



THE MODERN MARKET CENTER AT PASAR MINGGU JAKARTA AS AN ART SPACE USING TOD SUPPORT

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Abstract

Purpose: The purpose of this research is to design a public facility which was originally a traditional market with daily commodities to become a modern market with an expanded role as an art market (art space).

Research methods: The design method used in the design starts from the stage of finding design ideas, containing ideas and problems that can potentially arise in the design. This stage aims to create ideas based on theory. This data collection includes literature studies and previous studies.

Findings: The result of this design is a building that can be oriented to the economy and the arts so that it can accommodate human needs physically and spiritually. The application of the market concept and art space has made the market, which was previously known as a place that was only used to sell daily commodities, which can be used by the community for gathering and other natural organic activities such as art.

Implications: To combine the market and the Art Space, a communal place is made, namely a plaza that is useful as a shelter for humans so that the market can also become a more lively place.

Keywords: market, art space, transit-oriented development (TOD).

INTRODUCTION

The market essentially must be able to carry out its main activity, namely buying and selling activities. The market can also be a place for people to gather organically. What is meant by an organic gathering place for the community is the market as a gathering place for the community, carrying out social activities such as gathering and playing with other communities.

In the Jakarta City area, precisely the location of Pasar Minggu, South Jakarta, it has now become a center of economic activity. Because the area is very strategic, in the area there is a very complete wet market and also a household furniture market. In addition, there are various modes of stopping centers, including; (a) Damri Airport bus for Pasar Minggu route, (b) feeder metrotrans, (c) mini metro, (d) mikrolet, (e) ojek and (f) and also Pasar Minggu commuter line station. With this condition, Pasar Minggu has the potential to become one of the well-known areas that has the opportunity to become an icon of the South Jakarta area, in addition to Blok M.



The idea of merging the role of traditional markets with art markets or what can be called galleries has the opportunity to become a center of market activity not only for buying and selling daily commodities but also for recreational and relaxation activities. The existence of the art gallery is expected to change the public's perception of the market. The existence of art galleries in the market area can also encourage local artists to exhibit and sell their work so that they can get an economic impact. And, if the design idea, the management of this market is so good, it will have the opportunity to become a venue for a new art field, or referred to as an Art Space that can be recognized at the national level.

The goal to be achieved is to design a public facility, namely Pasar Minggu which was originally a traditional market with daily commodities to become a modern market with an expansion of its role as an art market (art space).

The market (in a broad sense) is a meeting place between buyers and sellers, where goods/services or products are exchanged between buyers and sellers. The measure of willingness in the exchange will usually appear a price level for the goods and services exchanged [1].

In terms of quality, traditional markets generally have a small supply of goods in accordance with the capital owned by the owner or demand from consumers. In terms of price, traditional markets do not have a fixed price tag because the price is fixed because the price is adjusted to the amount of profit desired by each business owner individually. In addition, market prices are always changing, so when using a price tag it is more troublesome because you have to change the price tag according to changes in prices in the market.

Taking the case in Bandung City [2], concluded that the market is of significant tourism value. In Yogyakarta many markets are a tourist spot Beringhajo Market at the heart of the city. This market is very popular among tourists [1]. On the tourist island of Bali, Badung Market in Denpasar City for an example is a tourist attraction in Bali [3]-[5]. Even German tourists like it very much [6]. In Denpasar City, Bali, actually not only Badung Market which is also called Kumbasari Market but also Kreneng Market is classified as a tourist attraction [7].

Traditional markets can be packaged with contemporary concepts and become digital tourist destinations that can attract tourists, especially the younger generation. This was said by tourism academics from Jenderal Sudirman University, Purwokerto, Chusmeru [8]. According to him, there are several things that need to be considered so that traditional markets can become digital destinations. First, changing the impression of the market as a slum place into an attractive, clean, and tidy place. Second, it has traditional characteristics, both in terms of place and variety of merchandise such as vegetables, fruit, and culinary. Third, combining traditional elements in the market, such as buying and selling transactions with other traditional elements, such as cultural arts attractions and traditional games. The traditional market of an area will be different from other regions. Fourth, it can be visited by all groups, both women and men, children, teenagers, and adults. Fifth, it has a beautiful, unique, and interesting background scenery, such as mountainous landscapes, rice fields, rivers, lakes, seas, and historical buildings. Sixth, combining traditional market

panoramas with current digital tourism trends, namely by providing interesting spots for selfies. Seventh, professionally managed by prioritizing service and visitor satisfaction, and massively promoted through social media. In addition, it has a continuous calendar of events, and always presents innovations in cultural arts attractions.

