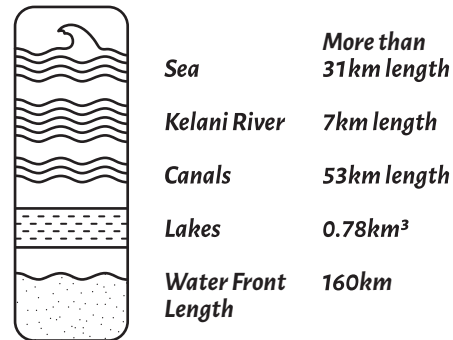
Land Use



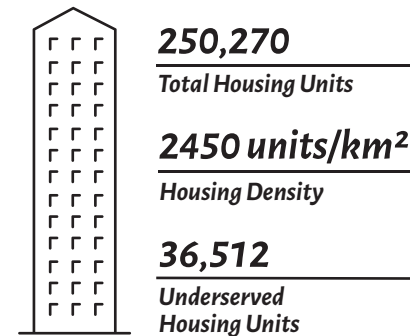
Natural Environment



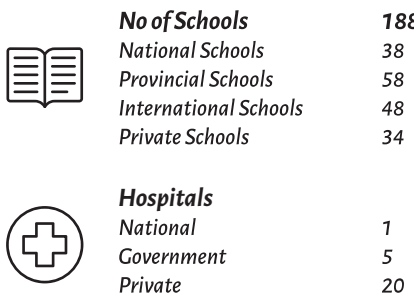
Water Network



Housing



Health / Schools



Colombo Commercial City in 2030

Aquarina ~ The City in Water

Colombo to be experienced as the Smart, Vibrant and Tropical Water Garden City of South Asia

G1

The most sought Water-front Business Environment Experience in the World

- Objective 01:**
To open up 125 km length of various water and wetland fronts of *Colombo Commercial City* and its surroundings to the public by 2030.
- Objective 02:**
To open up 3000 ha of lands in waterfronts for business activities, residences and recreation purposes by 2030.
- Objective 03:**
To have a well connected water transportation system in *Colombo Commercial City* by 2030.
- Objective 04:**
To strengthen continuous network of water bodies and wetlands within *Colombo Commercial City* throughout, in the physical developments from 2019.
- Objective 05:**
To have a well managed Flood Mitigation System in flood risk areas of *Colombo Commercial City* by 2030.

G2

The revived internationally renowned Green Garden City of South Asia

- Objective 01:**
To create a network of parks and green spaces of 520 ha linked with water and wetland networks in *Colombo Commercial City* by 2030.
- Objective 02:**
To ensure that every citizen of *Colombo Commercial City* has access to public open spaces within 500m walking distance by 2030.
- Objective 03:**
To have an average of 35% green cover and the enhanced green experience in *Colombo Commercial City* by 2030.
- Objective 04:**
To maintain 20% of the total area of *Colombo Commercial City* as special garden zones by 2030.
- Objective 05:**
To assure 'Green Developments' in *Colombo Commercial City* with energy conscious, conserving and environmental friendly designs and practices.

G3

The Smart, Smooth and Sensed Urban Space for all inhabitants

- Objective 01:**
To have a legible, manageable and sustainable urban form for *Colombo Commercial City* by 2030.
- Objective 02:**
To have an integrated multimodal, reliable, affordable and comfortable Public Transport System by 2030.
- Objective 03:**
To have 04 Major TODs at strategic locations enabling easy mobility within *Colombo Commercial City* by 2030.
- Objective 04:**
To have optimum utility of the existing & proposed infrastructure systems by 2025.
- Objective 05:**
To assure improved quality of lives of all communities, and above minimum standards in physical quality of living environments of all citizens in *Colombo Commercial City* by 2030.
- Objective 06:**
To have an urban environment with state-of-the-art utilities and smart facilities enjoyable by all residents and commuters of *Colombo Commercial City* by 2030.



Aquarina
The City in Water

07 Strategic Interventions

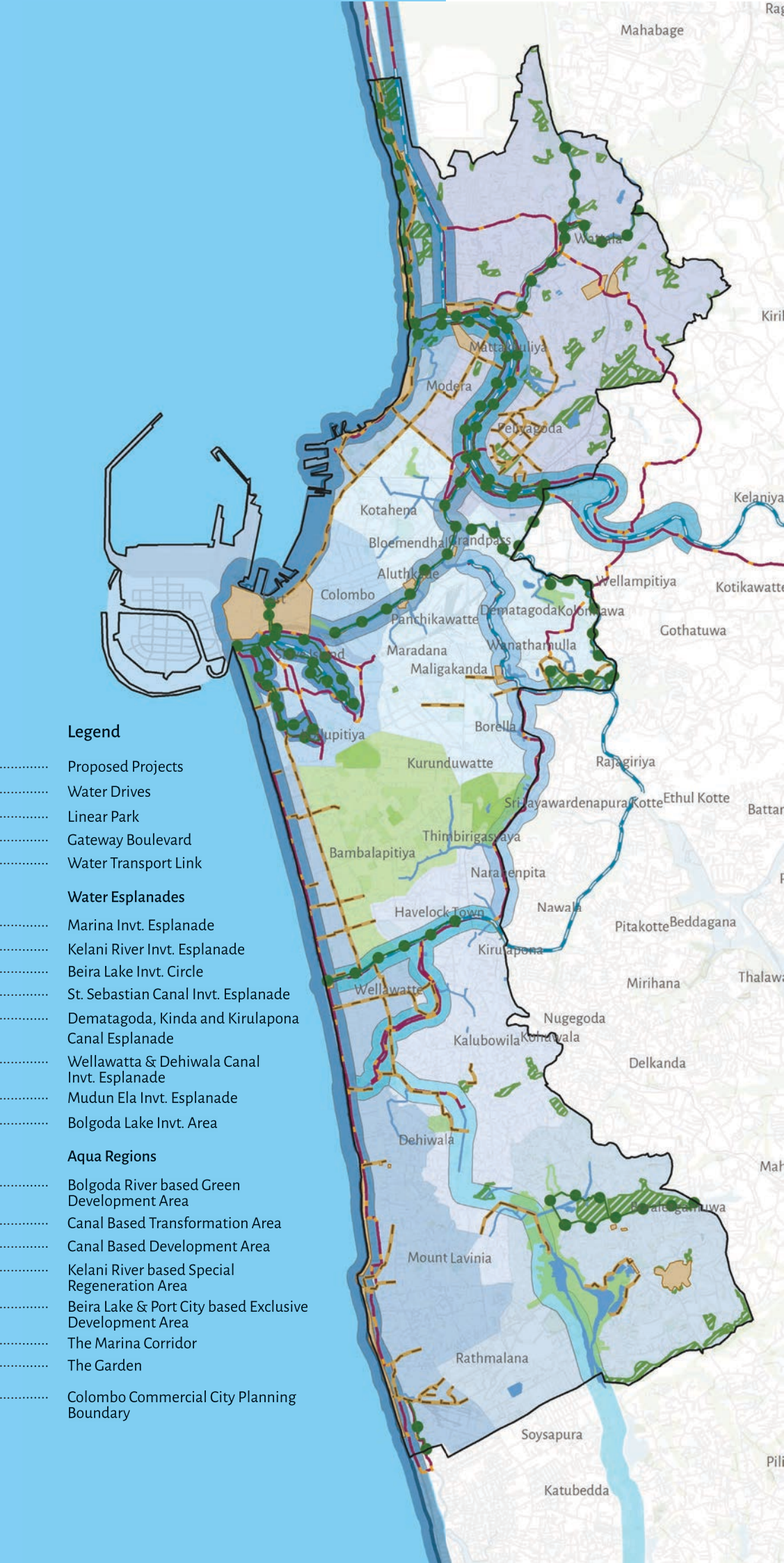
Activation Plan

-  Water Esplanades Development
-  Spatial Development
-  Transport Development
-  City Economic Development

Facilitation Plan

-  Settlement Development
-  PORS Management
-  Utilities Management





‘Transforming Waterfronts into City Front-yards’

08 Water Esplanades to activate Aquarina



Water Esplanades Development Strategy

08 Water Esplanades will be exposed and developed at 03 different levels to activate Aquarina.

Eminent Water Esplanades

- 1. Marina Investment Esplanade
 - 1. Recreational Stretch
 - 2. Cultural Investment Stretch
 - 3. Premium Investment Stretch
- 2. Kelani River Investment Esplanade
- 3. Beira Lake Investment Circle

Classic Water Esplanades

- 4. Dematagoda, Kinda Canal & Kirulapana Canal Investment Esplanade
- 5. Wellawatta & Dehiwala Canal Investment Esplanade
- 6. St. Sebastian Canal Investment Esplanade

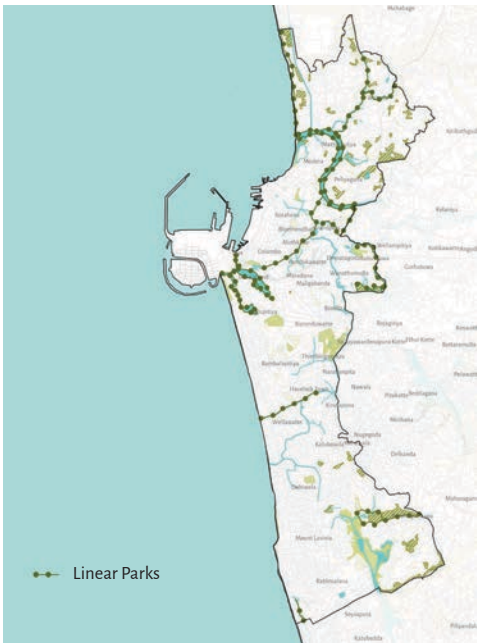
Trivial Water Esplanades

- 7. Mudun Ela Investment Esplanade
- 8. Bolgoda Lake Investment Area

Major Interventions



Water Drives to expose the Water Bodies



Development of Linear Parks along the Water Network.



Gateway Boulevards (Roads which give access to water bodies)

This leads to;

124 km length of various water fronts

92 km length of Water Drives

51 km length of water fronts linked with Public Open Spaces

3330 ha of Water fronts will be exposed

Approx. 47% of Total Developable Area

Land Values will be increased by

River 62%
Canal 61%
Sea Front 21-28%

Lake 21%
Pond 3%



‘Creating a Unique City Image composed of Rhythmic Skyline & Lifestyle’

03 Density Zones with 13 Characters

Spatial Development Strategy

Colombo Commercial City will have three density zones such as *High Density*, *Moderate Density* and *Low Density*. Determination of density zones was based on following criteria,

- Infrastructure & Social Carrying Capacities
- Population & Urbanization Trends
- Land Use & Existing FAR
- Ongoing & Proposed Projects
- Analysis of Activity Spaces in Colombo (Market Analysis of Activity Trends)

Within these broader density zones, Nodes will be emerged at four different levels; Priority Level 01, 02, 03 and 04, based on the connectivity of different modes of proposed transport networks.

Priority Level	Nodes
1st Priority	Peliyagoda Pettah
2nd Priority	Kollupitiya Bambalapitiya Wellawatta Dehiwala Mt. Lavinia Ratmalana Dematagoda Borella Wattala
3rd Priority	Narahenpita Kohuwala Hunupitiya
4th Priority	Boralesgamuwa Hekitta



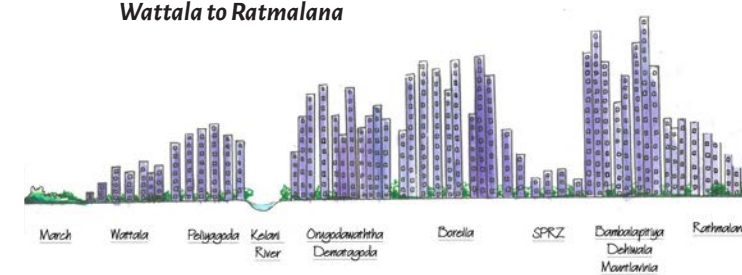
Ensuring Visual Prominence of Lotus Tower as the Colombo’s Landmark

Visual quality is an important aspect in maintaining legibility, imageability and identity of cities.

