

PREFEITURA DE BELO HORIZONTE

OCTOBER 2019

# REQUALIFICATION OF LAGOINHA



**SMPU  
SUPLAN**

Secretaria Municipal de Política Urbana  
Subsecretaria de Planejamento Urbano

# 01

## AREA BACKGROUND

The Lagoinha region is located in the **pericentral area** of Belo Horizonte. This region has been suffering major interference with road interventions since the 1930s, and in the 1980s the Lagoinha Road Complex was implemented

It is responsible for connecting the Central Area with major roads in the city. The Lagoinha Complex has a difficult and conflicting articulation with the surrounding localities. The production of the set of road structures has, over the years, increased the residual areas of this system and the degradation of the site and surroundings.

This complex, allied with Ribeirão Arrudas and the presence of a surface railway line, contributes to the **segregation** of this region with the Belo Horizonte Hypercentre, despite its privileged location.

The region of Lagoinha has **historical and geographical importance** and its formation and development dates back to the origins of Belo Horizonte. The place has cultural, architectural and traditional traditions and activities of the city. The area underwent several modifications during the development of the city and, with the increase of the road system, today holds remaining, underused and degraded areas.

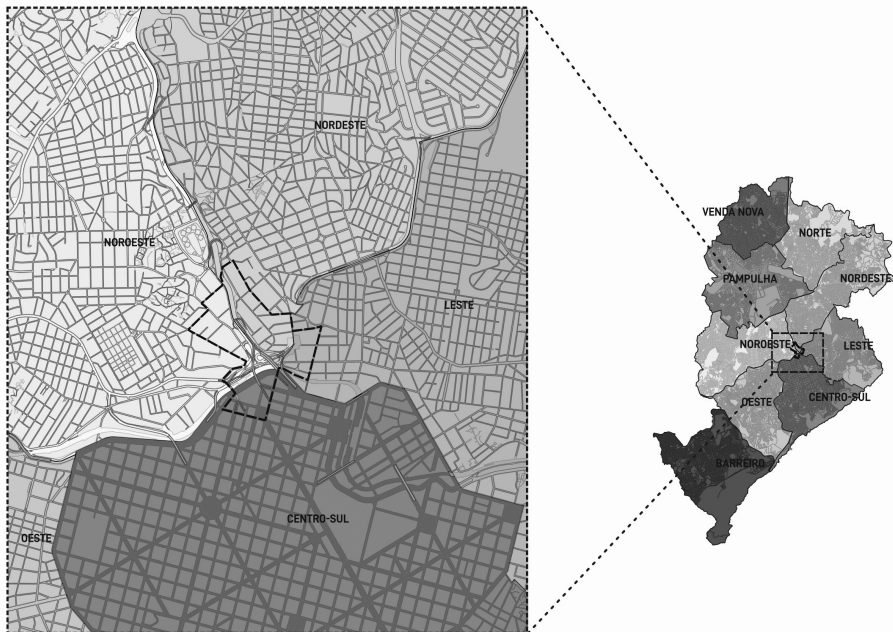
These areas require urban requalification and, at the same time, represent a **potential for new uses and occupations** in a strategic area in the center of the city, with ample surface for use.

To counter this situation, urban intervention must contemplate not only an **infrastructure requalification** but, above all, a new configuration of **uses for these spaces**, seeking to increase the attractiveness and the flow of people at the location.

Near the road complex there is a **large amount of real estate with potential for renovation**, such as warehouses and vacant lots, nearby bus and subway routes and in areas of high flow of people, and may become a requalified area with the incorporation of new uses.

In this context, one possibility is the use of the remaining residual areas of the road system works, which could be connected to each other and to the surrounding neighborhoods, forming **new fruition areas integrated with the renovation areas**

## Location



## Evolution of Occupation



## Neighborhood layout in 1930



# IMAGES IN HISTORY



PRAÇA VAZ DE MELO, 1930.  
LAGOINHA'S LARGE BOHEMIAN (DEMOLISHED IN  
1980s)



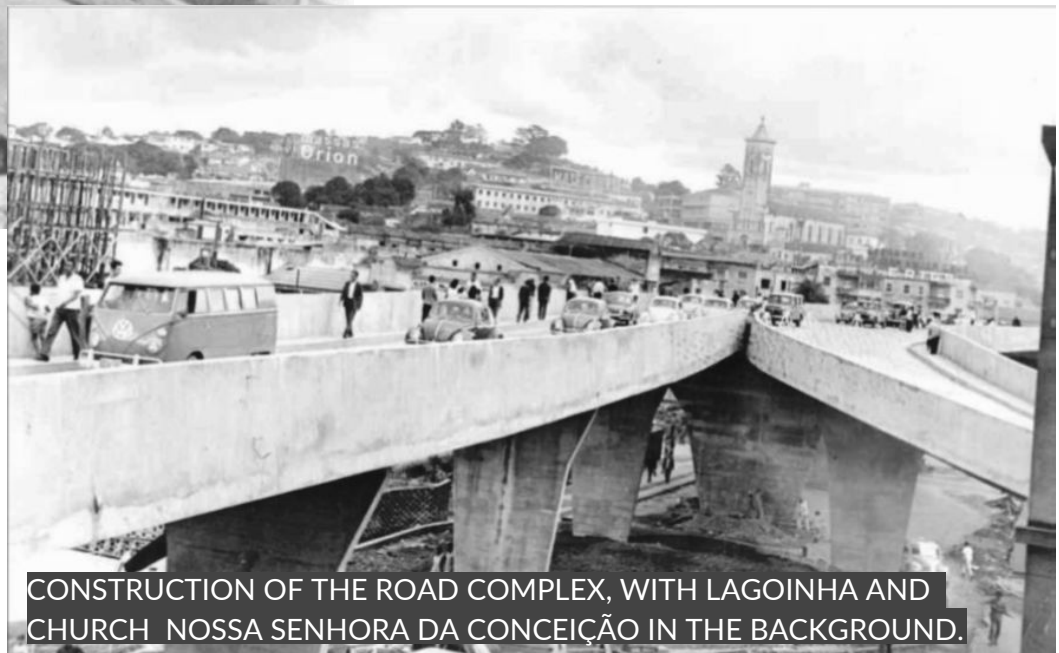
OPENING OF PAMPULHA AVENUE, 1940



BUS TERMINAL OPENED IN 1971



LAGOINHA ROAD COMPLEX



CONSTRUCTION OF THE ROAD COMPLEX, WITH LAGOINHA AND  
CHURCH NOSSA SENHORA DA CONCEIÇÃO IN THE BACKGROUND.

# IMAGES TODAY



# 02

## REASONING

Based on the diagnosis that Belo Horizonte has a **strong vocation for creative economy activities**, with great potential for generating business, employment and income for the city, the **Municipal Secretariat for Economic Development created the Creative Horizon project**, a strategic **intersectoral project of the city of Belo Horizonte** with the main objective of providing the right environment for creative activities to thrive in the city, promoting Belo Horizonte as a creative and innovative city.

The project has two dimensions: in the **sectorial dimension**, it seeks the rescue, valorization and stimulation of Belo Horizonte's creative vocations, such as arts, culture, entertainment, fashion, gastronomy, technology and innovation; In the **territorial dimension**, it aims to diagnose the potentialities, obstacles and opportunities of certain regions of the city for the development of creative activities and the attraction of new businesses and investments.

