



INTISARI

“Evaluasi Kinerja *Privately Owned Public Space* (POPS) di CBD Daerah Khusus Jakarta”

Penelitian ini dilakukan untuk mengevaluasi kinerja *Privately Owned Public Space* (POPS) di kawasan *Central Business District* (CBD) Jakarta, dengan studi kasus One Satrio dan SCBD Park. Evaluasi diteliti berdasarkan aspek fungsi, pengelolaan, dan desain untuk melihat sejauh mana POPS dapat memenuhi kebutuhan ruang publik di kota metropolitan, Jakarta. Metode yang digunakan untuk melakukan penelitian ini adalah pendekatan metode campuran melalui kuesioner daring, wawancara dengan pengelola, serta observasi lapangan. Hasil penelitian menunjukkan bahwa menurut perspektif pengunjung, kedua POPS telah menjalankan fungsi dasarnya sebagai ruang publik. Pengelolaan di kedua lokasi tergolong baik, tetapi partisipasi pemerintah masih terbatas dan pemahaman terhadap konsep POPS belum menyeluruh. Dari sisi desain, kualitas ruang sudah memadai, tetapi masih terdapat aspek yang perlu ditingkatkan, seperti aksesibilitas, fasilitas pendukung, dan keterbukaan visual. Penelitian ini menegaskan pentingnya integrasi antara desain, tata kelola, dan regulasi, serta perlunya peran aktif pemerintah dalam pengembangan POPS. Rekomendasi yang dihasilkan mencakup penguatan standar teknis, peningkatan edukasi kepada publik dan pengembang, serta evaluasi kinerja ruang yang lebih partisipatif. Penelitian ini diharapkan dapat memberikan kontribusi bagi pengembangan POPS yang inklusif, fungsional, dan berkelanjutan dalam sistem perencanaan kota Jakarta.

Kata kunci: *Privately Owned Public Spaces* (POPS), Ruang Publik, Fungsi Ruang Publik, Sistem Pengelolaan, Karakteristik Fisik



ABSTRACT

*“Performance Evaluation of Privately Owned Public Spaces (POPS) in the CBD of the
Special Region of Jakarta”*

This study aims to evaluate the performance of Privately Owned Public Spaces (POPS) in the Central Business District (CBD) of Jakarta, using One Satrio and SCBD Park as case studies. The evaluation focuses on three main aspects, which are, function, management, and design, to assess how well POPS can fulfill the need for public space in densely built urban environments. The research employs a mixed-methods approach through online questionnaires, interviews with site managers, and field observations. Findings indicate that, from the visitors' perspective, both POPS have fulfilled their basic role as public spaces. The management in both locations is relatively adequate, however, government participation remains limited and understanding of the POPS concept is still lacking. In terms of design, the spatial quality is generally sufficient, but improvements are needed in areas such as accessibility, supporting facilities, and visual openness. This study highlights the importance of integrating design, governance, and regulation, as well as the need for a more active role from the government in the promotion and oversight of POPS. Recommendations include strengthening technical standards, enhancing public and developer education, and implementing more participatory performance evaluations. This research is expected to contribute to the development of POPS that are inclusive, functional, and sustainable within Jakarta's urban planning framework.

Keywords: Privately Owned Public Spaces (POPS), Public Space, Public Space Function, Management, Physical Characteristics