In several cities in developed countries, the experience of visiting traditional markets is something interesting because the market is used as the center of the "people's economy", as well as a place to meet with colleagues. Therefore, it is not surprising that around traditional markets, local coffee shops grow and develop, as well as food stalls that provide local dishes. If we go abroad in developed countries, cheap and quality and "local" places to eat are easy to find around the traditional markets (central market) [10].

Public space is a place or space that is shaped because of a need because of the need for a place to meet or communicate. Basically, this public space is a place that can accommodate human activities, both individually and in groups.

Apart from being a space for meeting, interacting, and other social activities, public spaces also have other functions that are sometimes not realized and are often ignored. In fact, the benefits can improve the quality of life of the community or community living around the public space. One of them is that if a public space is used, maintained, and managed creatively, it can actually become a profitable business. Because successful public spaces can drive up building rental prices, and active and successful public spaces have been proven to increase property values for surrounding buildings and create positive effects for the long term [11].

According to Amri Yahya, an Art Gallery is a place for displaying art objects or other cultural objects (including historical objects) which are strictly selected by a team or an expert who does have quality. This is necessary as a guarantee of quality. Art Gallery may be owned by individuals, foundations or associations. In developed countries, Art Galleries are equipped with book stores (selling books) and reproductions of works on display. Besides that, there is also a cafe, so that visitors can really enjoy the work in a relaxed atmosphere. Art objects displayed at the Art Gallery can be traded. If the original work is a private collection, then what is sold is a reproduction.

Art galleries are closely related to tourism [9] because art is a part of the tourism itself [13],[14]. Tourism is in fact inseparable from art itself [15] as what happens in Bali as the most popular destination in Indonesia.

Transit-Oriented Development (TOD) is "a mixed-used building community that encourages people to live and work in areas that have public transportation facilities and reduce people's habits of driving private cars". TOD development must be a mix-used building or a multi-functional building. Train stations, bus terminals, bus stops, or other city transportation points become centers of activity with a high level of activity which will decrease as you move away from the existing city transportation points. Transit Oriented Development has an

optimal radius of 400 to 800 meters from city transportation transit points (train stations, bus terminals, bus stops, etc.) to become an attractive activity center. By utilizing public transportation, people will be directed to walk or use bicycles, so the application of the TOD concept will greatly affect pedestrians and the availability of vehicle parking spaces, especially bicycle parking. Walking/biking around the area can reduce the intensity of private vehicles, when private vehicles are reduced it will reduce congestion and fuel use, so that it will have an impact on reducing pollution from vehicles around the area and create an environmentally friendly situation [12].

RESEARCH METHODS

Design method is a way or stage performed in a design process. This method is needed to facilitate the designer in developing a design idea. This method aims to shape the planning idea to be more organized and produce a strong plan in its actualization. The design method consists of several stages.

First, designing ideas: This stage is the initial stage in the planning that contains ideas and problems that can potentially arise in the planning later. The plan idea level is an overview of building planning.

Second, data collection: After getting a design idea, data is needed to create a theory-based idea. This data collection can be through two types of data, namely: a) primary data and b) secondary data. In this planning, only secondary data collection is done which includes, among others: (a) literature study. The library method is a method of data collection by using or taking from books and the internet as a source of reading and references related to the issues discussed. The data in this method is obtained from a search of various expert opinions, government regulations on standards in design, journals, books, and the internet. (b) previous study. A previous study was conducted to be able to know the design directly through the design building that has been built. Then it is compared so that it can be a reference in future planning.