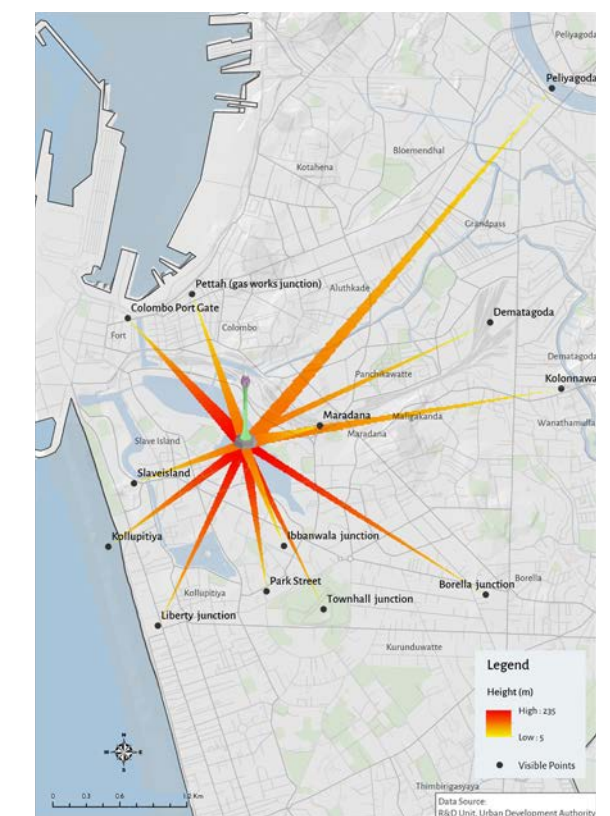
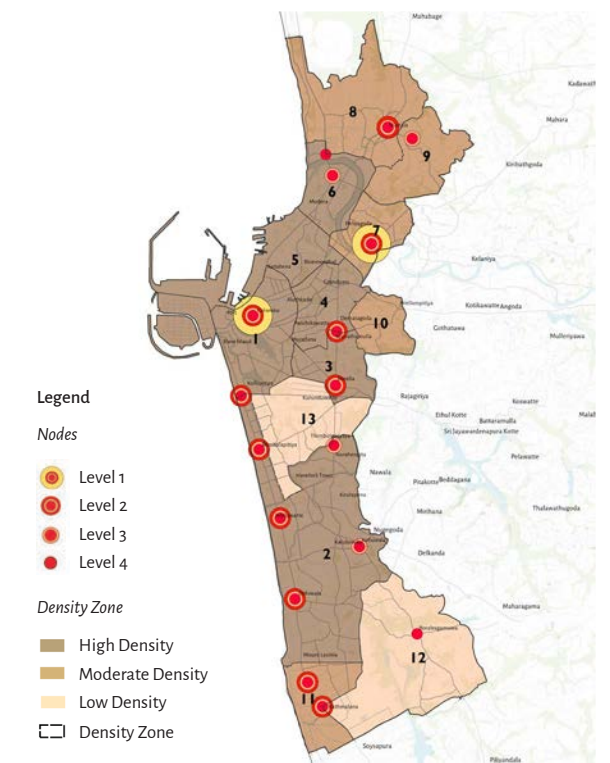
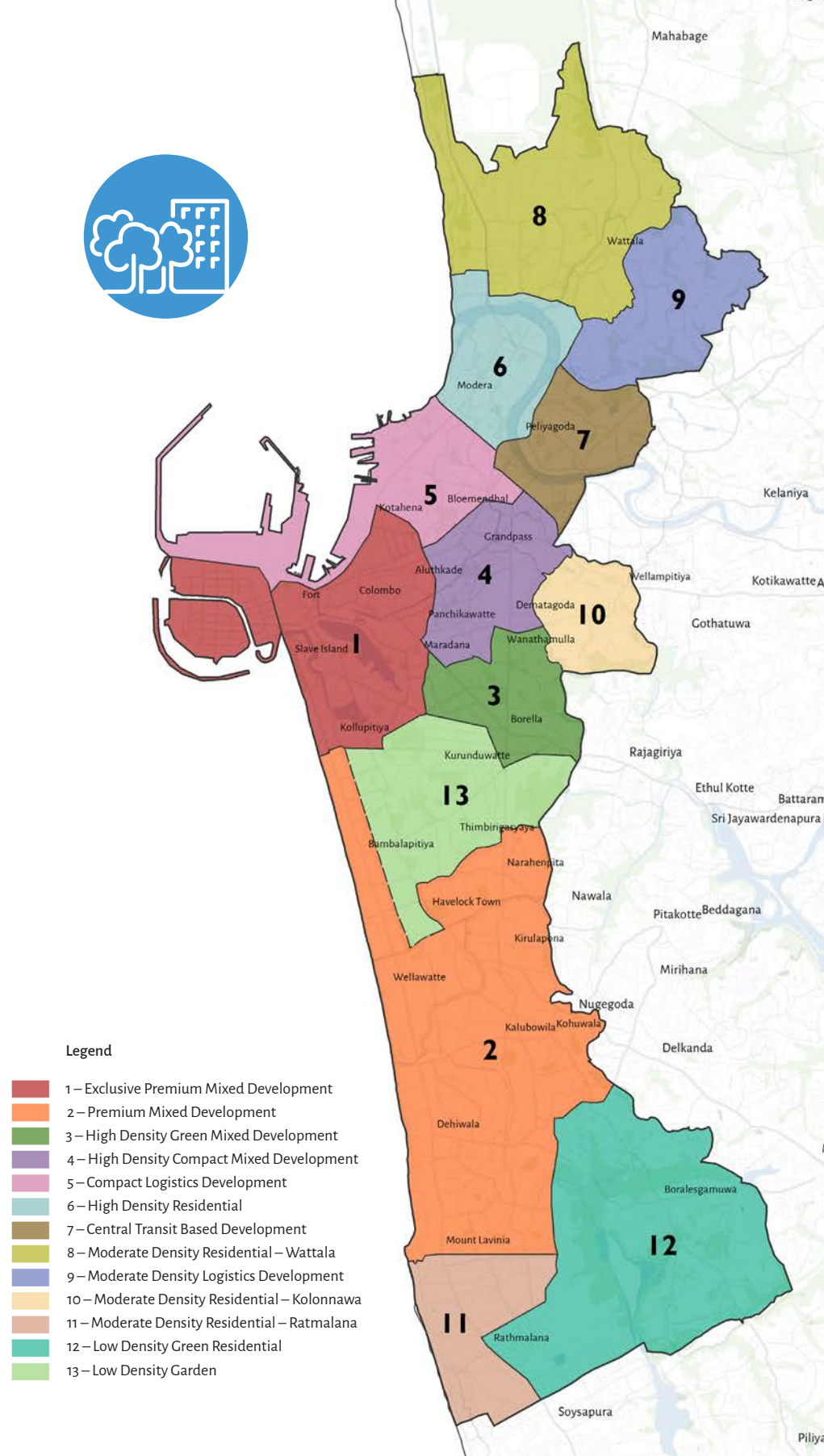
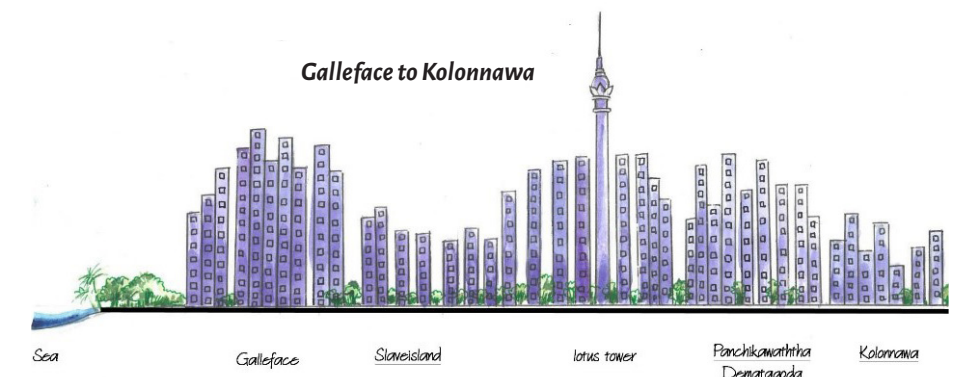
heights from the mean sea-level within the identified visual corridors have been decided using GIS based Visibility Analysis, which is an Isovist method.

In order to ensure the visual prominence of *Lotus Tower*, allowable maximum building

Wattala to Ratmalana



Galleface to Kolonnawa



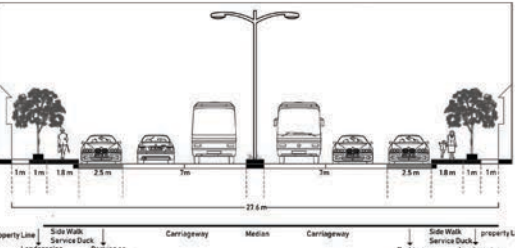
'Enabling Convenient & Fast Mobility'

04 Major TODs, New Modes of Public Transport & 03 Hierarchical levels of Roads

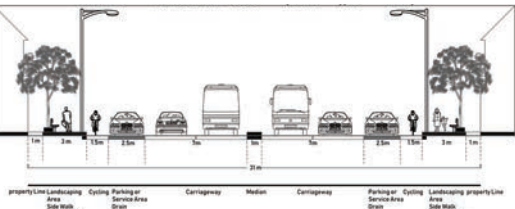
Transport Development Strategy

Level 01 Roads

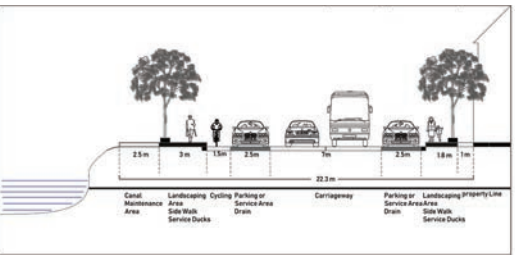
General Roads – (Road Type – 1-A)



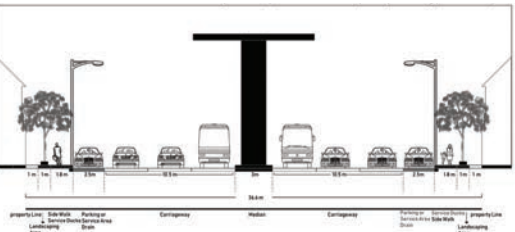
Functional Roads – (Road Type – 1-B)



Functional Water Drive – (Road Type – 1-B)

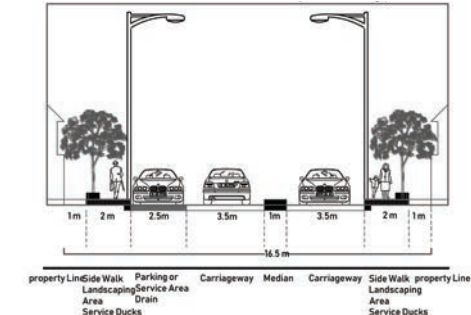


Transit Prominent Road (With a parallel LRT line) – (Road Type – 1-C)

