

INTISARI

Urban decay merupakan fenomena kemunduran fisik, sosial, dan ekonomi suatu kawasan. Kota Surakarta sendiri dikenal sebagai kota budaya dengan orientasi pembangunan yang menekankan pelestarian warisan dan pengembangan pariwisata, menjadikan Baluwarti, yang berada di dalam benteng Keraton Kasunanan, sebagai kawasan strategis dan simbolis. Penelitian ini mengkaji Kelurahan Baluwarti, sebagai kawasan budaya strategis yang mengalami *urban decay* meskipun telah dilakukan revitalisasi infrastruktur. Baluwarti dipilih karena telah menunjukkan gejala *urban decay* secara nyata, berbeda dengan kawasan bersejarah lain yang masih dalam proses mengalami *urban decay*. Selain itu, pertimbangan aksesibilitas dan sumber daya juga menjadi alasan pemilihan lokasi. Baluwarti juga menunjukkan paradoks pembangunan dimana perbaikan fisik tidak diiringi pemulihan sosial dan ekonomi. Melalui pendekatan kualitatif dengan observasi, wawancara, dan analisis dokumen, ditemukan bahwa revitalisasi memunculkan kebijakan baru yang membatasi akses, memperkuat eksklusivitas, serta menurunkan aktivitas warga dan daya tarik wisata. Temuan ini menegaskan pentingnya pendekatan revitalisasi yang inklusif dan berbasis komunitas dalam menghadapi *urban decay*, khususnya di kawasan budaya yang sarat nilai historis seperti Baluwarti.

Kata kunci: *urban decay*, revitalisasi infrastruktur, paradoks, kawasan bersejarah, Baluwarti

ABSTRACT

Urban decay is a phenomenon characterized by the physical, social, and economic decline of an area. Surakarta is known as a cultural city with a development orientation that emphasizes heritage preservation and tourism development, making Baluwarti that located within the walls of the Kasunanan Palace, a strategic and symbolic area. This study examines Kelurahan Baluwarti as a culturally significant area that has experienced urban decay, despite infrastructure revitalization efforts. Baluwarti was chosen because it has clearly demonstrated signs of urban decay, unlike other historic areas that are still in the process of decline. Accessibility and resource considerations also contributed to the selection of this location. Baluwarti illustrates a development paradox in which physical improvements are not accompanied by social and economic recovery. Using a qualitative approach through observation, interviews, and document analysis, the study found that revitalization has led to new policies that limit access, reinforce exclusivity, and reduce community activities and tourism appeal. These findings highlight the importance of an inclusive, community-based approach to revitalization in addressing urban decay, especially in culturally and historically significant areas like Baluwarti.

Keywords: *urban decay, infrastructure revitalization, paradox, historic area, Baluwarti*