



○ PARQUE

São Paulo (SP)
GAMARO

SITES Certification

MIXED USE URBAN REQUALIFICATION
29.525 m²

7.500 m² FOR A FREE PUBLIC ACCESS PLAZA

90% OF NATIVE AND DIVERSIFIED LANDSCAPING

7 TIMES OF THE SITE BIOMASS INCREASE

100% OF SAVINGS ON POTABLE WATER USE FOR IRRIGATION

75% OF SAVINGS ON ENERGY FOR LIGHTING

60% OF REDUCTION ON STORMWATER OUTFLOW USING SUSTAINABLE DRAINAGE



DESCRIPTION

O Parque is located at a previously developed site, provided with infrastructure and a great offer of services and public transport. Designed as a mixed-use development, the project contemplates residential, commercial and corporate buildings (LEED BD+C), in addition to a huge plaza for free public access, planned to promote physical activities, contemplation and meetings.

This plaza recreates the native forest that was present at the region decades ago. "They are coming back" is an inspiring phrase of the project, that reinforces the idea that the neighborhood's nature is returning to its rightful place.

Preservation of natural resources and promotion of health and quality of life were fundamental guidelines for the design development and that led O Parque to be the first project in Brazil to be registered on the pursuit for SITES certification.



SITE

PREVIOUS CONDITION: Anthropized and contaminated

LOCATION:
São Paulo (SP) - Infill Site

TERRESTRIAL BIOME: Atlantic Forest and Cerrado

CLIMATE: Humid subtropical

OTHER FEATURES:

- Previously developed with complete infrastructure of energy and basic sanitation
- High road connectivity and great offer of basic services and public transport
- Proximity to the river and elevated water table
- Topsoil poor in organic matter



SUSTAINABILITY STRATEGIES

- ❖ RAINWATER RECLAMATION
- ❖ EFFICIENT AND SMART IRRIGATION SYSTEM
- ❖ BIOSWALE FOR SUSTAINABLE DRAINAGE
- ❖ NATIVE, DENSE AND BIODIVERSE PLANTING
- ❖ ELEMENTS TO ENCOURAGE PHYSICAL ACTIVITIES
- ❖ CONTEMPLATION AREA
- ❖ SOCIABILITY AND PUBLIC USE
- ❖ COMPLETE INFRASTRUCTURE FOR CYCLISTS
- ❖ ELECTRIC VEHICLES CHARGING STATION
- ❖ LED OUTDOOR LIGHTING
- ❖ INFRASTRUCTURE FOR RECYCLING
- ❖ SUSTAINABLE MAINTENANCE PLAN



CHALLENGES AND SOLUTIONS

- The demand for non-potable water from the project's facilities was not enough for a significant rainwater reclamation. Aiming to guarantee the site's sustainable drainage, complementing the rainwater reclamation, it was necessary to adopt a 108 meters Bioswale, adjacent to the plaza paving with aquifer recharge.
- The plaza artificial lake was originally planned to contain potable water for replenishment. Aiming the water conservation, the system was revised to use treated rainwater on its replenishment.
- Even with the project's extremely dense aspect, the architecture enabled the implementation of 161 bicycle parking spaces for its long-term population and visitors, additionally to other infrastructures to cycling promotion.

The image is a composite architectural rendering. On the left, a modern building with a glass facade and dark structural elements is shown. In the center, a tall, multi-story residential tower with balconies and a mix of grey and orange tones stands against a sky with soft, colorful clouds. Below the buildings, a dense, lush green landscape with various tropical plants and trees is visible. The right side of the image features a dark green semi-transparent overlay containing white text.

TEAM

DEVELOPER: Gamaro

SUSTAINABILITY CONSULTING: CTE

ARCHITECTURE: Triptyque Archicteture | Maison
Edouard François + Contier (PE) + Carlos Rossi (Interior)

LANDSCAPING: Cardim Paisagismo

HYDRAULICS: SKK

WATER TREATMENT: AcquaBrasilis Meio Ambiente

IRRIGATION: Regatec

LIGHTING: Artur Bezerra

LAKES DESIGN: EcoSys

VISUAL COMMUNICATION: Dea Design

MANAGEMENT: Certiphic

CONSTRUCTION COMPANY: Consórcio RFM