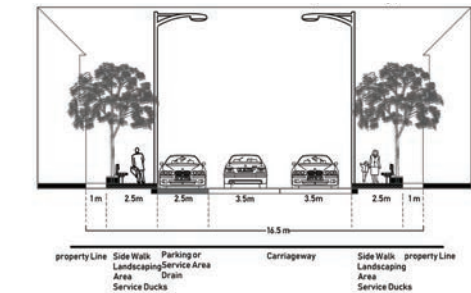


Level 02 Roads

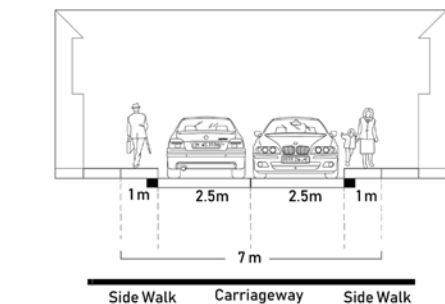
General Roads – (Road Type – 2-A)



Functional Roads – (Road Type – 2-B)



Level 03 Roads



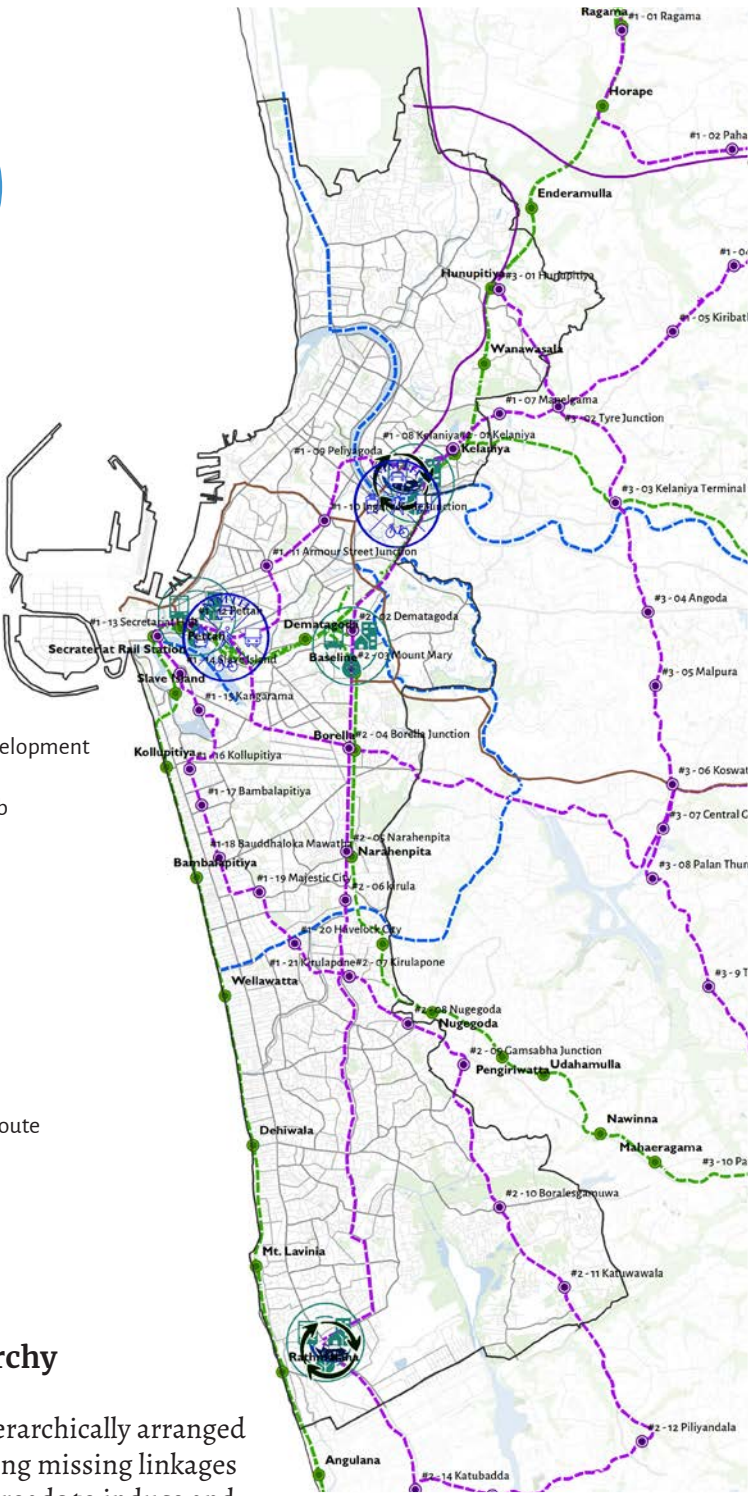
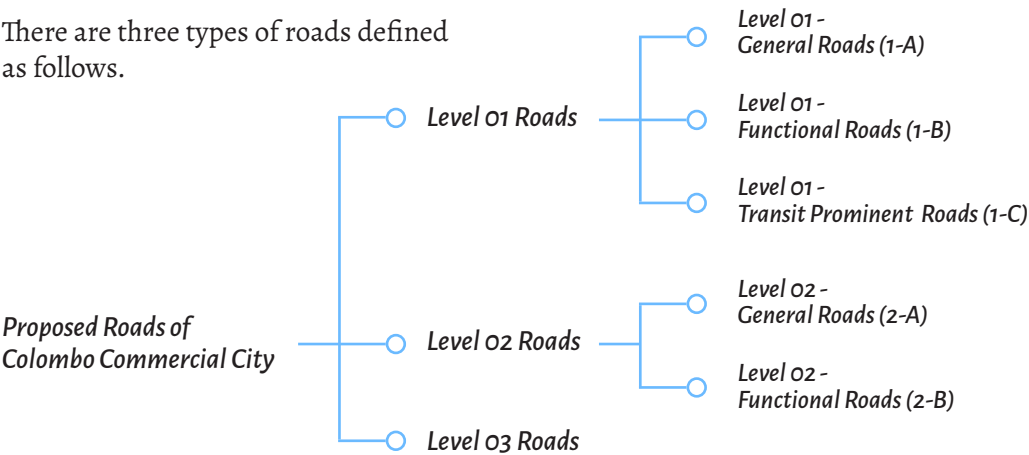
Legend

- Transport Oriented Development
- Multi Modal Transit Hub
- Park & Ride
- LRT Station
- Rail Station
- LRT Lines
- Railway Electrification
- Elevated Highway
- Expressway
- Water Transportation Route
- First Level Road
- Second Level Road
- Third Level Road

Defined Road Hierarchy

A well-connected and hierarchically arranged road network by improving missing linkages and widening identified roads to induce and facilitate future expected development.

There are three types of roads defined as follows.



Improvements in Road Network

- Baseline as the major transit linking seven corridors with the proposed extension to Ratmalana.
- Duplication Road extended up to Dehiwala as an alternative to divert traffic.
- Marine Drive extended to Dehiwala as a main functional road.
- Lake Drive connecting Wellawatta and Wattala via Narahenpita, Kolonnawa and Peliyagoda along existing canal network as an alternative to divert traffic avoiding Colombo CBD.

New Modes of Public Transport

- Light Rail Transit
Incorporating LRT projects proposed by;
- Western Region Megapolis Master Plan
- Japan International Cooperating Agency (JICA)
- Electrified Railway
- From Panadura to Veyangoda via Colombo Fort
- Electrified Kelani Valley Railway line
- Dompe line - New Electrified Railway starting from Peliyagoda.

04 Major Transit Oriented Development Nodes

- Pettah & Peliyagoda as two main Multi Modal Transport Hubs in Colombo Commercial City
- Dematagoda & Ratmalana TODs
- Park & Ride facilities at Peliyagoda & Ratmalana

'Harmonizing Garden Ambience into the City Fabric'

A chain of Green & Blue Pastures

Public Outdoor Recreational Space (PORS) Management Strategy

Leading the city towards its goal – **'The Best Garden Experiencing City in South Asia'**, two major interventions; provisioning of public open spaces and networking of green spaces are carried out .

Provisioning of Open Spaces

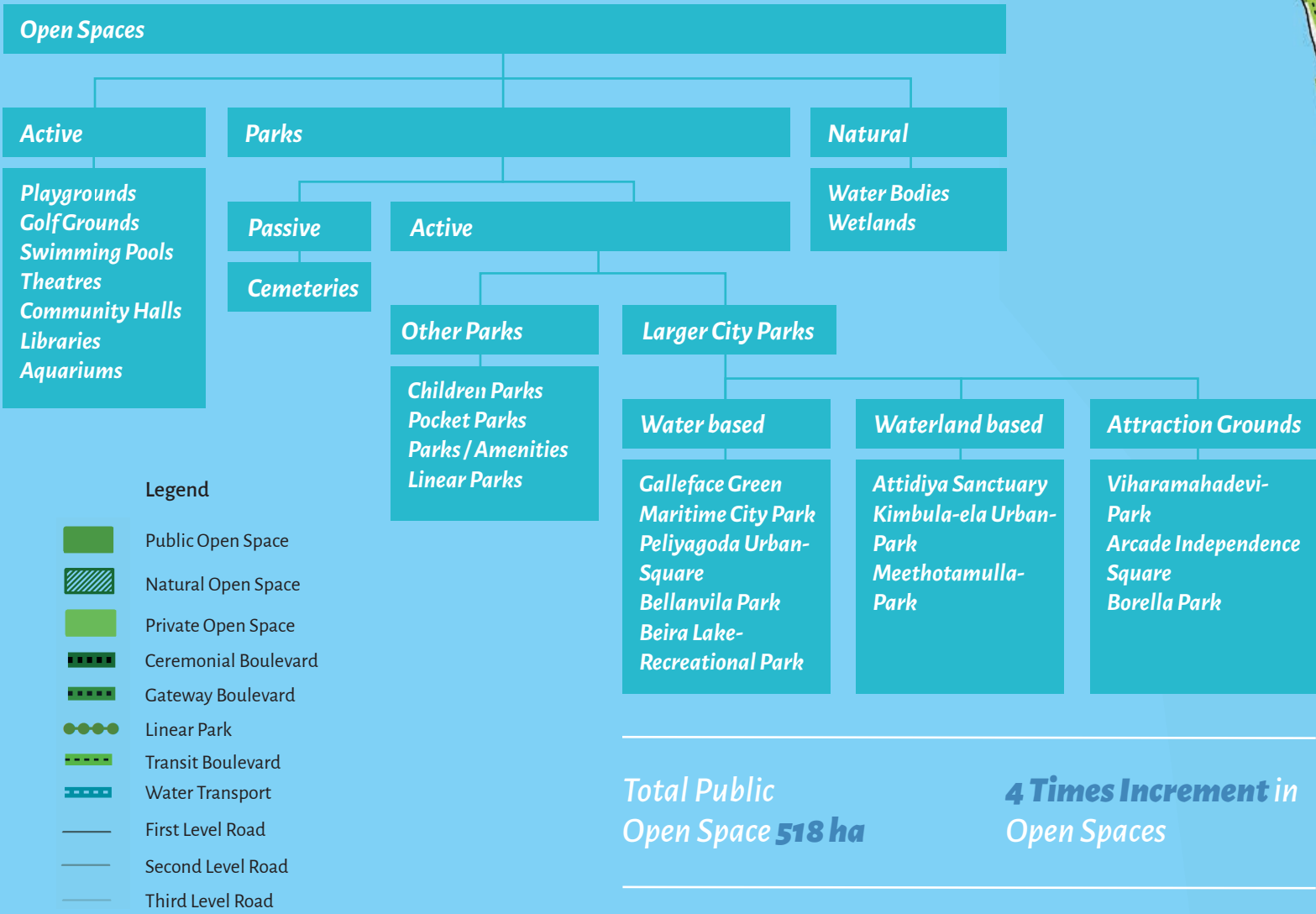
386ha of open spaces will be provided in addition to the existing open spaces of 132ha in order to ensure;

- 0.45ha of open spaces are available for 1000 people when considering total area of Colombo Commercial City
- Every child has access to a park within 500m radius
- Every citizen has access to a larger park within 1 – 2km radius

Large City Parks of Colombo Commercial City will be of various experiences such as water based, wetland based and inland parks.

