

## Analisis perencanaan konsep Transit Oriented Development (TOD) di Stasiun KRL Rawa Buntu = Analysis of Transit Oriented Development (TOD) concept planning in Rawa Buntu KRL Station

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### Abstrak

Urban sprawl atau meluasnya kawasan perkotaan memaksa masyarakat mencari hunian di pinggiran kota yang meningkatkan mobilitas dan kemacetan lalu lintas akibat kendaraan pribadi menjadi moda transportasi utama. Konsep Transit Oriented Development (TOD) hadir untuk mengatasi masalah ini dengan memaksimalkan penggunaan angkutan umum massal yang terbukti efektif mengurangi kemacetan dan meningkatkan kualitas hidup di berbagai negara seperti Eropa, Amerika, Hongkong, Jepang, dan lainnya. Indonesia mulai menerapkan konsep TOD dengan adanya Peraturan Gubernur DKI Jakarta No 44 Tahun 2017 tentang Pengembangan Kawasan Transit Oriented Development. Akan tetapi, implementasi TOD di Indonesia belum maksimal dikarenakan konsep TOD kurang proporsional karena pemikirannya terbatas dari aspek komersial terutama difokuskan pada tujuan perumahan mengakibatkan penggunaan kendaraan pribadi masih tinggi dan tidak mengatasi kemacetan. Penelitian ini dilakukan untuk menganalisis perencanaan TOD di Stasiun KRL Rawa Buntu dengan menggunakan variabel-variabel yang didapatkan dari beberapa referensi. Analisis dilakukan menggunakan variabel tersedia datanya di kawasan rencana TOD Stasiun Rawa Buntu. Setelah dilakukan analisis, didapatkan hasil bahwa kawasan rencana TOD Stasiun Rawa Buntu belum memenuhi standar dan prinsip yang ada. Maka dari itu, diperlukan perbaikan pada beberapa variabel untuk memaksimalkan kawasan TOD Stasiun Rawa Buntu.

.....Urban sprawl or the expansion of urban areas forces people to look for housing on the outskirts of the city which increases mobility and traffic jams due to private vehicles becoming the main mode of transportation. The Transit Oriented Development (TOD) concept is here to overcome this problem by maximizing the use of mass public transportation which has been proven to be effective in reducing congestion and improving the quality of life in various countries such as Europe, America, Hong Kong, Japan and others. Indonesia began implementing the TOD concept with the DKI Jakarta Governor's Regulation No. 44 of 2017 concerning the Development of Transit Oriented Development Areas. However, the implementation of TOD in Indonesia has not been optimal because the TOD concept is not proportional because the thinking is limited from a commercial aspect, especially focused on residential purposes, resulting in the use of private vehicles still being high and not solving traffic jams. This research was conducted to analyze TOD planning at Rawa Buntu KRL Station using variables obtained from several references. The analysis was carried out using variables available for data in the TOD planned area of Rawa Buntu Station. After carrying out the analysis, the results were obtained that the TOD planned area for Rawa Buntu Station did not meet existing standards and principles. Therefore, improvements are needed in several variables to maximize the TOD area of Rawa Buntu Station.