Therefore, on the one hand, the project seeks to foster, promote and connect the city's creative ecosystem in order to improve the city's business environment, so that companies and creative professionals can thrive in Belo Horizonte, as well as attract new businesses and investments directly or indirectly linked to the creative economy. On the other hand, it seeks to recover and reoccupy degraded areas of the city, valuing history, culture and local production, strengthening feelings of pride and belonging.

In territorial terms, the Centro-Lagoinha region was chosen as a **priority territory**, precisely because of its importance and historical-cultural role for the development of the city. Once an effervescent stronghold of bars, bohemia and music, with its important architectural collection, of which mansions date from the first decades of occupation of the city, and its commercial dynamism, this Lagoinha - nostalgically preserved in memory and oral and written records - gave way to a neighborhood full of stigmata, of which image is associated with marginalization, drug use, homelessness, insecurity, urban mismatch and isolation.

# 03

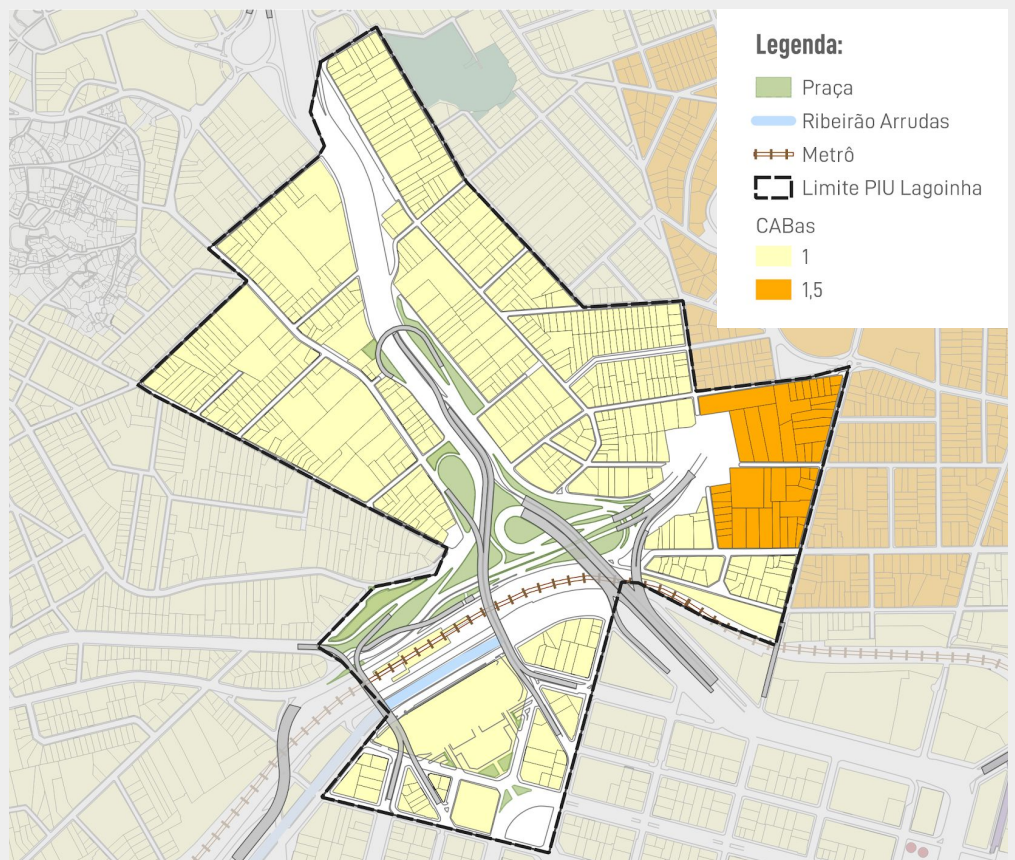
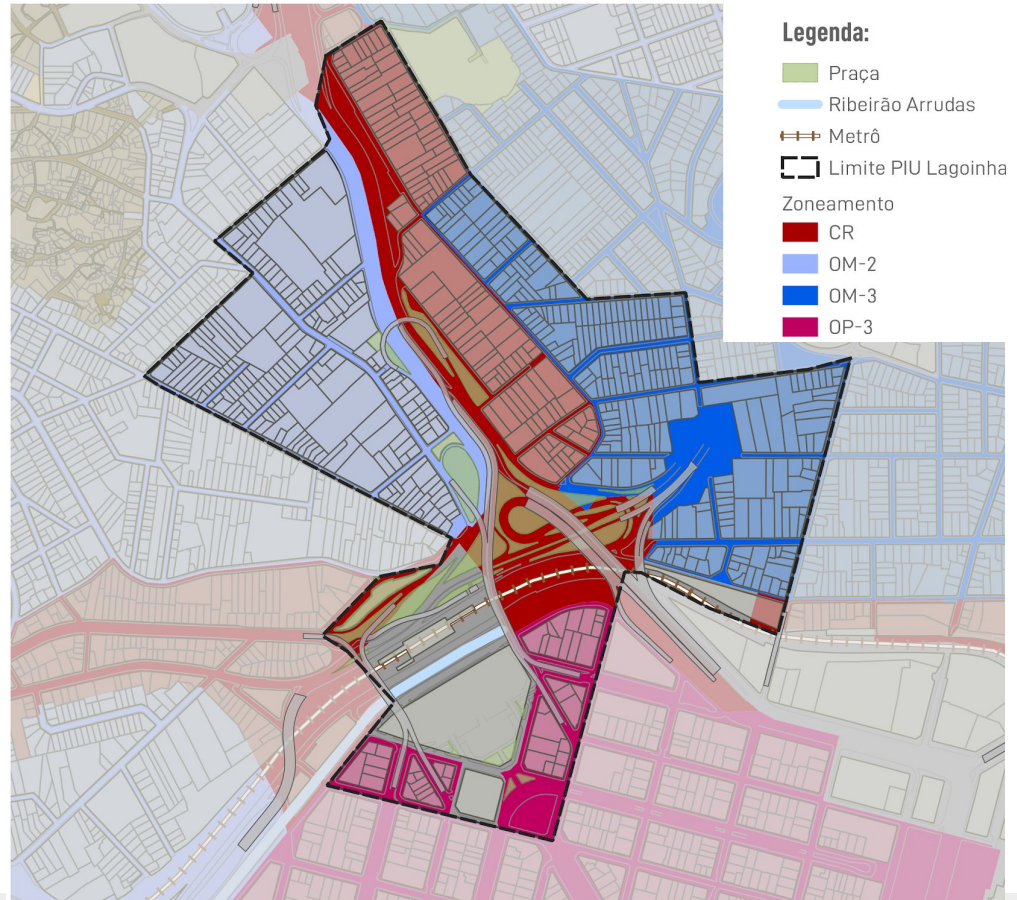
## DIAGNOSIS: SOIL USE AND OCCUPATION

According to the new Belo Horizonte Master Plan, the region to be worked has areas classified as **Zone of Moderate Occupation 2 (OM-2)** and It also has a perimeter of **Regional Centrality**. Moderate occupation zones are portions of the municipal territory of which occupancy is restricted due to low local carrying capacity or saturation, **insertion in traditional neighborhoods or urban complexes with cultural and symbolic relevance** or search for the maintenance of an occupation model intended for housing of social interest or popular market.