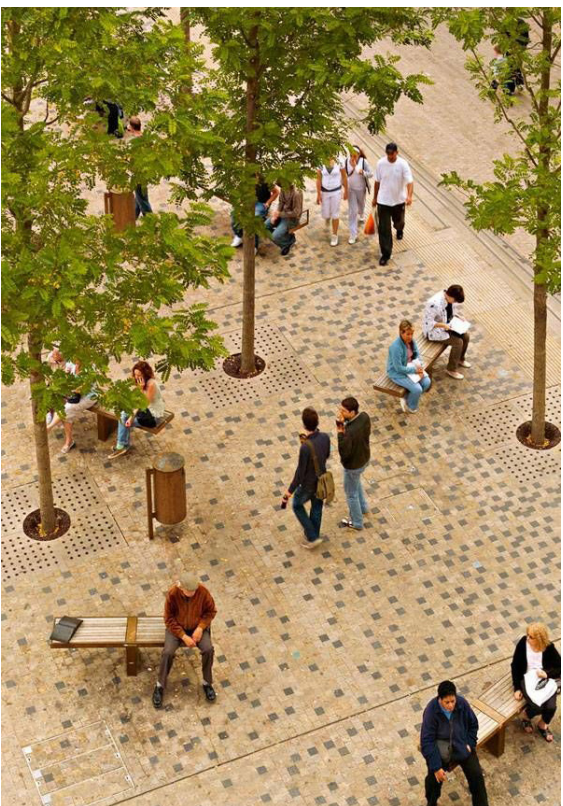
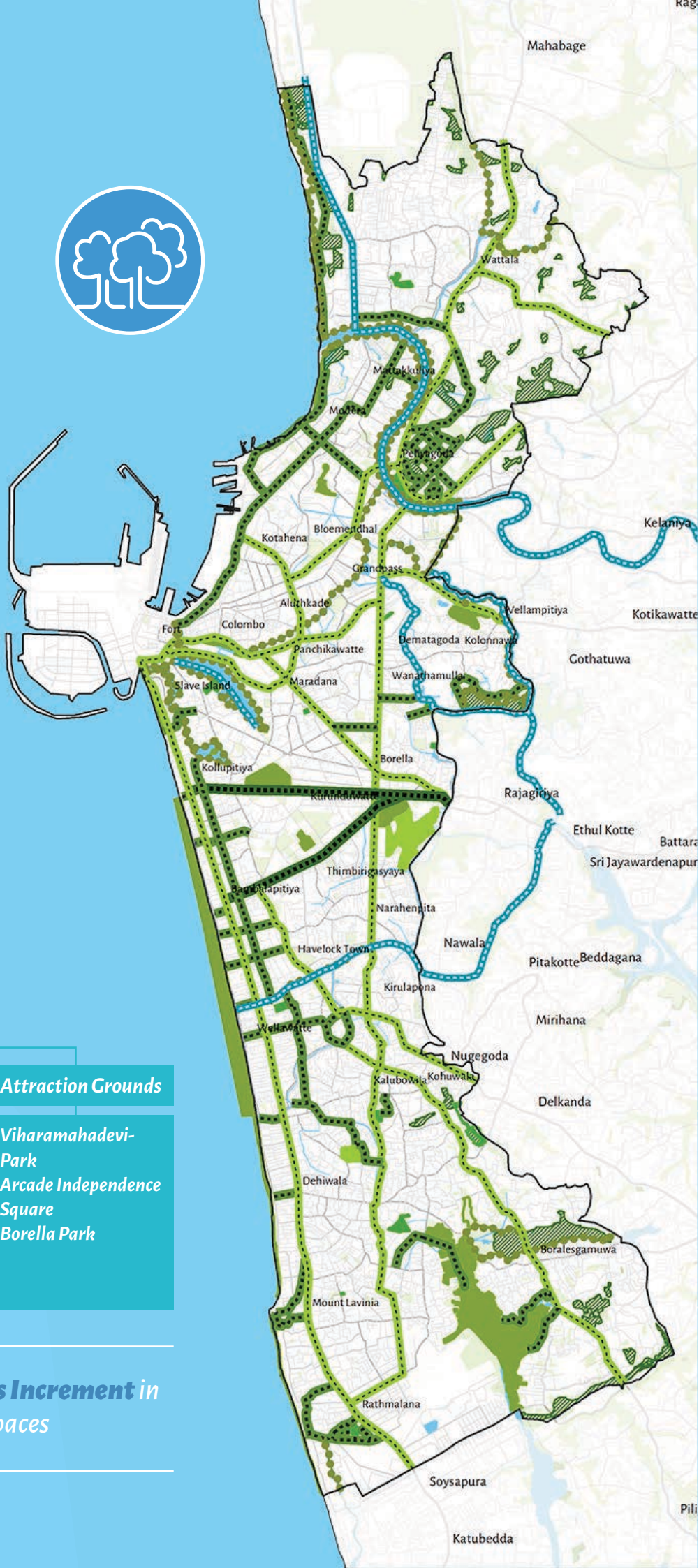
Networking of Green Spaces

Green spaces of Colombo Commercial City will be networked with three types of Boulevards; Ceremonial Boulevards, Gateway Boulevards & Transit Boulevards in order to derive a continuous chain of green pastures.

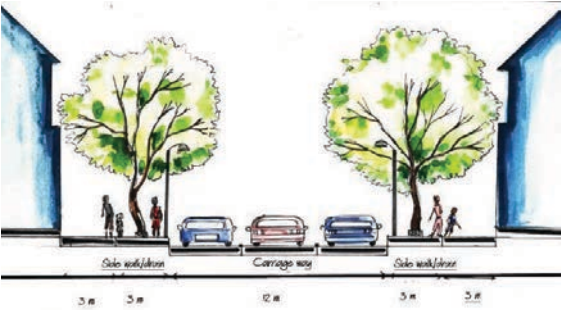


Total Public Open Space **518 ha**

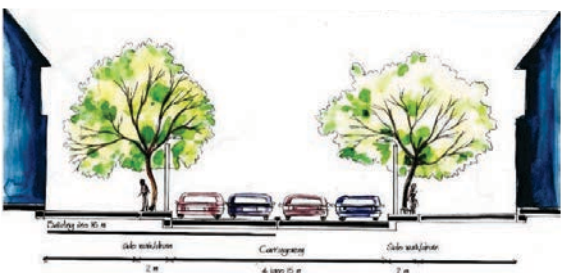
4 Times Increment in Open Spaces



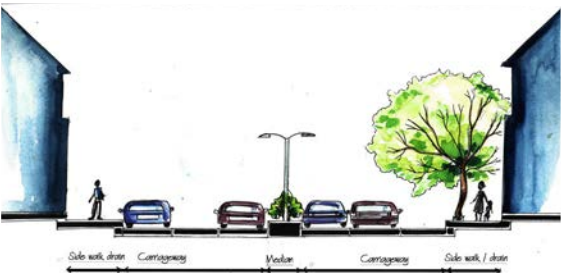
Gateway Boulevard
Marine Drive - Kollupitiya Station to Galle Road



Ceremonial Boulevard
Baudhaloka Mawatha



Transit Boulevard
Baseline Road



‘Leading to be an Investments Magnet in South Asia’
Enhanced Economic Space of High Quality for
Retail, Tourism, Logistics & Real-estate Markets

City Economic Development Strategy

The major interventions for Economic Development of Colombo Commercial City will be on following themes.

- Port related Logistics Activity Development
- Property Development
- Tourism Development

Responding to anticipated positive outcomes of Colombo Port Expansion Project by adjusting neighboring land uses to cater the demand for future logistics related activities.

Port related Logistics Activity Development

Two special zones to accommodate the demand for port related logistics activities.

Zone	Character	Area
Zone 5	Compact Logistics Development	Bloemendhal, Lunupokuna, Aluthmawatha
Zone 9	Moderate Density Logistics Development	Hunupitiya, Wanawasala



Releasing approx. **372 ha** of lands for development within City of Colombo



Property Development

Promoting Vertical Residential Developments while releasing 233ha of lands in prime locations for Mixed developments.

Land area releasing for commercial uses 157 ha

Land area releasing for commercial uses 76 ha near water bodies

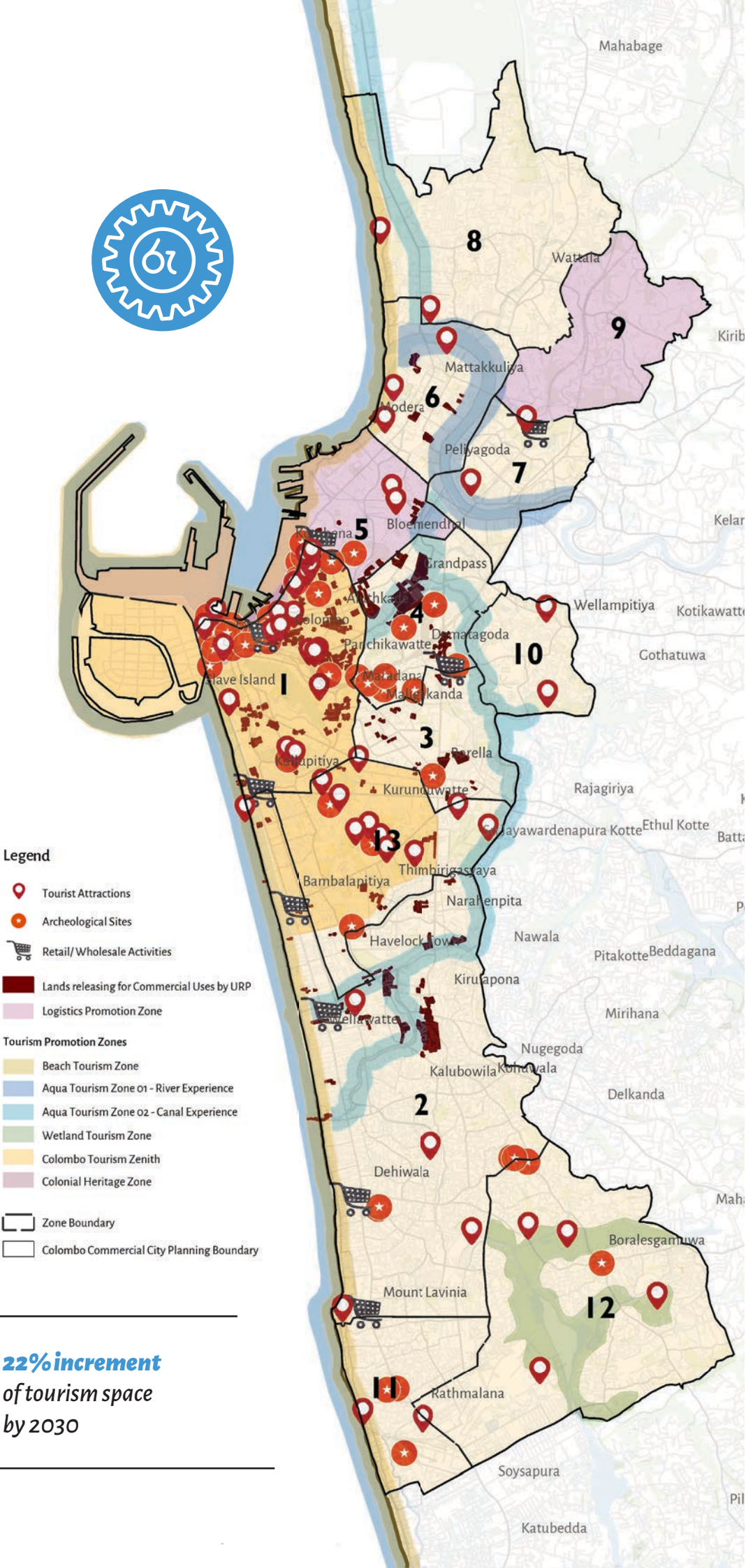
Releasing approx. 64ha of lands in City of Colombo by shifting 214 government / semi-government institutions to *Kotte Administrative Capital*.