Third, analysis: This stage is a thinking activity to describe an entire design into a component so that it can recognize the problem of a component, the relationship between components so that it can know the function of each in a whole unit.

FINDINGS

The chosen design location is located on Jl. Raya Pasar Minggu No. 5, Pasar Minggu, Pasar Minggu Sub-district, South Jakarta City with a footprint area of 28,266 m² or 2.8 Ha. The site boundaries are as follows: North: Pasar Minggu Bus Terminal; South: Ragunan Highway; West: Customs Complex; East: Pasar Minggu Station. Based on the South Jakarta Regional Spatial Plan, the selected location includes the office, trade, and service sub-zone. The information on the use of space on the site is as follows: KDB: 50% x 28,266 m²= 14,133 m²; KLB: 4 x 28,266 m² = 113,064 m²; KDH: 35% x 28,266 m² = 9,893.1 m²; KTB: 50; GSB: 3.5 m; Land area: 28,266 m².



Figure 1. Climate and Weather Analysis
[Source: Research Team, 2021]

The analysis in this design is intended to find out the things that will be needed in the design so that it can produce a design response that can be used optimally. Some of the analyzes in the design are as follows:

1. Climate and Weather

It is located at 40 m above sea level and has a tropical climate. Average temperature 27.0 °C | 80.6 °F. Rainfall is around 2222 mm | 87.5 inches per year. With an average wind gust of 12 km/h

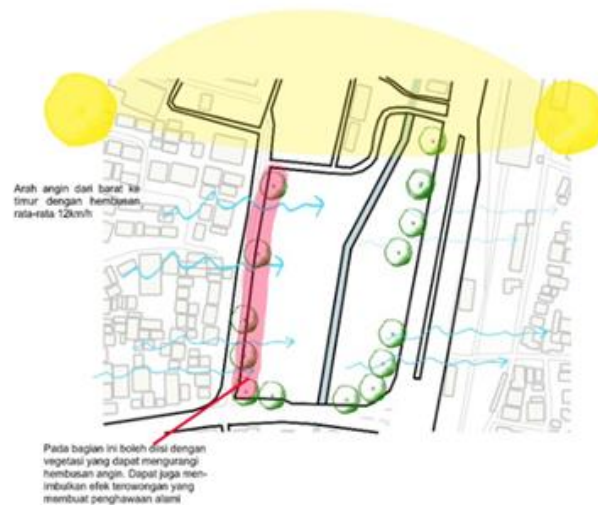


Figure 2. Climate and Weather Analysis
[Source: Research Team, 2021]

2. Topography and Drainage

The location has a fairly flat contour with some contour differences on several sides. The highest difference is about 3 meters. The contour on the west side is quite flat, but on the east side there is a slight elevation.

At the location there is already a city riol and a drainage system embedded under the pedestrian path. However, due to the large amount of waste, the function of the drainage system is not optimal

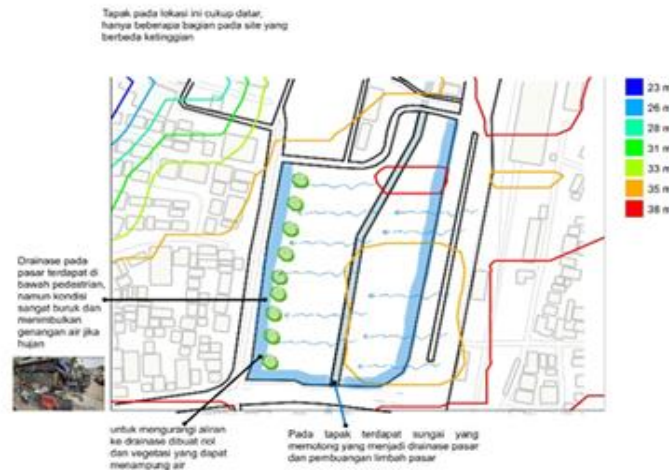


Figure 3. Topography and Drainage
[Source: Research Team, 2021]

3. Vegetation and Noise

The vegetation on the site is quite diverse in terms of size and strength, the types of vegetation that exist are usually classified as shade trees so that the atmosphere at this site is quite shady. The location of this vegetation is generally found on the outer side of the site and surrounds the road. In terms of the number of plants need to be added on the east side because it is close to the highway. Besides being useful as a noise buffer, the tree is useful for dispelling street dust.



