

# Vale dos Barris

Av. Vale dos Barris and Rua Politeama de Baixo,  
Salvador, Brazil

Reinventing  
Cities

Vale dos Barris is located in one of the typical valley-summit connections of the city. The considered site comprises 5 lots distributed in two areas, including currently a parking garage, municipal secretariats and a municipal foundation, for a total of around 4,7 ha. All current occupations are scheduled to be released in October 2018.

The site benefits from an excellent accessibility to public transportation system and connectivity to the rest of the city, particularly to districts of high commercial value and importance for the city tourism.

In addition to promoting urban renewal, the area offers great housing and urban development perspectives, in accordance with the objectives of intensifying its occupation and attracting the population.

The purpose is to join forces with public objectives to reinsert this whole area in the daily dynamic of the city. Team bidders have the opportunity to develop a complete, ambitious and integrated program in this high potential area: housing or commercial tower, diverse activities as well as spaces with active public use, in order to intensify the urban space.



## Expected program:

Several alternatives of use and urban composition for the **first area**, where bidders could propose a housing or commercial tower, or even a large square. It would be interesting to have a project embracing the entire slope towards the street should have an active public use.

Clearly, there is a residential potential for the **second area**, where several housing towers could be built. The land close to the traffic route should have an active public use to intensify the urban space.

## Owner:

The City Administration of Salvador and the entire area will be released by July 2019.

## Plot area:

5 lots in 2 areas:

- Area 1: Public parking garage (8 295 sqm); Headquarter of TRANSALVADOR (3585 sqm); Mário Leal Ferreira Foundation (620 sqm).
- Area 02: Parking garage of TRANSALVADOR (20 985 sqm); Municipal Secretariats (14,200 sqm)

## Type of property transfer intended:

The City intends to lease the site under a long-term concession agreement, but will also consider specific sales conditions.



Towards the valley, the João Mangabeira Square is a large area with a public park and a health care unit.

In addition to promoting urban renewal, the area offers great housing development perspectives, given the objectives of intensifying the occupation and attracting the population to the old central area, in order to reinsert it in the daily dynamic of the city. It has

a good access to the Historic center and interconnects with avenue Sete de Setembro that has a key commercial role and constitutes a cultural corridor, offering several places of interest.

New projects on these areas will catalyze urban transformation in the neighborhood, and creating a positive impact on the commercial role of this avenue

## **Specific planning rules and bidding/purchasing procedure regarding the development of the site**

According to LOUOS specifications - Law 9.148/2016 (that regulates the land use and occupation of Salvador and provides other measures) (MAP 01A), this area corresponds to ZPR-3 (Preferentially Residential Zone), established for regions with high demographic density of construction. Art. 155 of this law mentions for this zone an incentive of mixed use – residential (R) and non-residential (nR). The constructed area destined for nR use will not be considered in the calculation of the utilization coefficient up to the limit of 20% (twenty percent) of the total constructed area, respecting the maximum utilization coefficient. Then the total construction area allowed for these lands tends to be higher than in other areas. The building can be up until 18 meters height.

It should be noted that the new PDDU created the Solidarity Quota, which consists in the

allocation of 5% of the constructed area of large construction projects (computable area above 20,000 m<sup>2</sup>) to social housing for families with incomes of up to 3 minimum wages.

In addition, the Municipality has the “Green IPTU”. IPTU stands for Tax on Urban Property. In order to , encourage sustainable buildings. There is a reducing tax on urban property (IPTU) in up to 10%. There is a criteria based on sustainable solutions such as water-saving systems, energy efficiency and renewable energy, reduction of greenhouse gas emissions. Properties receive grades according to their sustainable solutions and a categorization as bronze, silver or gold. For each category will have 5%, 7%, or 10% discount.

## **Specific climate or environmental issues regarding the development of the site**

The selected area does not present risk of landslides and/or mudslides, according to the Codesal.

The climate in the city of Salvador is tropical. There is significant rainfall during the year, even in the driest month. However, it does not have climate problems like tornadoes, hurricanes, storms, among others.

The area is not located in one of the Environmental Preservation Areas (APA),

Permanent Preservation Areas (APP) or Conservation Units (UC). It does not have remaining areas of the Atlantic Forest biome, according to PDDU (MAP 07A) and LOUOS (MAP 02C), respectively. According to the PDDU (MAP 01), the land is located in the urban occupation macro zone, strategically located far from the macro zone of environmental conservation.