Releasing approx. 75ha of UDA owned lands for development to accommodate the real-estate demand created by retail, tourism, office space and residential markets.

Conservation and rehabilitation of archeologically important buildings to cater the increasing market space demands.

13% increment in employment generation by 2030

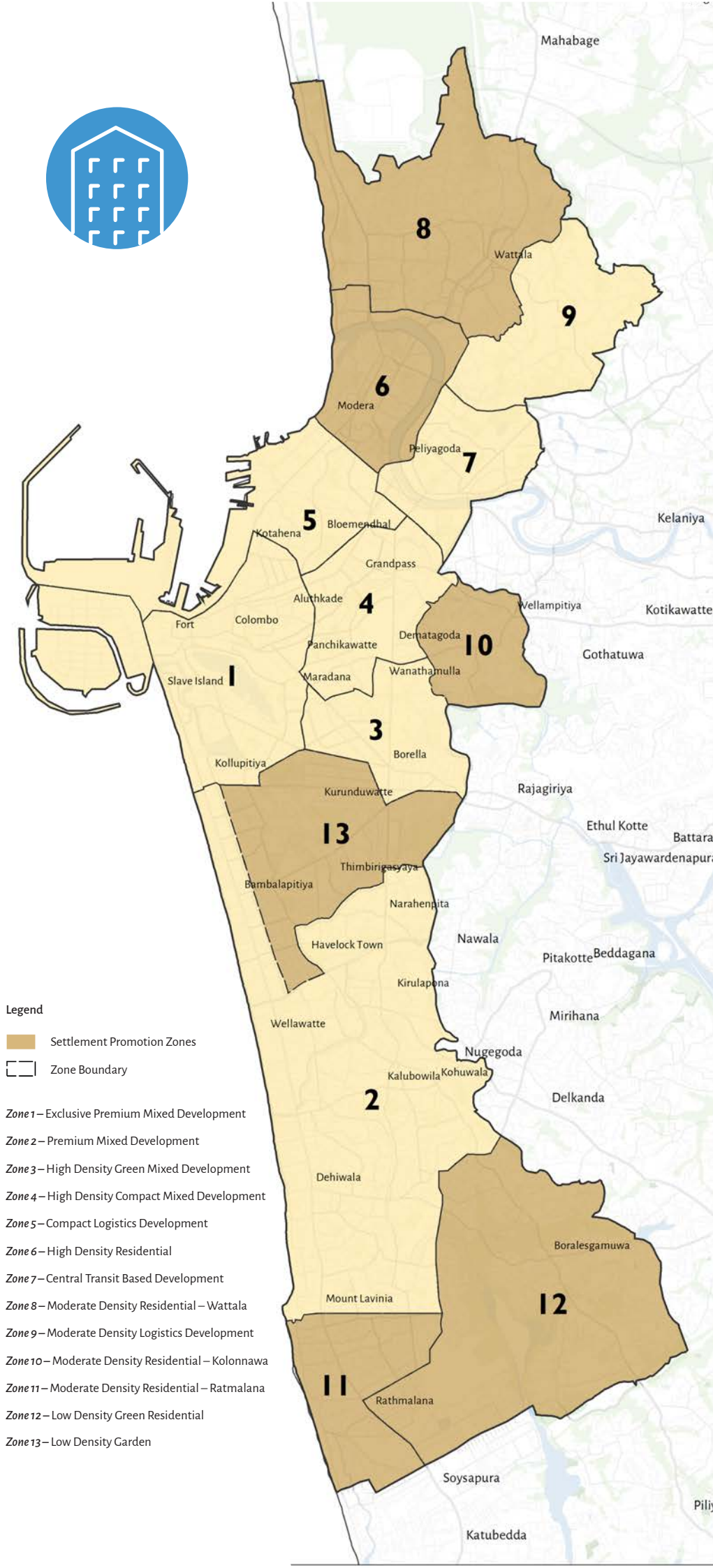
22% increment of tourism space by 2030



Tourist Attraction Projects

- Port City
- Maritime City
- Hamilton Canal Development
- Agriculture Tourism Model Village at Katuwawala & Wetland Park at Attidiya
- Kelani River Development
- Beira Lake Development
- St. Sebastian Canal Development
- Development of Yacht Marina in Dikowita





Settlements Development of Colombo Commercial City will be carried out under three broader themes.

- Overall Settlement Facilitation
- Affordable housing for middle- and low-income communities in Residential Promotion Areas
- Management of Underserved Settlements

Overall Settlement Facilitation

Improved Accessibility

Health & Education Facilities

More Public Open Spaces

Efficient Water & Electricity Supply Systems

Effective Waste Water & Solid Waste Management Systems

Two approaches to manage Underserved Settlements



Relocation

Shanty (Located in reservations)
Slums (Unauthorized/ located adjacent to water bodies)



Redesign

Slums (Having Land Right)
Cultural & Livelihood based Settlements
Low Income Flats (Poor Condition)

‘Promoting Colombo to be an Inclusive Home adored by all City Dwellers’

A variety of Housing Choices ranging from Highrises to Garden Houses in High Quality Living Environments

Settlement Development Strategy

Zone	Character	Population - 2030	Residential Space – 2030 / (m2)	No. of Houses
Zone 1	Exclusive Premium Mixed Development	133,000	6,653,200	33,200
Zone 2	Premium Mixed Development	308,400	15,421,600	77,100
Zone 3	High Density Green Mixed Development	91,700	4,583,600	22,900
Zone 4	High Density Compact Mixed Development	139,000	6,951,400	34,700
Zone 5	Compact Logistics Development	77,100	3,855,900	19,300
Zone 6	High Density Residential	93,600	4,682,900	23,400
Zone 7	Central Transit Based Development	44,900	2,245,400	11,200
Zone 8	Moderate Density Residential - Wattala	92,700	4,636,900	23,200
Zone 9	Moderate Density Logistics Development	63,700	3,186,700	15,900
Zone 10	Moderate Density Residential - Kolonnawa	42,000	2,103,000	10,500
Zone 11	Moderate Density Residential - Ratmalana	62,400	3,120,300	15,600
Zone 12	Low Density Green Residential	91,800	4,590,600	22,900
Zone 13	Low Density Garden	48,100	2,406,200	12,000

Six Residential Promotion Areas

- High Density Residential Zone (Mattakkuliya, Modara & Kotahena)
- Moderate Density Residential (Wattala)
- Moderate Density Residential (Kolonnawa)
- Moderate Density Residential (Ratmalana)
- Low Density Green Residential (Boralessgamuwa)
- Low Density Garden (Kurunduwatta)

More low- and middle-income housing will be provided within these areas to ensure affordable housing to attract more residential population to Colombo Commercial City.



Making Convenient Nodes, Streets and Public Places



Information Centers at Multi Modal Transit Hubs

Seating Areas at Public Open Spaces, Transit Hubs, Stations, Bus Stops and selected sections of boulevards



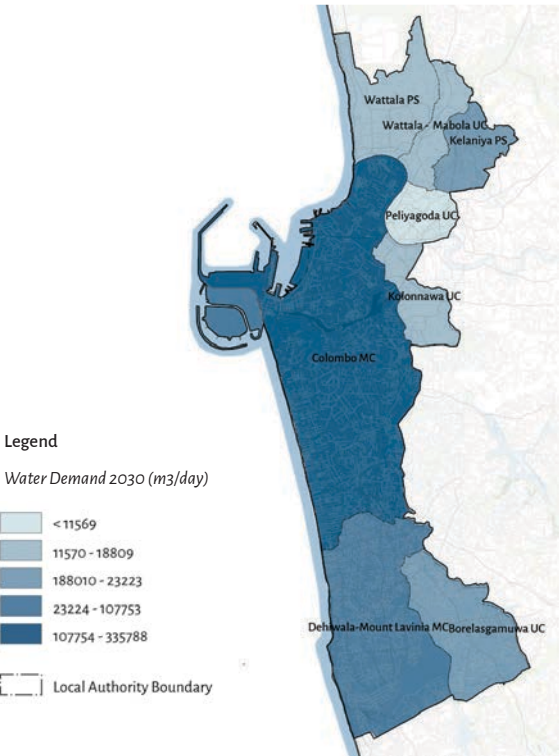
Direction Maps at all 17 Nodes, Bus Stops, Transit Hubs, Major Car Parks and Public Open Spaces

Public Rest Rooms at all 17 Nodes, Transit Hubs, Major Car Parks and Public Open Spaces



‘Enriching the City with upgraded Utility Services’ Efficient Networks of Utility Services running through Every Corner of the City

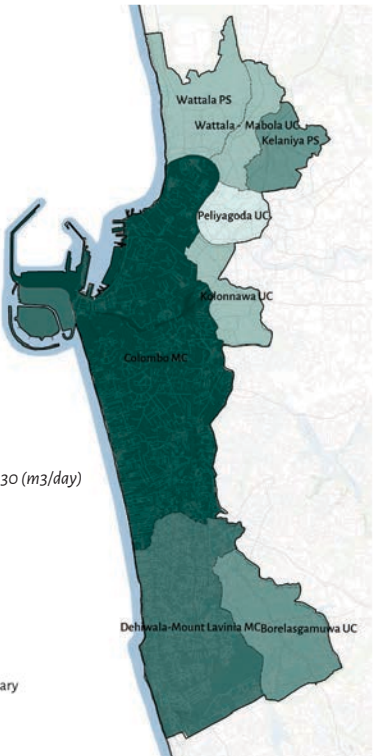
Utilities Management Strategy



Pipe Borne Water Supply

Ensuring the availability of pipe borne water to meet the demand created by growing population and economic activities of Colombo Commercial City by incorporating ongoing water supply rehabilitation projects in Colombo Commercial City & Colombo City and WTP improvement projects in *Labugama*, *Kalatuwawa* and *Kelani River Banks*.

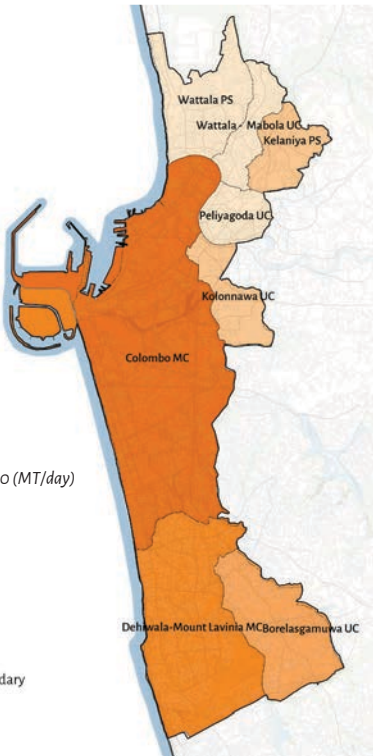
Undisturbed supply of pipe borne water to all localities within Colombo Commercial City will be ensured by improving local area supply networks.



