

## **ABSTRACT**

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### **IMPLEMENTATION OF NEW URBANISM PRINCIPLES ON VERTICAL RESIDENTIAL AREA DESIGN U - RESIDENCE**

*(109 pages: 87 images; 14 tables; 5 attachments)*

*Due to the limited land in Jakarta, the construction of horizontal housing and the need for housing is no longer possible. Therefore, vertical residential development is needed which is expected to overcome the problem of population development by occupying as little land as possible and producing the maximum quantity of housing units. In general, vertical residential design carried out in Jakarta by the government and developers prioritizes the quantity of housing units so that they can be built to the maximum extent possible for economic benefits compared to the feasibility and quality of life of its inhabitants, especially their interactions with nature. Therefore, the application of the principles of New Urbanism is expected to overcome these problems. This study examines how a vertical residential design can balance the quantity of housing units with the quality of life of its inhabitants according to the perspective of the principle of New Urbanism.*

*The principle of New Urbanism is applied at U Residence located in Lippo Karawaci. U Residence, which was previously square and located on the outskirts, was changed in shape and moved to meet the principles of New Urbanism. The new U Residence design was named Green Vertical Residence. Green Vertical Residence better meets the principles of New Urbanism when compared to U Residence. Green Vertical Residence is designed to have a lot of public open space, has a more accessible circulation system (with various choices of roads located in the east, and west as well as elevators connected to the mall and also parking in each tower), has a bus stop near with occupancy, and there are more residential choices than U Residence. The Green Vertical Residence residential design is designed with Vertical Residential Configuration Standards to create the livelihood of its residents.*

*Reference: 10 (1995 - 2018) (4 Book+6 Journal)*

*Keywords : Vertical Occupancy, Vertical Residential Design Standards, New Urbanism Principles, U Residence*

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**PENERAPAN PRINSIP *NEW URBANISM* PADA PERANCANGAN  
KEMBALI AREA HUNIAN VERTIKAL *U - RESIDENCE***  
(109 halaman: 87 gambar; 14 tabel; 5 lampiran )

Dikarenakan keterbatasan lahan di Jakarta, maka pembangunan akan perumahan horizontal dan kebutuhan untuk hunian tidak lagi dimungkinkan. Untuk itu dibutuhkan pembangunan hunian vertikal yang diharapkan dapat mengatasi permasalahan perkembangan populasi dengan menempati lahan seminim mungkin serta menghasilkan kuantitas unit rumah semaksimal mungkin. Secara umum, perancangan hunian vertikal yang dilakukan di Jakarta oleh pemerintah dan pengembang lebih mengutamakan kuantitas unit rumah agar dapat dibangun semaksimal mungkin demi keuntungan ekonomi dibandingkan kelayakan dan kualitas hidup penghuninya, terutama interaksinya dengan alam. Oleh karena itu, penerapan prinsip *New Urbanism* diharapkan dapat mengatasi permasalahan tersebut. Penelitian ini meneliti bagaimana suatu perancangan hunian vertikal agar dapat menyeimbangkan kuantitas unit rumah dengan kualitas hidup penghuninya menurut perspektif prinsip *New Urbanism*.

Prinsip *New Urbanism* diterapkan di *U Residence* yang terletak di Lippo Karawaci. *U Residence* yang sebelumnya berbentuk kotak dan terletak di pinggir, dirubah bentuknya serta dipindahkan letaknya untuk memenuhi prinsip *New Urbanism*. Perancangan *U Residence* yang baru diberi nama *Green Vertical Residence*. *Green Vertical Residence* lebih memenuhi prinsip *New Urbanism* jika dibandingkan dengan *U Residence*. *Green Vertical Residence* dirancang dengan memiliki banyak ruang terbuka publik, memiliki sistem sirkulasi yang lebih mudah diakses (dengan berbagai pilihan jalan yang terletak di timur dan barat serta elevator yang terkoneksi dengan mall dan juga parkir di tiap tower), memiliki halte bus yang terletak dekat dengan hunian, dan adanya pilihan hunian yang lebih banyak dibandingkan *U Residence*. Desain hunian *Green Vertical Residence* dirancang dengan Standar Perancangan Hunian Vertikal untuk menciptakan kelayakan hidup penghuninya.

Referensi: 10(1995 - 2018) (4 Buku +6 Jurnal)

Kata Kunci: Hunian Vertikal, Standar Perancangan Hunian Vertikal, Prinsip *New Urbanism*, *U Residence*