Regarding the classification of the area of Regional Centrality, it is part of the urban development policy of the municipality the recognition of the **central area as a metropolitan center and the fostering of a network of centers and complementary centralities**, hierarchized according to the carrying capacity of the urban structure.

### TRANSITION REGULATIONS

Law **11.181/2019** will enter into force on **02/05/2020**. After this date, for three years, the areas will have their coefficient of basic utilization determined in accordance with Annex XVII of the Law (Transitional Basic Utilization Coefficients), and in this annex, the region under study meets **CABas 1**.



# 03

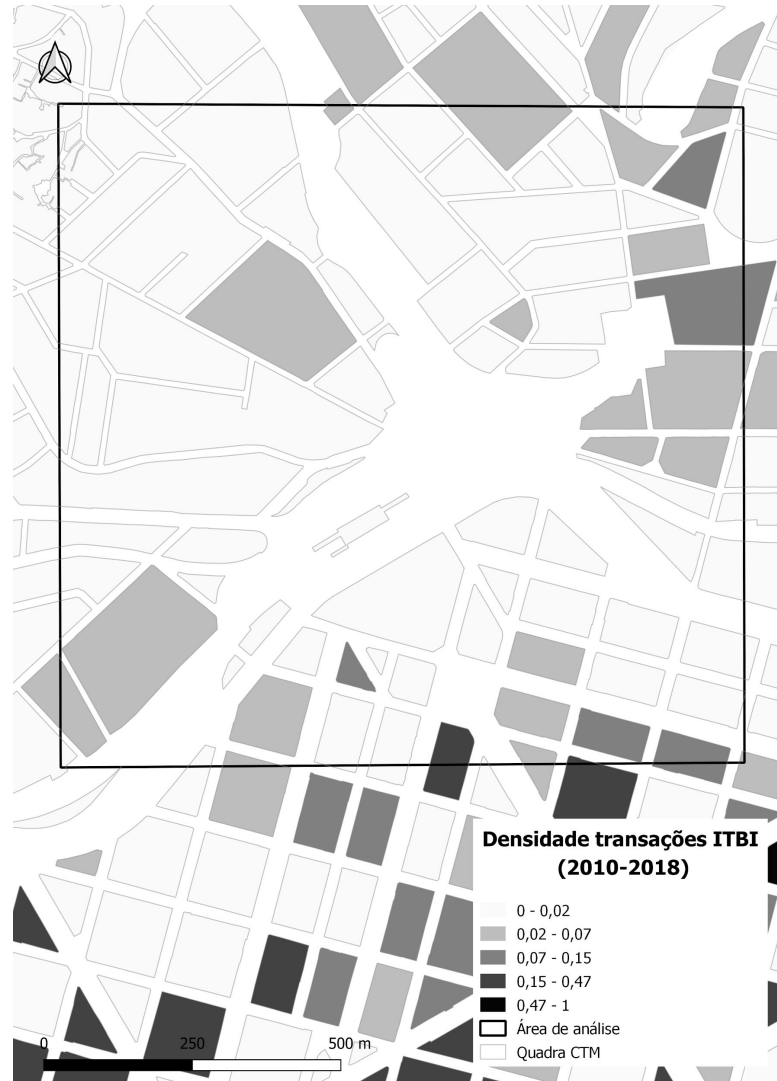
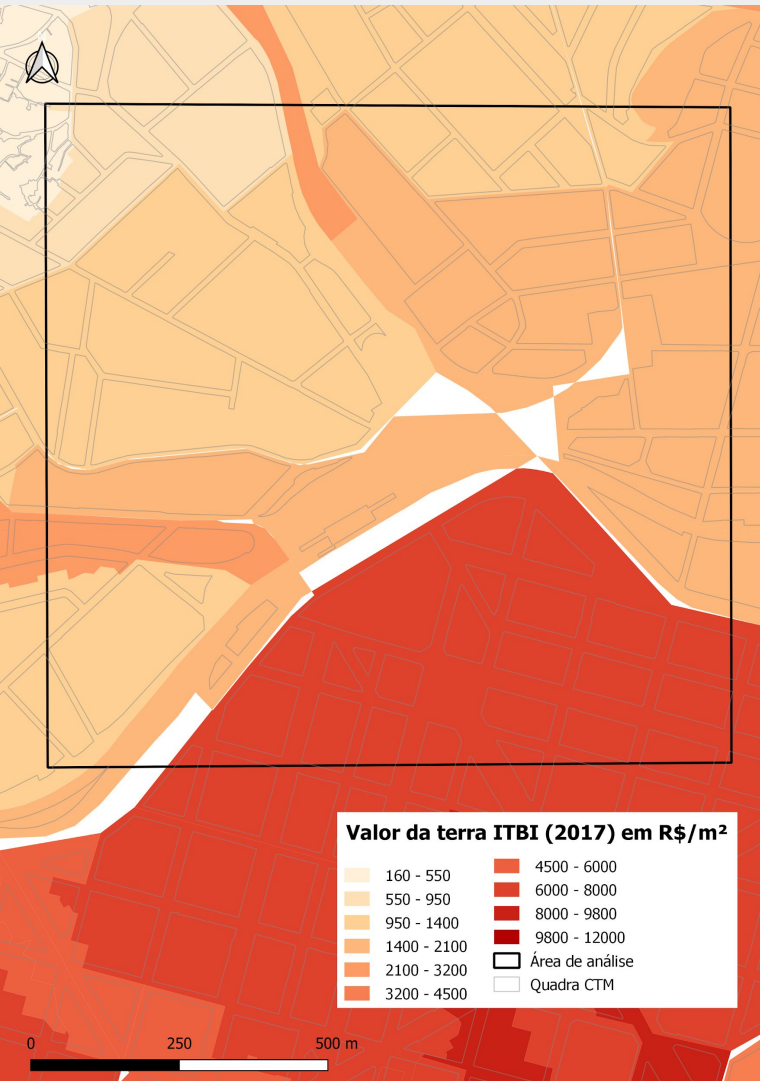
## DIAGNOSTIC: LAND VALUE

### ITBI (2017)

The area under analysis has a large disparity in land value. The inside of Av. do Contorno has an average of R\$ 7,000/m<sup>2</sup>; In Bonfim, Lagoinha and Colégio Batista neighborhoods, the values range from R\$ 1,000 to R\$ 2,000/m<sup>2</sup>.