Waste Water Management

The increase in waste water generation can become a huge issue if proper mitigatory measures have not been followed. The estimated waste water generation proportionately to the increased population in 2030 is 442,000 m3/day. However, the total capacity of existing and proposed waste water treatment plants is 217,000 m3 / day.

Hence, it is required to find innovative solutions to manage the balance of 225,000 m3 / day of waste water.



Solid Waste Management

Effective solid waste management is also a mandatory requirement to ensure smooth functioning of a city. The total solid waste generation in 2030 is calculated to be 1500 Mt /day. It can be ensured that this increased amount of solid waste can be managed with proposed;

- Waste to Energy Projects at *Kerawalapitiya* and *Karadiyana* with Capacities of 500 Mt / day
- Transfer of Solid Waste to *Aruwakkaru* Sanitary Landfill Site at *Puttlam*.



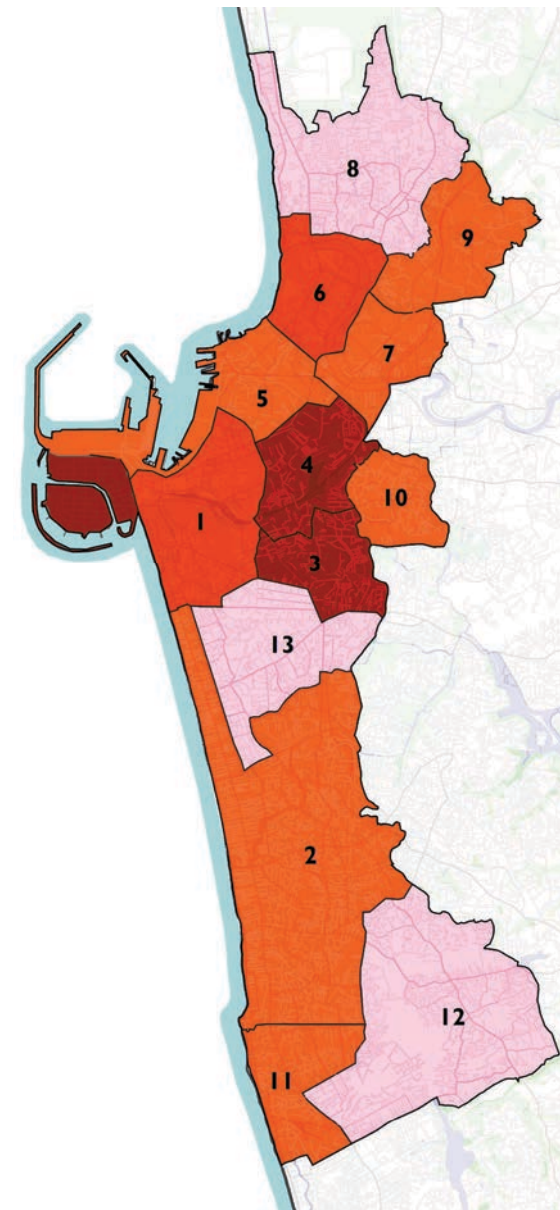
Estimated Water Demand in 2030
552,000 m3/day



Estimated Waste Water Generation in 2030
442,000 m3

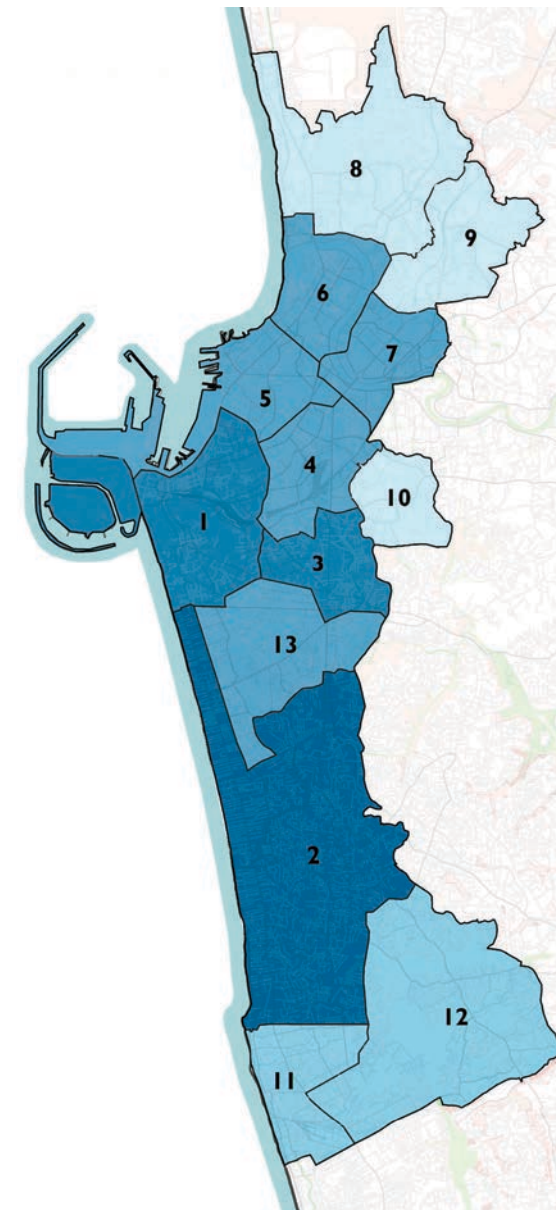
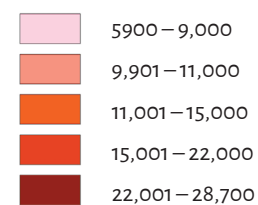


Estimated Solid Waste Generation in 2030
1500 Mt/day



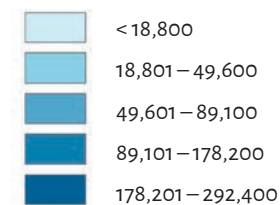
Colombo 2030 – Population Density

Persons per Sq.km



Colombo 2030 – No. of Commuters

No. of Commuter



Colombo Community – 2030

Colombo Citizens

Colombo Commercial City will be a place where around 1.3 Mn of people belonging to different cultural and ethnicity groups live in harmony in 2030. It will be a vibrant social interaction space where people of different social classes interact together each reflecting their own cultural and socio-political lifestyles.

Colombo Commuters

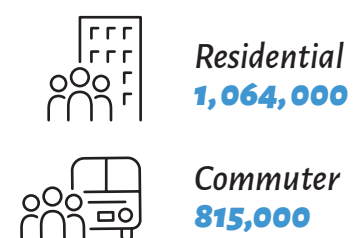
Colombo Commercial City will have around 1.1Mn of Commuters daily travelling for;

- **Work** – as Colombo is an employment destination, functioning as a vibrant business hub
- **Education** – as Colombo has many highly sought-after private and state schools and higher education institutes
- **Health Services** – as Colombo facilitates a large agglomeration of private and state health institutions providing services with international standards
- **Shopping** – as Colombo is a world class shopping destination and the national capital of wholesale markets
- **Pleasure** – as Colombo hosts number of recreational and entertainment activities acting as a popular tourism destination

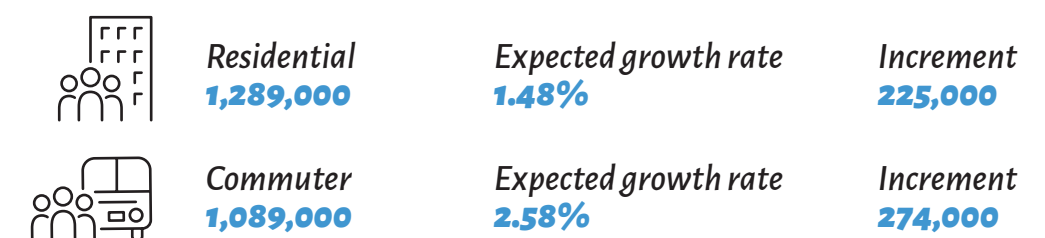


It is expected that Colombo Commercial City will have around 2 Mn day time population circulating within the city in 2030.

Population 2017



Population 2030



How the Plan will get in to the Real Grounds...

The anticipated vision for Colombo Commercial City ‘Aquarina – The City in Water’ is proposed to be achieved with 03 broader goals, 16 Objectives and 07 broader strategies. Planning & Building Regulations, Planning Guidelines and Strategic Projects derived under each broader strategy are the ultimate tools designed to implement the plan in real grounds. Strategic Projects,

which can be identified as the major interventions to activate Aquarina have been prioritized to ensure successful and convenient implementation of the plan in different phases. Prioritization of projects was carried out based on four major criteria such as projects with most benefits and least costs, inter-dependency of projects, projects having higher contribution to achieve the

vision and projects with minimum risk due to uncertainty, disputation among stakeholders and complexity. The appropriate financing mechanism is also proposed in order to guide the relevant stakeholder in implementation of identified projects and to ensure smooth realization of the future vision of Colombo Commercial City



Implementation Mechanism			Investment Portfolio
Planning & Building Regulation	Planning Guidelines	Strategic Projects	
General Planning & Building Regulation	Spatial Development Strategies <ul style="list-style-type: none">• Broader Density Zones• Population Density Distribution• Proposed Nodal Hierarchy	Activation – Facilitation Plan Priority Project Matrix	<ul style="list-style-type: none">• UDA Sole Investment Projects• State Agency Collaboration• Private Investment Projects• PPP Projects
Special Planning & Building Regulation <ul style="list-style-type: none">• Density Zones• Water Esplanades• Nodes• Guide Planning Areas	Transport Development Strategies <ul style="list-style-type: none">• Proposed Road Hierarchy• Road Design Guidelines	Thematic Project Priority List	
	Settlement Management Strategies <ul style="list-style-type: none">• Guidelines for Settlement Promotion Area• Underserved Settlement Management Guidelines	<ul style="list-style-type: none">• Water Esplanade Development Strategy (Based on Esplanade Hierarchy)• Transport Development Strategy (Based on Road Hierarchy)• Spatial Development Strategy (Based on Nodal Hierarchy)• City Economic Development Strategy• Settlement Development Strategy• Utilities Management Strategie• PORS Management Strategy	
	Utilities Management Strategy <ul style="list-style-type: none">• Future Demand Forecast for Water/Waste Water & Solid Waste Management		
	PORS Management Strategies <ul style="list-style-type: none">• Future PORS Demand Forecast• Proposed PORS Network		
	City Economy Development Strategy <ul style="list-style-type: none">• Future Economic Space Distribution Pattern		

