

## **ABSTRAK**

Transportasi menjadi salah satu elemen pembentuk suatu kota dimana berfungsi untuk mobilisasi aktivitas masyarakat. Seiring berjalannya waktu, perkembangan kota semakin padat tak menentu sehingga memicu pertumbuhan *urban sprawl*. Transportasi umum menjadi jawaban untuk mengatasi kemacetan dari para komuter yang tiap harinya melakukan perpindahan menuju kota induk untuk bekerja. Pemerintah-pun juga sudah merencanakan dan membangun konsep perkotaan Transit Oriented Development pada kawasan transit salah satunya kawasan Lebak Bulus berdasarkan RTRW 2030. Pada kenyataannya, kawasan ini masih banyak dilalui kendaraan pribadi sedangkan transportasi umum sudah terintegrasi pada kawasan itu sehingga perlu adanya evaluasi konsep Transit Oriented Development (TOD) pada kawasan transit Lebak Bulus. Evaluasi dilakukan dengan metode observasi lapangan dan kajian studi literatur yang terkait. Kondisi eksisting pada kawasan diukur dan disesuaikan dengan standar dan pedoman yang berlaku, salah satunya yaitu TOD Standard ITDP 2017 dan dihitung dengan sistem poin. Hasil penelitian menunjukkan bahwa konsep TOD di kawasan transit Lebak Bulus sudah sesuai dengan perolehan 51,4%. Penggunaan standar untuk mengukur evaluasi menjadi salah satu tolak ukur dalam konsep TOD namun terdapat beban poin yang perlu adanya kajian lebih lanjut.

Kata kunci: Transit Oriented Development, *Urban sprawl*, Transportasi umum

### **ABSTRACT**

*Transportation is one of the elements that form the city to mobilize human activity. As time goes by, the development of the city has increased rapidly so that it triggered the growth of urban sprawl. Public transportation is the answer to overcome the commuter congestion who are working back and forth to the main city almost everyday. The government has also planned and built the urban concept of Transit Oriented Development in the transit area, which were Lebak Bulus become one of its based on RTRW 2030. In fact, Lebak Bulus is still frequently passed by private transport while public transport has integrated in that area so there is a need to evaluate the concept of Transit Oriented Development (TOD) in Lebak Bulus transit area. Evaluation is done by gathered field observation and related literature studies. Its existing condition measured and adjusted with applicable standard and guidelines, one of them is ITDP Standard 2017, and moreover, calculated with point system. The result showed that the concept of TOD in Lebak Bulus transit area was in accordance with standard and guidelines about 51,4%. Using the standard to measure the evaluation of the TOD concept is being one of parameters, but there are some certain points that need to be learned furthermore.*

*Key words: Transit Oriented Development, Urban sprawl, Public Transportation*