### ITBI Transactions (2010-2018)

The map shows the transaction density per block, indicative of real estate dynamics. In the period 2010-2018, there was a higher density of real estate transactions mainly in the central area and in the Colégio Batista neighborhood

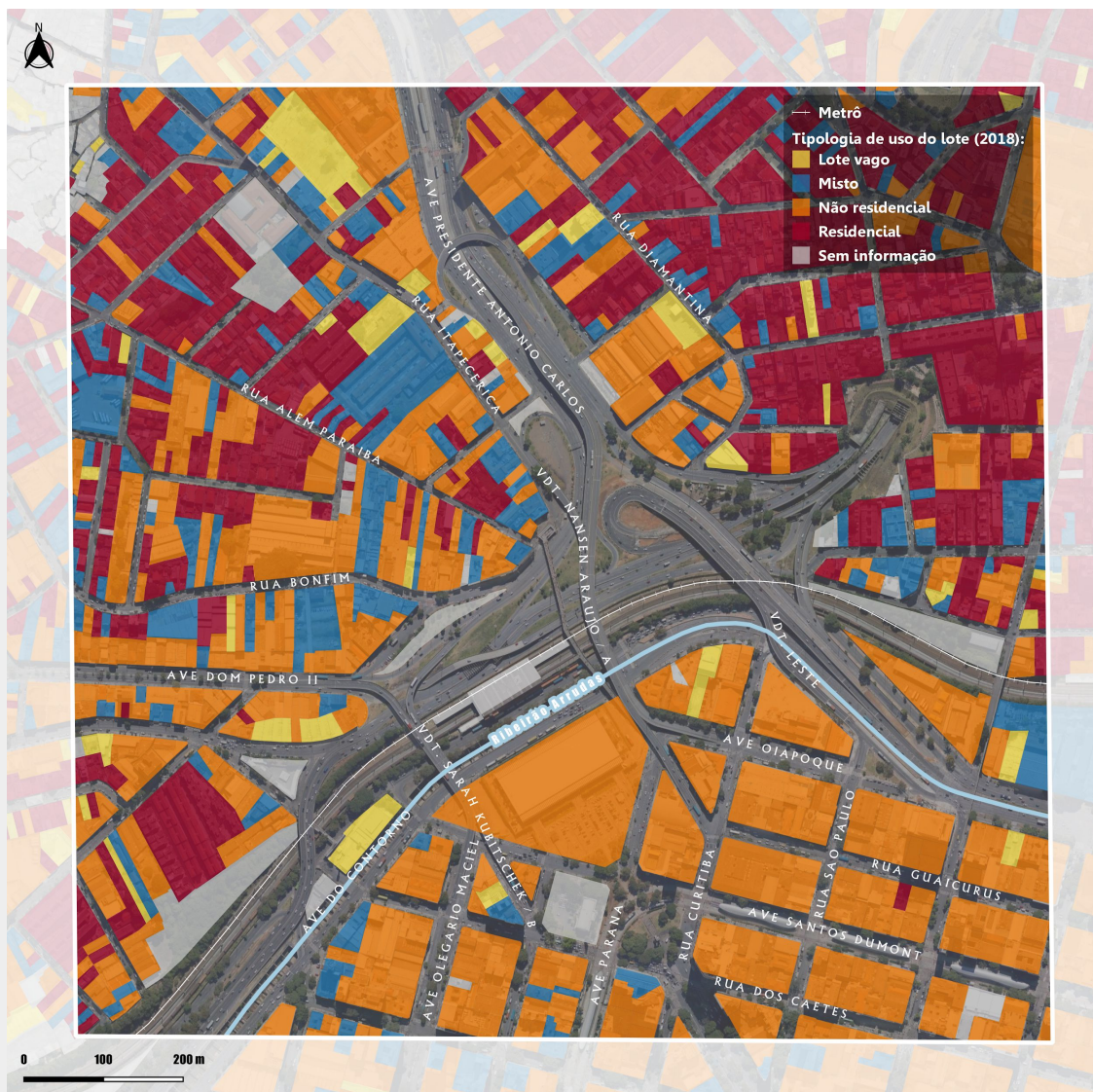




## 03

## DIAGNOSIS: TYPOLOGIES OF USE

It is noteworthy in the southwest portion of the program the presence of several fishmongers on Bonfim Street and on the court facing the Lagoinha road complex, next to the so-called Praça do Peixe. In the remainder of this southwestern portion there is a predominance of residential use, mixed with commercial and service and institutional uses, mainly along Itapecerica and Beyond Paraíba streets. The sector has a median amount of vacant, small and scattered lots. The lots located around religious and cultural facilities deserve great attention, due to the importance of reinforcing the good insertion and dialogue between buildings and uses as a strategy of requalification and maintenance of the Program's vitality and diversity. The program's buildings were predominantly built between 1940 and 1959. The most recent buildings were built mainly between 1976 and 1995 and are generally warehouses for commercial and service use. These warehouses are concentrated in the southeastern portion of the sector, especially in the first two blocks from the Lagoinha Complex. Regarding the number of floors, the typology of buildings with up to two floors predominates, which characterizes the horizontality of the set.