List of Projects of CCCDP – 2019–2030

1 st Priority Projects identified by Colombo Commercial City Development Plan – 2019-2030			
Project Code	Project Name	Responsible Agencies	Financing Mechanism
Water Esplanades Development Strategy			
W-1	Cleaning & connecting of missing links of the existing water network	SLLRDC	Treasury Grants
W-3	Maintaining adequate surface water level of all inland water bodies of Colombo Commercial City	Irrigation Department/SLLR&DC	PPP
WT-1	Construction of Water Drives (along Kelani River, Beira Lake, Dematagoda, Dehiwala, Bolgoda, Hamilton & St. Sebastian Canals, Mudun Ela, Sea Street, Marine Drive and Extended Lake Drive)	RDA/ PRDA/ Local Authorities	Treasury Grants
WO-1	Construction of Linear Parks along Left & Right Banks of Kelani River, perimeter of Beira Lake, along St. Sebastian, Kittampahuwa & Kirulapana Canal and parallel to sea-front	UDA/ SLLRDC/ Local Authorities	Treasury Grants/ PPP
W-4	Conducting Catalyst Projects to induce developments in the proposed Water Esplanades		
W-4-1-1-2	Promoting water recreational and pleasure activities at Kelani River Mouth, Sea-front and Hamilton Canal Entrance Area	SLTDA/ Irrigation Dept/ SLLRDC	PPP
W-4-1-2-1	Enhancing the view of Colombo Port and Seafront along the edge of Colombo Port at Sea Street	Port Authority/ UDA	Treasury Grants/ Ministry Project
W-4-1-2-2	Implementing a special Guide Plan for the Pettah Bazaar Area.	UDA/CMC/RDA	Treasury Grants/ Ministry Project
W-4-1-3-1-b	Construction of a physical barrier at the either side of southern railway line.	CMC/Railway Department/CCD	Treasury Grants/ Ministry Project
W-4-1-3-3	Promoting the beach strip from Dehiwala Railway Station to Mount-lavinia including the section of underserved settlements	CCD/SLTDA/UDA/ Fisheries and Aquatic Department/DMMC	Treasury Grants/ Ministry Project
W-4-1-3-5	Upgrading the lives and settlements of Fishery Based Communities living in underserved settlements at the beach strip from Mount-lavinia to Ratmalana (Application of the design approach 'Slum Architecture and interlinking with tourism activities)	CCD/SLTDA/UDA/ Fisheries and Aquatic Department/DMMC	Treasury Grants/ Ministry Project
W-4-2-1	Colombo North Gate Development Project proposed by Urban Development Authority.	UDA	PPP
W-4-4-1	Development of two Nodal Parks at St. Sebastian Canal Investment Esplanade	UDA/CMC/SLLR&DC	PPP/Private/Treasury Grants
W-4-4-1-a	Development of Nodal Park in between Sanchiarachchi Garden Road and St. Sebastian Canal	UDA/ CMC/SLLR&DC	PPP/Private/Treasury Grants
W-4-4-1-b	Development of Nodal Park next to Kettaramaya Maha Viharaya Temple	UDA/ CMC/SLLR&DC	PPP/Private/Treasury Grants
W-4-5-1	Development of an Urban Park at the existing Meethotamulla Waste Dumping Site	UDA/CMC/CEA	PPP/Treasury Grants
W-4-6-1	Development of an Open Public Space adjacent to Open University of Sri Lanka at Nawala managed by the University.	Open University/ SLLR&DC	PPP
W-4-8-1	Promoting a Wetland Recreational Area at the Attidia Bird Sanctuary area and Nedimala Canal Area	UDA/Forest & Fild life conservation Department/CEA/ Boralessgamuwa PS	Treasury Funding/ Ministry Project
Transport Development Strategy			
T-1	Road Construction & Improvement Projects		
T-1-1-1/ 2	Level 01 Roads – New Road Constructions & Road Widening Projects	RDA/ PRDA/ Local Authorities	Treasury Funding
T-1-2-1/ 2	Level 02 Roads – New Road Links & Road Widening projects – (Category A – Roads with existing carriage width less than 7m)	RDA/ PRDA/ Local Authorities	Treasury Funding
T-2	Rail Improvements		
T-2-1-1	Construction of a Railway Station with mega service capacity at Peliyagoda interlinked with proposed regional bus terminal.	Sri Lanka Railway Department (SLRD)	Treasury Funding
T-2-1-2	Shift of Dematagoda Railway Station towards west to serve both Main line and Kelani Valley line.	Sri Lanka Railway Department (SLRD)	Treasury Funding
T-2-1-3	Rerouting of Kelani Valley line as to go parallel to Baseline via Borella Junction	Sri Lanka Railway Department (SLRD)	Treasury Funding
T-2-1-4	Construction of a new Railway Station at Borella Junction	Sri Lanka Railway Department (SLRD)	Treasury Funding
T-2-1-5	Capacity improvement of Ratmalana Railway Station as a part of proposed Ratmalana TOD development	Sri Lanka Railway Department (SLRD)	Treasury Funding/ PPP
T-4-1-1	Pettah Nodal Development		
T-4-1-1-2	Incorporating Charmer's Granary Mixed Development Project Proposed by Urban Development Authority	UDA/ CMC	PPP
T-4-1-1-3	Waterfront Mixed Development Project at Galle Face Front	UDA/ CMC	PPP
T-4-1-1-4	Mixed Development Project at Gunesinghapura, Pettah	UDA/ CMC	PPP
T-4-1-1-5	Open Space Development at Bestian Mawatha (At the existing Manning Market Premise & Private Bus Stand)	UDA/ CMC/ SLTB	PPP
T-4-1-1-6	Conducting a Cultural & Recreational Zone Development at Maradana linking Trace Expert City land, Maradana Railway Station, Elphinstone Theatre, Tower Hall, Kularatne Mawatha and T.B. Jaya Mawatha	UDA/CMC	PPP
T-4-1-1-7	Construction of Rooftop Public Deck on top of the Trace Expert City Building Complex (Sight Seen deck, Open restaurants)	UDA/CMC	PPP
T-4-1-1-8	Implementing a Special Guide Plan for Panchikawatta Triangle Area	UDA/CMC	Treasury Grants
T-4-1-2	Peliyagoda Nodal Development		
T-4-1-2-1	Peliyagoda Multi Modal Transport Hub Development	UDA/Ministry of Megapolis & Western Region Development/ Peliyagoda UC/ UDA/ SLRD	PPP
T-4-1-2-1-a	Development of Peliyagoda Regional Bus Terminal	UDA/SLTB/ Irrigation Department	Treasury Funding
T-4-1-2-2	Development of an Urban Square along the Right Bank of Kelani River (Peliyagoda Stretch)	UDA/Peliyagoda UC	Treasury Funding
T-4-1-2-2-a	Construction of a Public Square/ Art Installation/ Picnic Area	UDA/Peliyagoda UC	PPP

1 st Priority Projects identified by Colombo Commercial City Development Plan – 2019-2030			
Project Code	Project Name	Responsible Agencies	Financing Mechanism
T-4-1-2-2-b	Development of an Open Market Space	UDA/Peliyagoda UC	PPP
T-4-1-2-3	Construction of three pedestrian bridges across the Kelani river connecting urban square and Kelani River left bank developments	PRDA	PPP
T-4-2-1	Proposed Transit Oriented Development at Dematagoda		
T-4-2-1-1	Construction of LRT station close to the Railway station	Sri Lanka Railway Department	PPP
T-4-2-1-2	Promote mixed development at existing Dematagoda Railway station area	Sri Lanka Railway Department	PPP
T-4-2-2	Proposed Transit Oriented Development at Ratmalana		
T-4-2-2-1	Promoting mixed developments with public open space at railway lands (existing CGR Quarters land) , Ratmalana	Sri Lanka Railway Department (SLRD)/UDA/DMMC	PPP
T-4-2-2-2	Promoting a Park, Public Square, Playground and an Exhibition Space at the proposed Public Open Space at CGR Land	Sri Lanka Railway Department (SLRD)/UDA/DMMC	PPP
T-4-2-2-3	Construction of an artificial water fountain at the proposed Public Open Space at CGR Land	Sri Lanka Railway Department (SLRD)/UDA/ SLLR&DC/ DMMC	PPP
T-4-2-2-4	Promoting middle income housing in the proposed mixed development area at CGR Land	Sri Lanka Railway Department (SLRD)/UDA/DMMC	UDA (Development Expenditure expect client Projects)
T-4-2-2-5	Promoting a beach park at Ratmalana Beach close to the Railway Station	CCD/UDA	PPP
T-4-2-2-6	Constructing a Linear Park/ Bicycle path connecting Railway, LRT station, Mixed Development & Beach Park	UDA/PRDA/DMCC	Treasury Grants
T-4-2-2-7	Conducting Ratmalana - Belekade Pola Development Project	UDA	Treasury Grants
T-4-2-3	Proposed Nodal Development at Wellawatta		
T-4-2-3-1	Promoting a Water Transportation Hub by constructing of a boat/cruise anchoring area to facilitate water transportation initiation link from Wellwatta to Battaramulla	Ministry of Megapolis & Western Development/ SLLR&DC/ DMMC	Treasury Grants/ Ministry Project
T-4-2-3-4	Redevelopment of Wellawatta Railway Station	Sri Lanka Railway Department (SLRD)/Private Partners	Treasury Grants/ Ministry Project
T-4-2-4	Proposed Nodal Development at Dehiwala		
T-4-2-4-1	Redevelopment of Dehiwala Railway Station	Sri Lanka Railway Department	
T-4-2-4-2	Mixed Development Project at UDA Market Land	UDA/ DMMC	
T-4-2-4-4	Constructing a Cycling path connecting Dehiwala Zoological Garden and proposed Dehiwala Canal Linear path	UDA/DMMC	Treasury Funding
T-4-2-5	Proposed Nodal Development at Kollupitiya		
T-4-3-1	Proposed Nodal Development at Hunupitiya		
T-4-3-1-1	Redevelopment of Hunupitiya Railway Station	Sri Lanka Railway Department	PPP
T-4-3-1-2	Development of LRT Station	Ministry of Megapolis & Western Region Development	PPP
T-4-3-2	Proposed Nodal Development at Boralessgamuwa		
T-4-3-2-2	Development of a Wetland Park at Attidiya Sanctuary	UDA/CEA/Forest Department	PPP
T-4-3-2-3	Promoting Mixed Developments at UDA owned land located adjacent to Colombo – Horana Road opposite to Pirivena Road	UDA	PPP
T-4-3-2-4	Promoting Commercial and Mixed Developments at the existing Boralessgamuwa Police Station Land	UDA	PPP
City Economic Development Strategy			
E-1	Port & Logistics Development		
E-1-5	Promoting Port related Recreational and Pleasure Activities	Port Development Authority/ UDA/ CMC	PPP
E-2	Property Development in Colombo Commercial City		
E-2-1-2-1	Low-income housing development projects conducted under Urban Regeneration Project of UDA	UDA	Treasury Funds/ PPP
E-2-1-2-2	Middle-income housing development projects conducted under Urban Regeneration Project of UDA	UDA	Treasury Funds/ PPP
E-2-1-3-3	Mixed Development Project at Borella Postal Office Premises	UDA/CMC	PPP
E-2-1-3-4	Elumaduwa and Masmaduwa (Baseline Station) Development Project	UDA/CMC	PPP
E-2-1-3-5	Existing Kyman Gate and Old Town Hall Regeneration Project	UDA/CMC/ Cultural Department	PPP
E-2-3	Management of Historical Buildings through conservation to safeguard historical value while enhancing economic value	UDA/CMC/ Cultural Department	Treasury Funds/ PPP
E-3	Tourism Development		
E-3-1-6	Catalyst Tourism Projects to promote Colonial Heritage Zone	UDA/CMC/ Cultural Department/SLTDA	Treasury Funds/ PPP
E-3-1-6-1	Conducting Colonial Heritage Conservation Project at Colombo Fort, Pettah & Maradana	UDA/CMC/ Cultural Department/SLTDA	Treasury Funds/ PPP
E-3-3	Introducing a Heritage Trail as a novel tourism experience within Colombo Commercial City	UDA/CMC/ Cultural Department/SLTDA	Treasury Funds/ PPP
E-3-4	Introducing a new City Branding to Colombo Commercial City with a Unique Signage System	UDA/CMC/ Cultural Department/SLTDA	Treasury Funds/ PPP
Public Outdoor Recreational Space Management			
O-1	Provision of Public Open Spaces (Active & Passive Open Spaces, larger parks, water-based parks and attraction grounds)	UDA/CMC/SLTDA	Treasury Funds/ PPP
O-2	Networking of Green Spaces (Ceremonial Boulevards, Transit Boulevards, Gateway Boulevards, Water Transportation links)	UDA/Local Authorities/SLTDA/RDA/PRDA	Treasury Funds/ PPP

