

## INTISARI

Kawasan Stasiun Air Tawar merupakan kawasan strategis yang berada di area *waterfront* Kota Padang yang menjadi pusat pertumbuhan ekonomi dan pusat transit transportasi. Kawasan Stasiun Air Tawar ini memiliki cikal bakal pusat pertumbuhan kawasan menjadi area transit yang terintegrasi dengan berbagai moda transportasi seperti kereta lokal, BRT TransPadang, dan angkutan kota. Dalam pengembangan kawasan menjadi pusat transit, perlu dilakukan perencanaan kawasan TOD yang terintegrasi dengan pengembangan *waterfront* dan elemen *water sensitive urban design* (WSUD). Perencanaan kawasan ini dilakukan dengan mengelaborasi prinsip pengembangan TOD dengan *watefront development* dengan fokus pada guna lahan, kepadatan dan intensitas tata bangunan, transportasi dan sirkulasi, tata kualitas lingkungan dan ekologi, ekonomi lokal, dan *activity center*. Dalam proses perencanaan kawasan digunakan metode analisis deskriptif dan *gap analysis* untuk menggambarkan kondisi eksisting kawasan dan kondisi ideal perencanaan. Pengembangan rencana dengan metode SCAMPER, *utility value analysis* (UVA), dan *cost benefit analysis* (CBA) menghasilkan sebuah rencana detail keruangan, pentahapan, dan pembiayaan pembangunan kawasan TOD Stasiun Air Tawar.

### **Kata Kunci:**

*Integrasi, Stasiun Air Tawar, Transit Oriented Development, Waterfront*

## ***ABSTRACT***

*The Air Tawar Station area is a strategic area located in the waterfront area of Padang City which is the center of economic growth and transportation transit center. The Air Tawar Station area has the forerunner of the region's growth center into a transit area that is integrated with various modes of transportation such as local trains, TransPadang BRT, and city transportation. In developing the area into a transit center, it is necessary to plan the TOD area that is integrated with the development of waterfronts and water sensitive urban design (WSUD) elements. The planning of this area is carried out by elaborating the principles of TOD development with waterfront development with a focus on land use, density and intensity of building systems, transportation and circulation, environmental and ecological quality management, local economy, and activity centers. In the process of regional planning, descriptive analysis and gap analysis methods are used to describe the existing conditions of the area and the ideal conditions of planning. The development of a plan using the SCAMPER, utility value analysis (UVA), and cost benefit analysis (CBA) methods resulted in a detailed plan for the space, stage, and financing of the development of the TOD area of The Air Tawar Station.*

***Keywords:***

***Air Tawar Station Area, Integration, Transit Oriented Development, Waterfront***