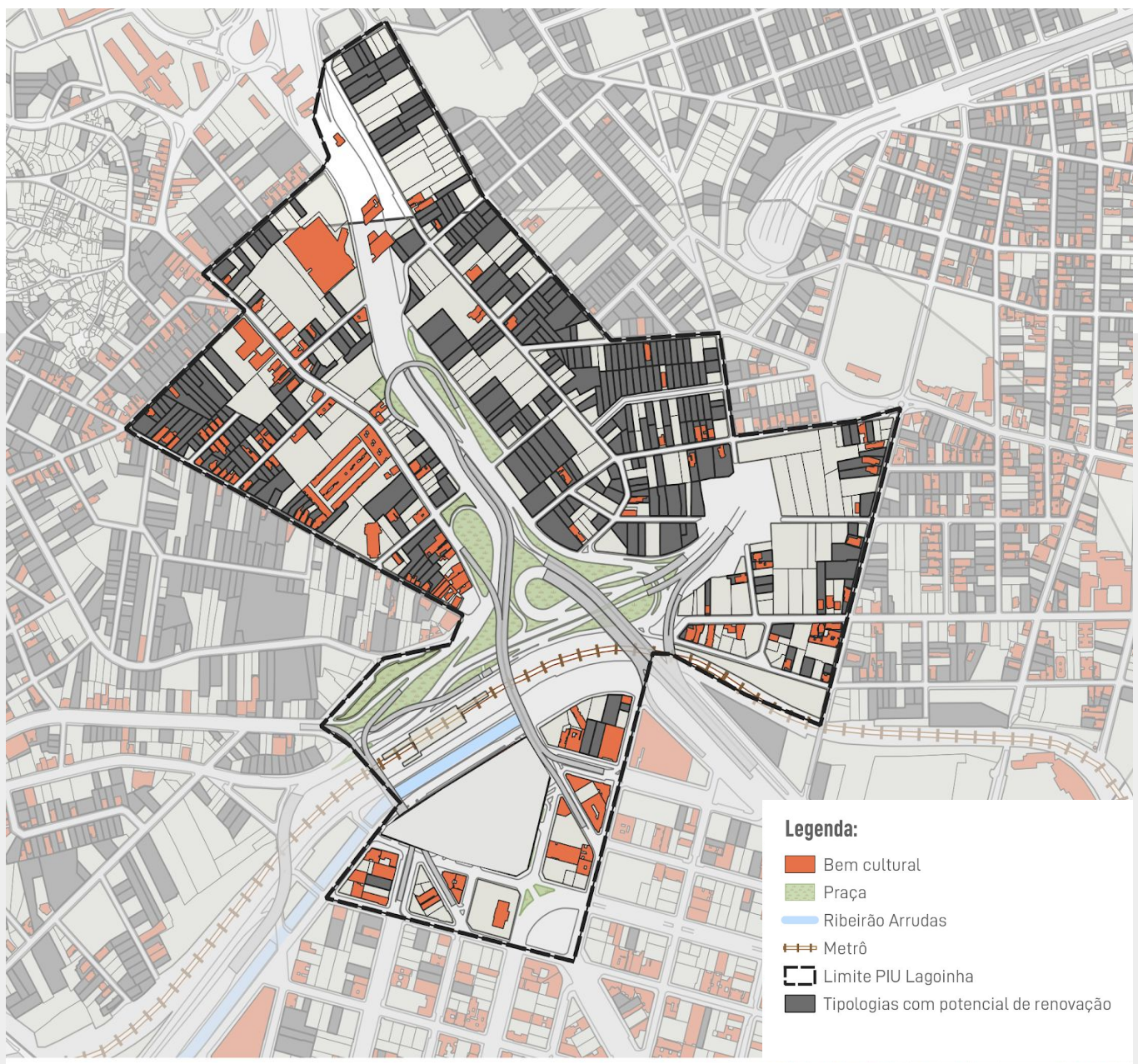


# 03

## DIAGNOSTIC: RENEWABLE AREAS

The Lagoinha and Bonfim Cultural Corridor Program encompasses one of the oldest and most traditional pericentral regions of the city predominantly occupied by homes that initially housed a considerable portion of workers, foreign immigrants and people from the interior of the state in the early years after the inauguration of the new capital. The program is largely part of the ADE Cultural da Lagoinha, whose current legislation points out guidelines for urban requalification actions, allied to its economic vocation, residential use and preservation of historical heritage. Although the region does not have so many vacant lots, there is a significant presence of sheds and single-family residences, which reinforces its **possibility of renovation**.

The preservation of cultural assets, combined with the qualification of the underpass areas, can **enhance the transformation of the area into a pleasant space integrated with the city**.



# 04

## ANALYSIS METHODOLOGIES

### OODC POTENTIAL

OODC's consumption potential considers project approvals in previous years, costly area levels, impacts on land values, and changes in construction potential with Law 11.181/2019.



### PROJECT NET AREA PROJECTION

The net area projection considers the approval of projects in previous years and the changes in construction potential with Law 11.181/2019. As most of the area is in the area of OUC by Law 7,166/1996, the on-site project approval rate is low, thus achieving low project demand.





# 05

## PROPOSALS

The action plan of this program within the urban operation consists of reestablishing the relationship of the city with the existing material heritage in the place and making the neighborhood more dynamic, as a way of enabling the recovery of the existing cultural heritage. This requires overcoming some important issues that currently represent obstacles to the development of this region. The main one consists of strong barriers that separate the Lagoinha neighborhood from the central region - the railway, the Ribeirão Arrudas canal and the Lagoinha road complex. The Centro-Lagoinha reconnection intends to overcome these barriers with a pedestrian terrace that will conform the zero point and the architectural and conceptual landmark of this Urban Operation.

In addition to the urban treatment that provides for the integration of spaces, the proposal also includes the **development of commercial activities**. These activities are indicated for areas with greater access by vehicles and less access by pedestrians. Implementing these activities has both challenges and opportunities. Challenges are related to its location in more residual areas within the complex. These areas are poorly visible and have more difficulty promoting safe pedestrian and cyclist access. Regarding the possibilities, there is a large available area and ample road access for more automobile-related uses.

It is suggested that the following programs of use be evaluated for the area oriented to the development of commercial activities: garden areas, restaurants, night clubs, gas stations, among others.

### 1- Requalification of Praça do Peixe

create new areas of appropriation, lighting, greater afforestation and landscaping, as well as the implementation of kiosks;

### 2 - Road crossing and new areas of appropriation

create articulation by crossing over the complex roads, thus allowing the occupation of new public areas. It is recommended to set up appropriation areas, as well as a playground and open-air gyms;

### 3 - Expansion of sidewalks to the edge properties of Lagoinha

Articulate Praça do Peixe, the footbridge of lagoinha and Praça do Centenário through improvements in the sidewalks with an axis of integration between these spaces;

### 4 - Rehabilitation of the Lagoinha Walkway.

Reconstruct the walkway so that it becomes, in addition to an important link between the Central Area and Lagoinha, a space of appropriation and lookout for the entire complex;

