

Site of the old City Hall building

Palácio Thomé de Souza, Praça Municipal, S/N, Nazaré Salvador, Brazil

**Reinventing
Cities**

The site is very special for the City of Salvador as it has a deeply rooted history and a strong public dedicated identity. Salvador was founded in 1549 to be the first capital of Brazil. Since the very beginning of the city history, the Thomé de Souza Square, also known as the Municipal Square, is the civic center and an important symbol and reference for the entire city. All the public buildings were located there at the city foundation.

Nowadays, the Square is still hosted many magnificent official buildings such as the Municipal Council, the Rio Branco Palace, and as well the Lacerda Elevator which connects the Higher City and the Lower City and transports an average of 900,000 people every day.

The site, that the City of Salvador proposes for the Reinventing Cities competition, homed until the 1960's, the Official Press of Bahia building, the Public Library and, the building of the Police Department for Games and Customs. With the transfer of these public services to other places, these buildings were demolished, scarring the historical Square initial composition.

The area became a semi-underground parking garage, and later, a modern removable building designed by renowned Architect João Filgueiras Lima (known as Lelé) was installed there for the Municipal Executive Power - the City Hall, which is still in operation at the site.

The building, designed to remain there for 6 months, has been in the same place since 1986. The City of Salvador has decided to take over of the relocation of this prefabricated and removable building and would like to build instead a new building.

Throughout the Reinventing Cities competition, the City is inviting architects, developers and projects holders to propose creative projects to redevelop this historical and strategic site. The City is dreaming of an iconic project including new uses and a modern and sustainable design that will recompose the urban scenario of the first square of Salvador, and will highlight the commitment of the City to foster decarbonized urban development.



Expected program:

The City of Salvador is open to new proposition for the programing of the new building.

However, the proposals of the bidders must comply with the high standard of the site, and must include up to 25% of offices dedicated to the Mayor's Office that the City will rent to the winning team at market value.

Owner:

City of Salvador

Plot area:

2,530 sq. m.

Type of property transfer intended:

Concession agreement, for 90 years maximum.

Presentation of the site and expectations for its development

The City of Salvador, founded in 1549 to be the first capital of Brazil, has in Thomé de Souza Square an important symbol and reference.

Indeed, the Thomé de Souza Square, also known as the Municipal Square, is a civic center, a role it has assumed since its creation – all public buildings were located there at the city foundation. After the state government office moved to another place, it has become the center of local power.

The square includes the former House of Chamber and Prison (currently the Municipal Council), located in the back portion of the square, facing Baía de Todos os Santos (the bay), and the Rio Branco Palace, former state government office is on the right side.

To the left, the area hosted until the 1960s housed the buildings of the Official Press of Bahia, the Public Library and, behind them, the building of the Police Department for Games and Customs. With the transfer of these public services to other places, these buildings were demolished, and the area became a semi-underground parking garage. Later, a modern removable 2,436 m² building designed by renowned Architect João Filgueiras Lima (known as Lelé) was installed there for the Municipal Executive Power. However, this construction has always been questioned, as it has been built to remain there for 6 months, but it has been in the same place so far.

The City Hall is today still in operation in this building, but the City has now decided to relocate the prefabricated and removable building with most of the city's offices, and to reconstitute the Thomé de Souza Square, with a new modern and sustainable project, that will recompose the urban scenario of the first square of Salvador. The City will take over of the relocation of the building by middle of 2019.

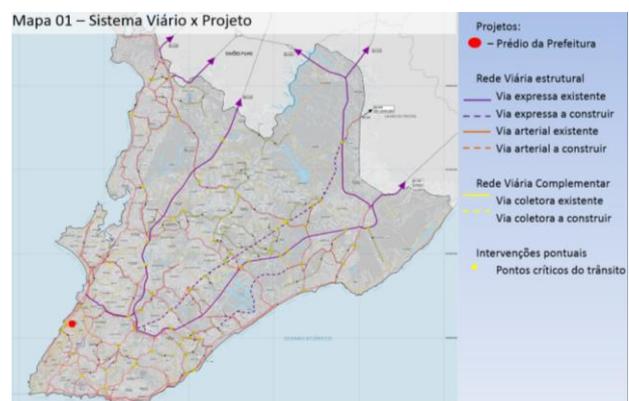
The objective of the project is to reconstitute the volumetric on this side of the Municipal Square, an area listed as a historical site, which was altered with the demolition of the previously existing buildings. With this reconstitution in mind, and the preservation of its civic center role, the idea is to promote the development of an architectural project and to

develop new uses. Note that the site comprises and existing underground garage that the bidders can include in their project.

The City of Salvador is open to new proposition for the programming of the new building. However, the projects proposed by the bidders must include up to 25% of offices dedicated to the Mayor's Office, that the City will rent to the winning team at market value.

The project should be a reference building in terms of sustainability, meeting high environmental performances and highlighting the commitment of the City to fight against Climate change.

In term of transport, the site is perfectly connected to the public transport. The Lacerda Elevator is directly on the Square, it connects the Higher City and the Lower City and operates 24 hours a day, transporting on average 900,000 people every day. The site is also close to Lapa Station, the city's main urban transport terminal, with 80 urban bus lines, 21 metropolitan bus lines, and where 430,000 passengers circulate every day, with an average flow of 325 vehicles per hour. The station is also connected to the subway, bus and axis 1 of the BRT, now in bidding phase, which will pass by the João Mangabeira Square, thus connecting the area to the entire mass transportation system. Another station near the area is the Barroquinha terminal that links it to Baixa dos Sapateiros, an important commercial area of the city.





Specific planning rules and regulations regarding the development of the site

According to LOUOS - Law 9.148/2016 (that regulates the land use and occupation of Salvador and provides other measures), this area is located in the Metropolitan Old Central Zone (ZCMe-CA), in the Area of Cultural and Landscape Protection "Old Center of Salvador" (APCP 1), in Sections 3-4 of the edge area and in the polygon of the Rigorous Protection Area as foreseen in Law 3.289/1983, where land license is subject to the evaluation of IPHAN (Institute of National Historical and Artistic Heritage) and IPAC (Institute of Artistic and Cultural Heritage of Bahia).

The property is also located in an area benefiting from the Revitalization Program (Law 9.215/2017), a fiscal incentive policy recently created by the municipality to promote the restoration, recovery, conservation and renovation of properties, considered, or not, as preservation heritage,

located in the Old Center of Salvador. 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.

The urban parameters related to the plot are provided below:

- a) Basic floor area ratio or coefficient is of 2.0;
- b) Maximum utilization coefficient is of 4.00;
- c) Occupation Index is of 0.60;
- d) Minimum Permeability Index is of 0.10.



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. There has been no flood near the Municipal Square.

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, or storms.



Mapa 02 – Transporte Coletivo x Projeto