Existing and On-going projects incorporated by Colombo Commercial City Development Plan – 2019-2030			
Project Code	Project Name	Responsible Agencies	Financing Mechanism
W-2-1	Ongoing & proposed interventions for Macro Drainage Network by SLLRDC	SLLRDC	Treasury Funding
W-2-2	Proposed interventions for storm water drainage network by CMC	CMC	Treasury Funding
W-2-3	Incorporate Lower Kelani Flood Mitigation Proposals of Climate Resilience Project (CRIP)	Irrigation Department/ Foreign Partners	Foreign Funded/ PPP
W-4-1-1-1	Incorporating the proposals of Tourism & Livelihood Development Plan: Hamilton Canal and Its Environs (2011) by the Ministry of Economic Development.	Ministry of Economics Developments	PPP
W-4-1-2-4	Incorporating the Crow Island Beach Park Project conducted by Metro Colombo Urban development Project in collaboration with Colombo Municipal Council.	UDA/Coast Conservation Department (CCD)	PPP
W-4-1-2-6	Incorporating ongoing Modara Kovil Sacred Area Development Project proposed by Urban Development Authority.	UDA/Cultural Department	PPP
W-4-1-3-1-c	Incorporating the proposal by Colombo Port City Project to connect Colombo Plan Road and Port City with an underground road link	Ministry of Megapolis & Western Development	PPP
W-4-1-3-2	Incorporating Maritime City Development Project.	Ministry of Megapolis & Western Development	PPP
W-4-3-1	Incorporating Beira Lake Intervention Area Development Plan proposed & implemented by Urban Development Authority	UDA	PPP
W-4-6-2	Incorporating the existing proposal to initiate water transportation from Wellawatta to Battaramulla via Wellawatta, Kirulapana & Kinda Canals.	UDA/SLLR&DC/CMC	Treasury Funding
T-1-3-1	Proposed Port Access Elevated Highway	RDA	PPP
T-1-3-2	New Kelani Bridge – Athurugiriya Elevated Highway	RDA	PPP
T-2-2	Electrified Railway Proposals	Ministry of Megapolis & Western Region Development	Foreign Funds/PPP/Treasury Grants
T-2-3	Proposed Light Rail Transit (LRT) Projects	Ministry of Megapolis & Western Region Development	PPP/Treasury Funding
T-3-1	Proposed Bus Priority Lane System in Colombo Commercial City	Ministry of Megapolis & Western Region Development	
T-4-1-1-1	Pettah Multi Modal Transport Hub Development	UDA/Ministry of Megapolis & Western Region Development/ CMC/ UDA	PPP
T-4-1-2-4	Construction of a water retention Pond	SLLR&DC	Treasury Grants
T-4-1-2-5	Mixed Development at (Sedawatta) Kelani River left bank area	UDA/Peliyagoda UC	PPP
E-1-1	Incorporating Colombo Port Expansion Project proposed by Sri Lanka Ports Authority	Port Develoment Authority	Treasury Grants
E-1-2	Incorporating Logistics Corridor Development proposed by Western Region Megapolis Planning Project	Port Develoment Authority / UDA/ SLLR&DC	PPP
E-1-4	Incorporating Bloemandhal Logistics Park Project	Port Develoment Authority / Customs/ UDA/ SLLR&DC	PPP
E-2-1-3-1	Borella Cemetery Park Development Project	UDA/CMC	PPP
E-2-1-3-2	Colombo Hospital Square Development Project	UDA/CMC	PPP
E-2-1-3-6	Manning Market Relocation Project	UDA/CMC	PPP
E-2-1-3-7	Kirimandala Mawatha Mixed Development Projects	UDA/CMC	PPP
E-2-2-1	Releasing lands occupied by Underserved Settlements through Urban Regeneration Project (URP) of UDA	UDA	PPP/ Treasury Grants
E-2-2-2	Releasing of lands by relocating Government Establishments to Kotte Capital City	Ministry of Megapolis & Western Development	
E-3-1-1-1-a	Colombo Port City Development Project	Ministry of Megapolis & Western Development	PPP
E-3-1-1-b	Development of Yacht Marina and Boat Building Yard in Dikowita	Ministry of Megapolis & Western Development	PPP
E-3-1-4-1-a	Bolgoda Lake Tourism Project	UDA/SLLR&DC	PPP
E-3-2	Incorporating Tourism Projects Proposed by Sri Lanka Tourism Strategic Plan – 2017-2020	SLTDA	
U-1-1	Incorporating Water Supply Improvement Projects proposed by relevant stakeholders	NWS&DB	
U-1-3-1	Greater Colombo Wastewater Management Project	NWS&DB	
U-1-3-2	Ratmalana – Boralessgamuwa Wastewater Management Project	NWS&DB	
U-1-4-1	Kerawalapitiya Waste to Energy Project (500Mt to 10MW)	Western Power (Pvt) Ltd	PPP
U-1-4-2	Karadiyana Waste to Energy Project (500Mt to 10MW)	Western Power (Pvt) Ltd	PPP
U-1-4-3	Transfer of Solid Waste to Aruwakkaru Sanitary Landfill Site at Puttlam	Ministry of Megapolis & Western Development	PPP
U-1-5	Introducing Underground Utility Ducts	Public Utilities Commission of Sri Lanka/CECB/ NWSDB	
U-2-1	Public Markets Improvement & Construction Projects	UDA	PPP/ Treasury Grants
U-2-2	Provision of Sports and Recreational Facilities	UDA/Local Authorities	PPP/ Treasury Grants
U-3-1	Provision of Public Sanitary Facilities	Local Authorities	
U-3-2	Provision of Other Public Facilities (Information Centres, Direction Maps & Seating Areas)	UDA/SLTDA/Local Authorities	PPP/ Treasury Grants
U-3-3	Introducing Smart City Facilities	UDA/SLTDA/Local Authorities	PPP/ Treasury Grants



Pettah, Maradana & Beira Lake Surroundings



Central Transit Based Development at Peliyagoda



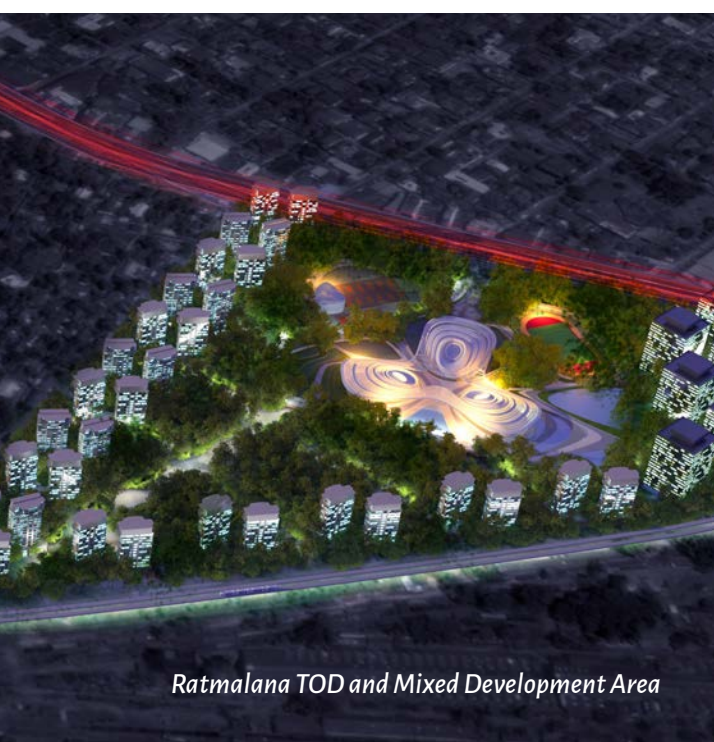
Kelani River based Investments & Recreational Area



Dematagoda TOD Development



The view of Lotus Tower



Ratmalana TOD and Mixed Development Area



Garden Zone - Colombo 07



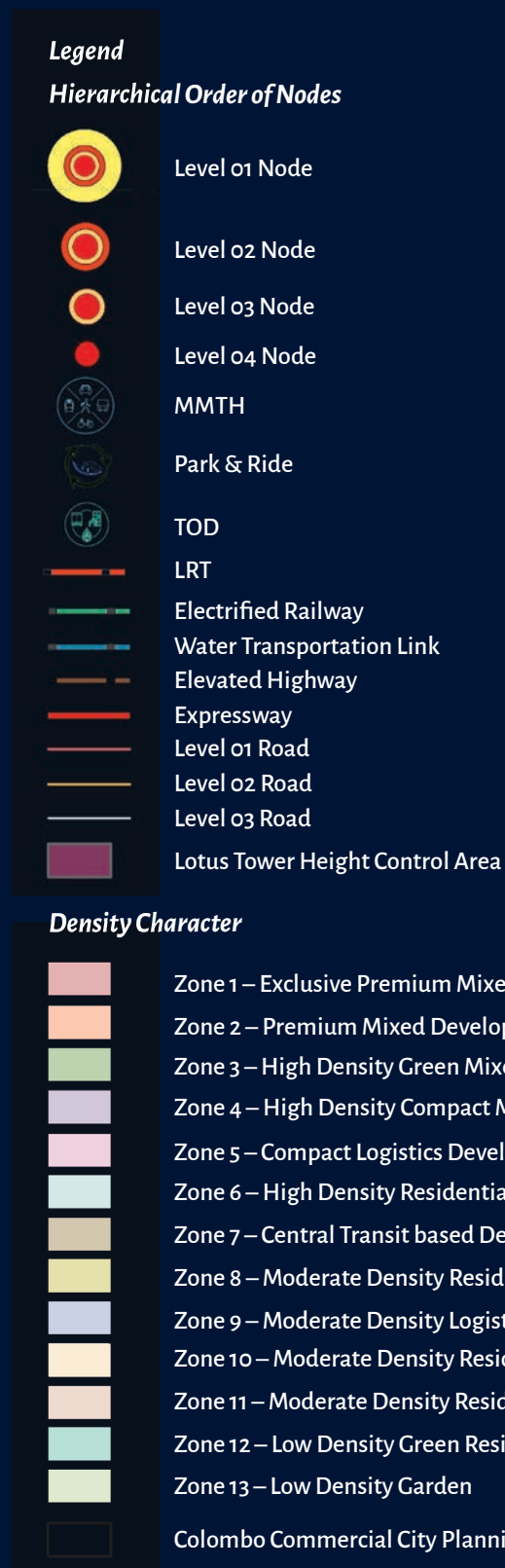
Marina Investments Esplanade - Kollupitiya

Colombo Commercial City in 2030...

Will have its Waterfronts transformed into City Front yards, offering Enhanced Economic Space of High Quality to be an Investments Magnet in South Asia...

It will be enriched with Upgraded Utility Services and convenient modes of transport to enable Fast Mobility...

Having the Garden Ambience embedded within the city fabric, Colombo Commercial City will bear a Unique City Image composed of Rhythmic Skyline and Lifestyle and will be an Inclusive Home adored by All City Dwellers...



Western Province Division & Research & Development Division
Urban Development Authority
Ministry of Megapolis & Western Development