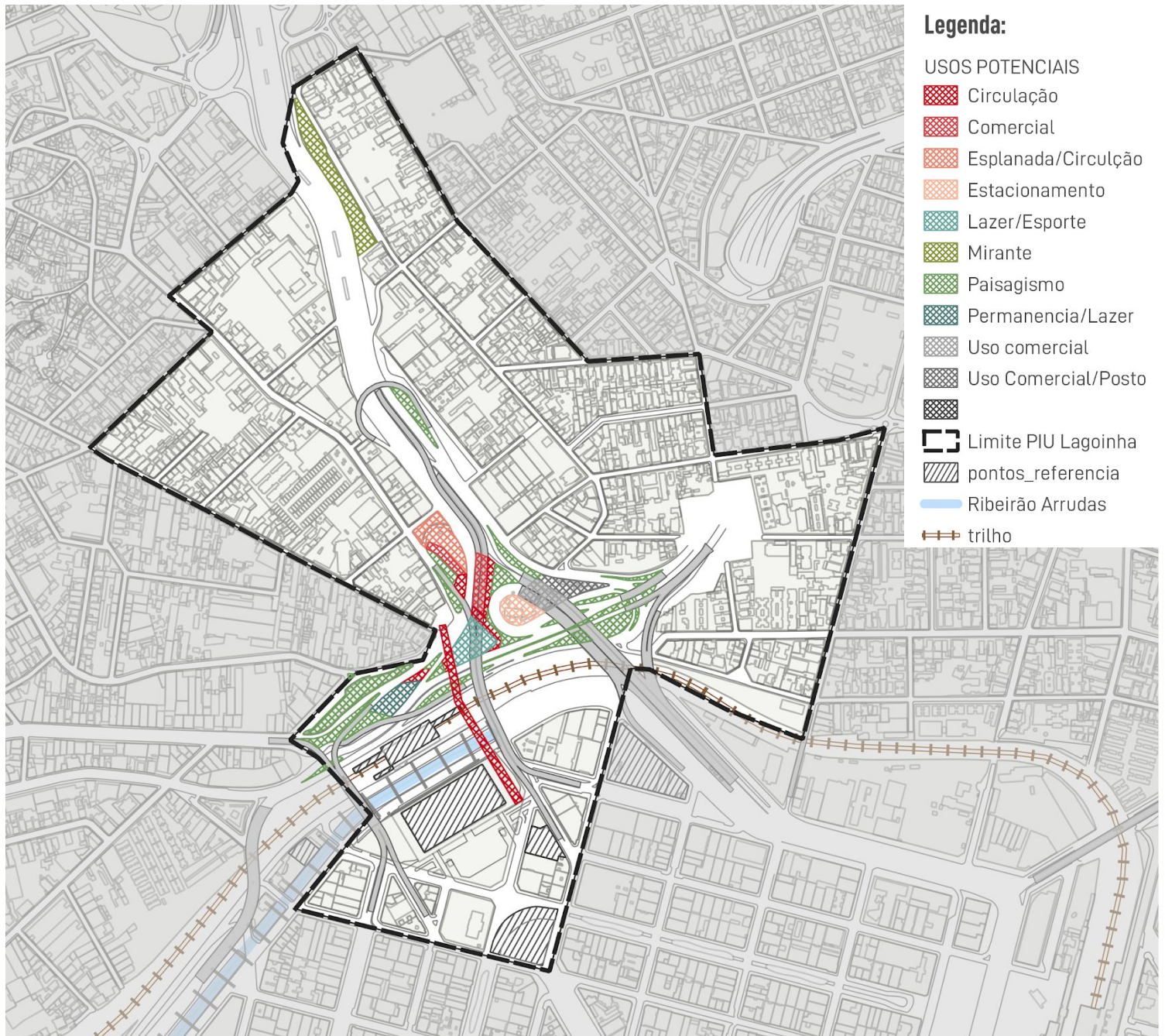
### 5 - Praça Central do Cerrado

New space that broadens the use, allowing the insertion of sports activities such as sports courts and skate park, public and community equipment, shops, kiosks and possible integration with MOVE Lagoinha station;

### 6 - Commercial exploitation set

Highlight dedicated to potential interested parties for concession of commercial exploration areas. As a preliminary recommendation, we indicate the areas for the implementation of gas stations, nightclubs, restaurants and support parking;

# ACTIONABLE AREAS



# ACTIONABLE AREAS



# 05

## PROPOSALS

### **7 - Requalification of Praça do Centenário**

Adjustment of the existing square aiming at the expansion of areas for appropriation, availability of spaces for stores and events terrace;

### **8 - Jardim Quintal São Antônio**

Landscaping consolidation intervention already implemented in Quintal São Antônio, with the creation of a boardwalk at Rua Francisco Soucasseaux;

### **9 - Integration with OUS FACISA**

Integrated with Praça Centenário, through treatment of sidewalks on Itapecerica Street, the urban intervention of OUS FACISA aims to treat the residual area of the Senegal viaduct underpass and to improve an integration point between the neighborhood and Avenida Antônio Carlos. Another articulation of the intervention happens with the Jardim Quintal do São Antônio through the pedestrian crossing of the Senegal viaduct.

### **10 - Treatment of residual areas**

These are remnant areas of the road system implementation that, in the reading of the territory, offer more challenges for the promotion of use and for the articulation with the other areas and with the surroundings. These sites have little area available for further ownership, little or no articulation with the surroundings, and great degradation. For these areas, landscape treatment is recommended in order to improve their visual insertion in the landscape, and a greater restriction of access for people who circulate in the region, in order to avoid irregular occupations.

### **11 - Appreciation of the urban landscape**

In addition, it is proposed to enhance the contemplation of the urban landscape in the areas to the north. The actions oriented to support the contemplative activity are presented through the following proposals for the place: widening of sidewalks, implantation of lookout point, execution of panels and murals in the viewpoint of the lookout, with the purpose of producing artistic works and visual references of interest.

In order to ensure the implementation of the main policies and strategies of the OUC, as well as to make possible the restructuring of ongoing programs, each CEPAC auction must be earmarked for resources and in predefined quantities - land bank, HIS, PAES, priority works, local decision-making construction works and redistribution. With the exception of the priority works, the remaining resource allocations were quantified not by a fixed value or percentage, but by a range of percentage values. The definition of the percentage to be allocated for each purpose will depend on the actual collection of each program, or, more specifically, on the relationship between the collection and the set of priority works: thus, it is assumed that the urban viability of the OUC is achieved, from the point of view of interventions, when priority works and other priority investments are made possible at the value of the minimum percentage expected. With revenues that guarantee investments above this minimum value, the percentages of the different intended destinations should be increased proportionally.



# ACTIONABLE AREAS



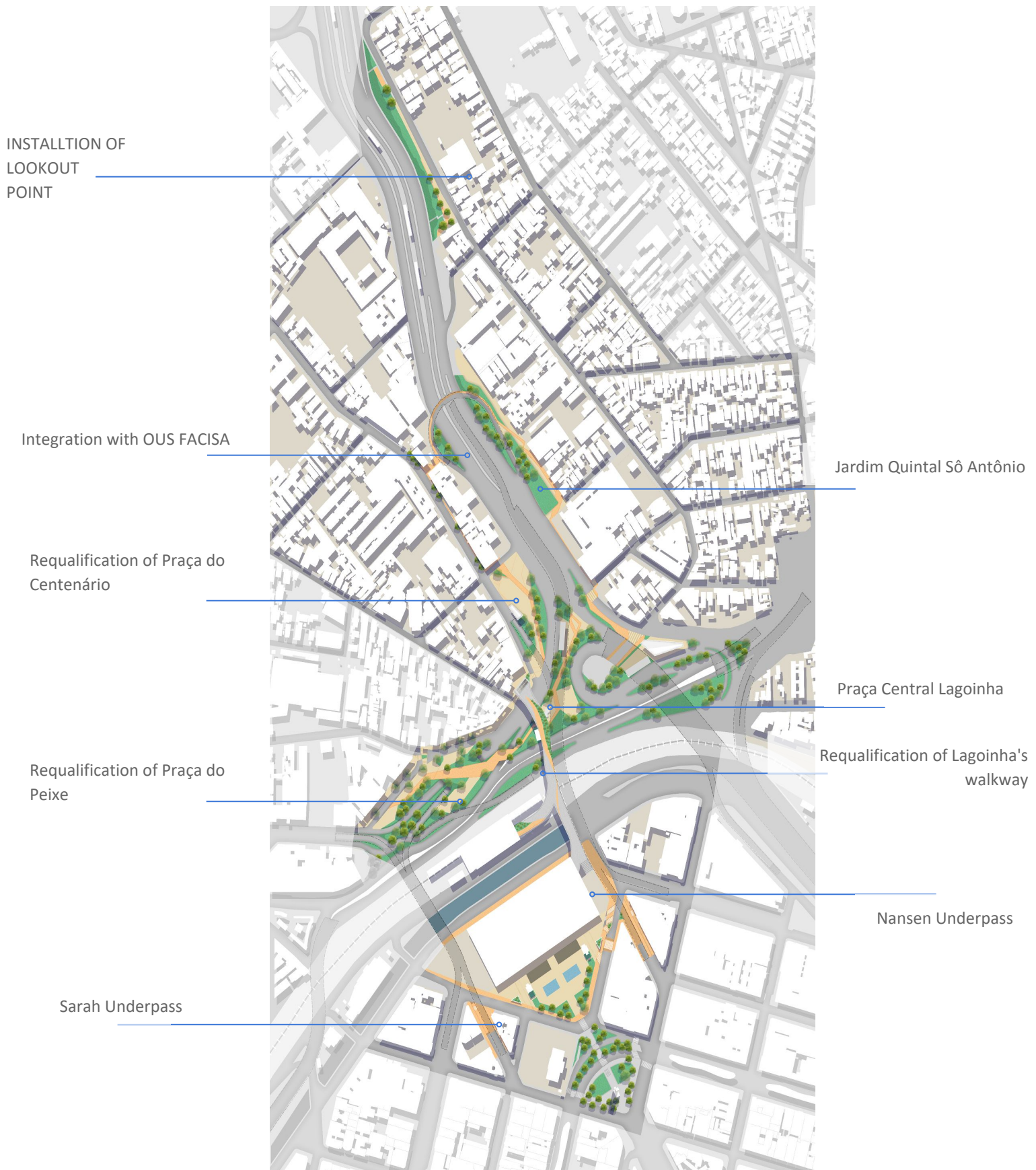
# 05 PROPOSALS

The consolidation of the proposal is translated through the implementation of urban improvements to the public areas of the complex allied to the renewal of use of the identified properties with potential for renovation.

