

ABSTRAK

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Judul : Pengembangan Kawasan Sudirman Kota Pekanbaru Berbasis
Transit Oriented Development

Integrasi kawasan pusat kota antara tata guna lahan dan sistem transportasi diperlukan guna mengurangi pergerakan kendaraan pribadi ke *plan area*. Untuk mensinergikan pengembangan Kawasan Sudirman Kota Pekanbaru dimana banyak terdapat titik persinggungan rute angkutan umum dan juga berdirinya pusat-pusat komersial, kantor pemerintahan dan swasta serta pusat pelayanan masyarakat maka di gunakan desain *Transit Oriented Development*. Penelitian ini bertujuan untuk merumuskan kriteria dan konsep penataan Kawasan Sudirman Kota Pekanbaru yang berorientasi pada *Transit Oriented Development*.

Pendekatan penelitian studi kasus ini digunakan dengan studi literatur, wawancara dan analisis. Proses pengumpulan data dilakukan melalui studi literatur, kuisisioner, dan wawancara mendalam kepada para responden guna mencapai tujuan penelitian. Dari data yang telah diperoleh, dilakukan tahap analisa data. Analisis yang digunakan adalah analisa statistik dasar (*elementary statistic analysis*), meliputi deskripsi dan proporsi.

Secara spesifik penelitian ini menekankan bahwa perencanaan Kawasan Sudirman harus mempertimbangkan jalur pejalan kaki yang aman, nyaman, jarak dan waktu tempuh. Sebagian besar warga (77.12%) menyatakan bersedia berjalan kaki jika pedestrian aman, nyaman dan jarak pencapaian titik transit dalam waktu 5 menit. Konsep perencanaan dibutuhkan untuk menentukan arah perencanaan kawasan Sudirman Kota Pekanbaru yang berbasis *transit* dengan mempertimbangkan kondisi kawasan serta memperhitungkan kondisi tata guna lahan, tata massa bangunan, konsep sirkulasi dan parkir, konsep pedestrian dan juga konsep ruang terbuka hijau. Peningkatan intensitas kawasan, mengaktifkan area komersial dan mengoptimalkan fungsi area pendukung serta menciptakan sinergi antara pengembangan lahan dan sistem transportasi akan mampu meningkatkan mutu kawasan.

Kata kunci : pengembangan, kawasan sudirman, *transit oriented development*, *plan area* , pejalan kaki

ABSTRACT

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Title : The Development of Sudirman Area in Pekanbaru Based on
Transit Oriented Development

The integration of the downtown between area order and transportation system is needed to reduce the personal vehicle movement to the *plan area*. To synergize the developing of the Sudirman area in Pekanbaru which has many contacting spots of the transportation route, commercial center, government and private office, and public service center, *Transit Oriented Development* design is used. This research has a goal to formulate the criteria and concept of arrangement of the Sudirman area in Pekanbaru which oriented on *Transit Oriental Development*.

This case study research uses an approach with a literature study, interview, and analysis. The process of the data collection use literature study, questionnaire, and deep interview to the respondents. Deep interview is used in order to reach the goal of the research. From the data that was acquired, the phase of data analysis is undertaken. The analysis that is used is elementary statistic analysis, including of description and proportion.

Specifically, this research wants to emphasize that the planning of the Sudirman area has to consider about the safety, pleasantness, and the distance of the pedestrian line. Most of the people (77, 12%) declaring that they ready to walk if the pedestrian line is safe, comfortable, and the distance to the transit spot is only about five minutes. The concept of arrangement is needed to determine the direction of the arrangement of Sudirman area in Pekanbaru which based on transit by considering the condition of the area, land area order, mass building order, park and circulation concept, pedestrian concept, and green available area concept. By improving the area, activate the commercial area, optimize the function of supporting area, and make a synergy between the developing area and the transportation system will improve the quality of the area.

Keywords : developing, Sudirman area, transit oriented development, plan area, pedestrian