

ABSTRAK

Kota besar seperti Jakarta dalam beberapa dasawarsa terakhir mengalami pertumbuhan penduduk yang tinggi sehingga mendorong perkembangan kota dengan pesat. Diperlukan model perencanaan kota yang dapat mengatasi berbagai persoalan perkotaan secara terintegrasi. Transit Oriented Development (TOD) mencakup perhentian transit (seperti stasiun kereta api, kereta api ringan atau halte bus) yang dikelilingi oleh area penggunaan campuran berdensitas tinggi. TOD juga biasanya dirancang dengan ukuran blok yang lebih kecil dan mengurangi luas lahan yang digunakan untuk mobil. Area terpadat TOD biasanya terletak dalam radius $\frac{1}{4}$ hingga $\frac{1}{2}$ mil (400 hingga 800 m) di sekitar perhentian transit, dianggap sebagai skala yang tepat untuk pejalan kaki.

Dasar konsep perancangan bangunan TOD ini adalah desain post modern dengan ciri bukaan besar dan memperhatikan pencahayaan yang lebih baik serta pendekatan pada arsitektur hijau dalam penerapan arsitektur yang berkelanjutan yaitu arsitektur yang ramah lingkungan. Konsep arsitektur hijau sangat erat hubungannya dengan kesadaran lingkungan, dimana arsitektur hijau tidak hanya menetapkan elemen-elemen arsitektural saja seperti, kuat, fungsional, estetika, dan rendah biaya tetapi juga juga harus mempertimbangkan dimensi lain yaitu pendekatan terhadap lingkungan, konsep berkelanjutan, dan hemat energy.

Kata Kunci: Transit Oriented Development, Post Modern, Arsitektur Hijau

ABSTRACT

Large cities such as Jakarta in the last few decades have experienced high population growth, which has encouraged rapid urban development. Urban planning models are needed that can address various urban problems in an integrated way. Transit Oriented Development (TOD) includes transit stops (such as train stations, light rail or bus stops) that are surrounded by areas of high density mixed use. TOD is also usually designed with a smaller block size and reduces the area of land used for cars. The densest area of the TOD is usually located within a radius of $\frac{1}{4}$ to $\frac{1}{2}$ miles (400 to 800 m) around the transit stop, considered an appropriate scale for pedestrians.

The basic concept of the TOD building design is a post modern design with the characteristics of large openings and attention to better lighting and approaches to green architecture in the application of sustainable architecture that is environmentally friendly architecture. The concept of green architecture is very closely related to environmental awareness, where green architecture not only determines architectural elements such as, strong, functional, estetik, and low cost but also must also consider other dimensions, namely approaches to the environment, sustainable concepts, and energy saving .

of Green Building with the concept of Sustainable Symbiosis Mutualism. When looking at the main function of the Hotel, Convention and LRT is as a place to rest and place to carry out large-scale activities in the convention and exhibiton itself which is supported by LRT mass transportation facilities in the park area of the region.

Keywords: Transit Oriented Development, Post Modern, Green Architecture