In some parts, the renewal of use contributes to the improvement of the implementation of public spaces, such as the widening of sidewalks and the creation of public areas.



# 05 PROPOSALS





**Requalification of Praça do Centenário**

Adequacy of the existing square aiming at expansion of areas for appropriation, availability of spaces for shops and events terrace

**Requalification of Praça do Peixe**

New areas of appropriation, lighting, greater afforestation and landscaping as well as the implementation of kiosks.

**Road crossing and new areas of appropriation**

Articulation through crossing over complex pathways, thus allowing the occupation of new public areas.

**Praça Central Lagoinha**

New space, expanding its uses, allowing the introduction of sports activities such as multi-sport courts and skate park, of public and community shared equipment; stores, kiosks and possible integration with MOVE Lagoinha;

**Requalification of Lagoinha Walkway**

Rebuild the walkway so that it becomes, besides an important axis between the Central Area and Lagoinha, a space of appropriation and lookout point for the whole complex.



**Lookout Point**

In addition, it is proposed that value of contemplation of the urban landscape in areas to the north of the set. The actions oriented to support the activity contemplative thoughts are presented through of the following proposals for the site: widening of sidewalks, implementation of lookout point, execution of panels and paintings in the viewpoint of the gazebo, with the objective of production of artistic works and references visuals of interest.

**Requalification of Lagoinha's Walkway**

Rebuild the catwalk so that it becomes, besides an important axis between the Central Area and Lagoinha, a space of appropriation and lookout point for the whole complex.

**Sarah Underpass**

Adjustment of the existing square aiming at the expansion of areas for appropriation, availability of spaces for stores and events terrace.



**Praça Rio Branco and Esplanada da Rodoviária**

New space that expands the uses, allowing the insertion of activities sports such as multi-sport court and skate park, equipment of public and community use, shops, kiosks and possible integration with the station of MOVE Lagoinha;



### Integration with OUS FACISA

Integrated with Praça Centenário through the treatment of sidewalks at Rua Itapeceira, the urbanistic intervention of OUA FACISA is aimed at treating the residual area of Senegal Viaduct's underpass and the improvement of an integration zone between the neighborhood and Av. Antônio Carlos. Another action of the intervention is at Quintal do Sô Antônio, through the pedestrian crossing at Senegal Viaduct.



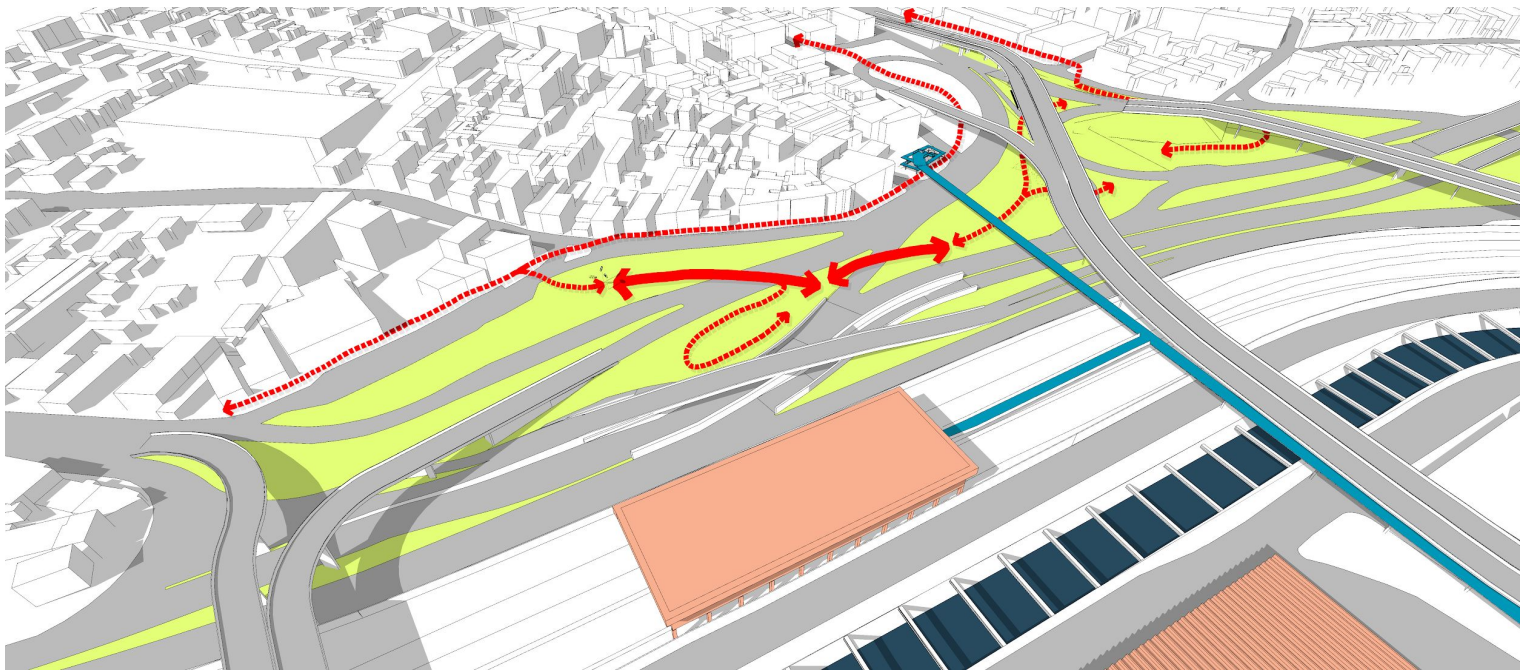
### Jardim Quintal Sô Antônio

Consolidation intervention landscaping already implemented in Quintal Sô Antonio, with the creation of a boardwalk at street Francisco Soucasseaux;

