

## INTISARI

Kawasan Stasiun Lempuyangan merupakan kawasan strategis pertumbuhan ekonomi dengan basis *Transit Oriented Development*. Kondisi eksisting kawasan belum memenuhi standar TOD dan memiliki berbagai masalah yang perlu diatasi. Di sisi lain, pengembangan kawasan mengancam keberlanjutan kawasan dan bangunan cagar budaya di dalam kawasan. Dengan berbagai alasan tersebut, perlu dilakukan perencanaan kawasan Stasiun Lempuyangan dengan konsep TOD dengan pendekatan harmoni kontekstual. Dalam proses perencanaan digunakan berbagai metode analisis, pemilihan alternatif, dan metode yang mencakup analisis deskriptif, *benchmarking*, kinerja jaringan jalan, signifikansi budaya, harmoni kontekstual, SCAMPER, *Analytical Hierarchy Process* dan *Cost Benefit Analysis*. Proses analisis dan perencanaan mengacu pada elaborasi teori prinsip TOD, yaitu *transit, connect, diversity, density, design*. Hasil analisis menunjukkan belum sesuainya kondisi eksisting dengan kondisi ideal kawasan TOD. Analisis signifikansi budaya menunjukkan beberapa bangunan dan kelurahan memiliki signifikansi budaya yang tinggi. Dengan alternatif hasil AHP (*multi node productive heritage*), disusun perencanaan kawasan berupa *masterplan*. Masterplan mencakup rencana titik transit, sarana parkir, jaringan jalan, sirkulasi, jalur pejalan kaki dan pesepeda, guna lahan, RTH, intensitas bangunan, blok kawasan, kawasan tematik, langgam bangunan, *street furniture* dan *signage*. Perencanaan juga mencakup skema penahapan dan pembiayaan pembangunan kawasan TOD Stasiun Lempuyangan.

### Kata Kunci:

Harmoni Kontekstual, Stasiun Lempuyangan, *Transit Oriented Development*

## ABSTRACT

*The Lempuyangan Station area serves as a strategic area for economic growth based on Transit Oriented Development (TOD). However, its current state doesn't qualified TOD standards and faces multiple problems. Moreover, ongoing development poses threats to both the area's sustainability and the preservation of its cultural heritage sites. Consequently, there is a need for planning the Lempuyangan Station area, adopting a TOD framework and contextual harmony strategies. This planning process incorporates a range of analytical techniques and methodologies, including descriptive analysis, benchmarking, assessment of road network performance, cultural significance analysis, contextual harmony, SCAMPER, Analytical Hierarchy Process, and Cost-Benefit Analysis. Guided by the core principles of TOD includes transit, connectivity, diversity, density, and design—the analysis reveals that the existing conditions do not align with the ideal TOD criteria. Notably, the analysis of cultural significance shows several building and sub-district with significant cultural value. Utilizing the outcomes of AHP, a master plan is formulated for the neighborhood encompassing provisions for transit facilities, parking infrastructure, road layouts, traffic circulation patterns, pedestrian and cycling pathways, land use, green spaces, building densities, block delineations, thematic zones, building style, street furniture, and signage. Master plan also included phased implementation strategy and outlines the financial framework for the development of Lempuyangan Station TOD area.*

### **Keywords:**

***Contextual Harmony, Lempuyangan Station, Transit Oriented Development***