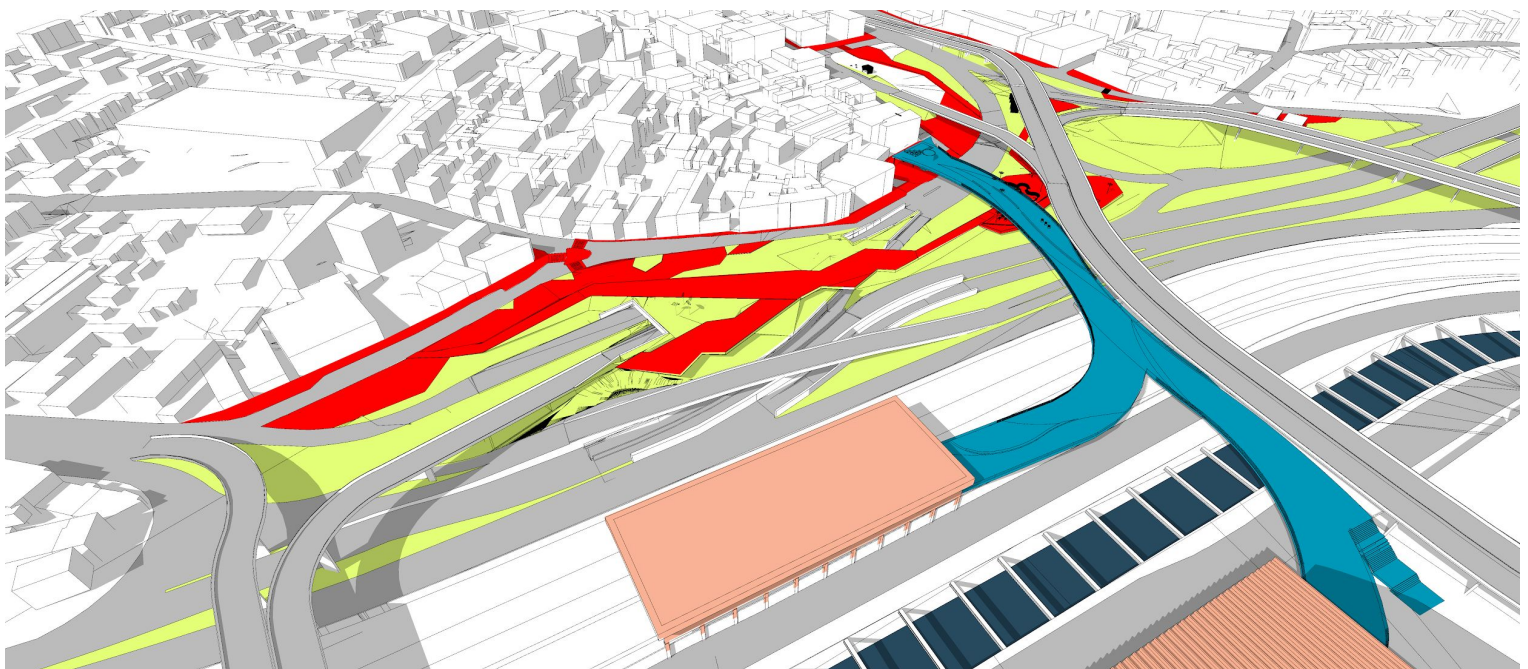


# PERSPECTIVES

CURRENT



PROPOSED



# PERSPECTIVES





# PERSPECTIVES



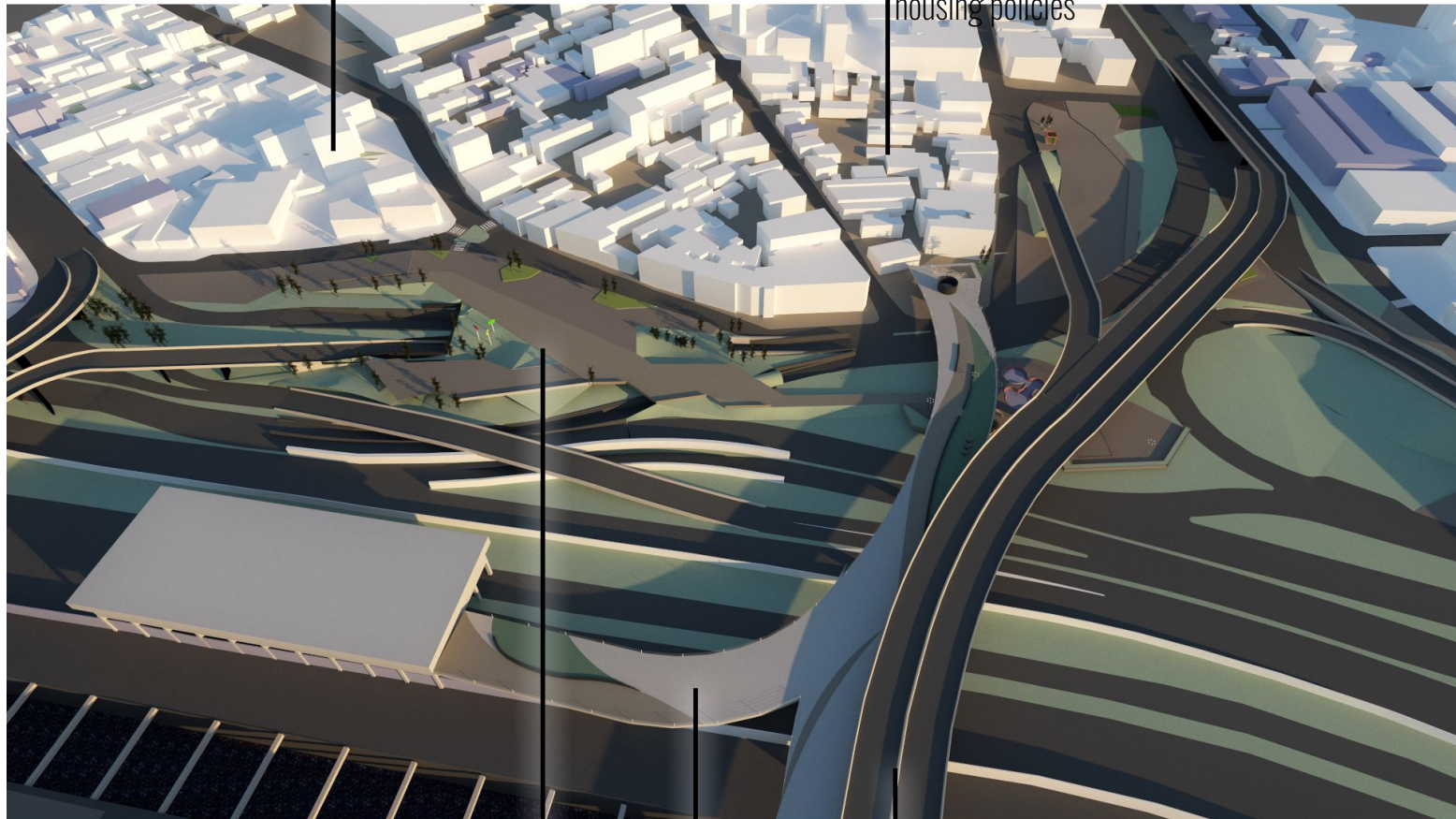
# PERSPECTIVES

Generation of entry through new real-estate production.

Generación de ingresos por nueva producción inmobiliaria.

Mantenimiento de la población local con políticas de vivienda social.

Maintaining the local population through social housing policies



Nuevos espacios públicos con incentivos para tiendas y servicios.

New public spaces with incentives for retailer and services.

Maximum usage of existing infrastructure  
Aprovechar al máximo la infraestructura existente

Producción de nueva infraestructura con ingresos por operación urbana.

Production of new infrastructure with entry through urban operations.