Figure 4. Vegetation and noise
[Source: Research Team, 2021]

4. Achievement and Circulation

The location of the site can be accessed using various vehicles or private vehicles. Around the site, there are several public transportation stops around the market, such as bus stop metro trans, Pasar Minggu station, Pasar Minggu terminal. Effective circulation is needed because apart from facilitating access, a lot of public transportation sometimes causes traffic jams around the area.



Figure 5. Achievement and Circulation
[Source: Research Team, 2021]

5. Zoning

Zoning in this design building is generally a public zone which can be entered by anyone, whether it is people who have needs in the market or just to visit the market. This zone also consists of communal spaces that function as human gathering spaces, in the form of exhibition halls and walkable plazas. The semi-public zone accommodates activities that are not fully open to market visitors and may only be visited by certain groups, such as poultry slaughterhouses, art warehouses. There is also a service zone that is useful for building services.



Figure 6. Zoning
[Source: Research Team, 2021]

The form of the market building and Art Space applies the theory of Charles Jenck, namely "metaphor to natural and cultural" which means through an architectural approach through a metaphorical way that refers to nature or cultural products. The mass of this design building will be multiple or more than one to facilitate the classification of functions in the market later.

"Methapore to cultural and natural" which is used in the design comes from a basket, namely the "Elang" basket. This basket is commonly used by the Betawi community to carry commodity materials for daily use.



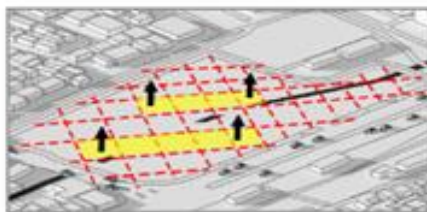
Figure 7. Eagle Basket
[Source: Research Team, 2021]

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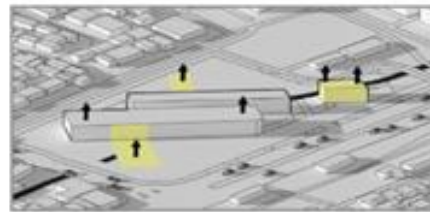
The design of the Modern Market and Art Space building at Pasar Minggu is intended as an effort to revitalize the existing market as well as to grow the seeds of artists in the local area so that the market is not only for the welfare of the community but also creative for the community. There are several concepts in the design, namely:

6. Mass Transformation

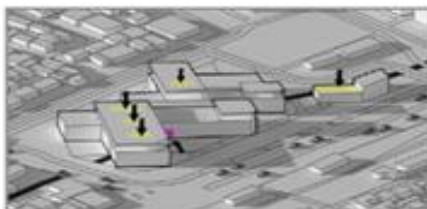
The shape of the transformation is inspired by the shape of the basket motif with the "Elang" motif



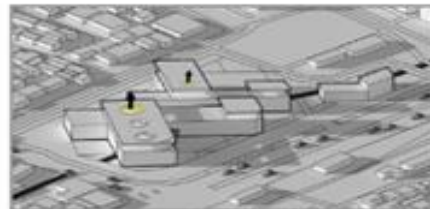
1. Mengikuti Motif "Elang"
Bentuk omahon tapak jalak menjadi acuan dalam membentuk gubahan massa.



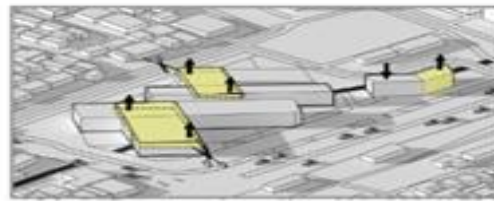
2. Ekstensi dan Eskalasi
Beberapa bagian bagian mengalami ekstensi dan eskalasi untuk menyesuaikan program ruang dan pola dari "Elang"



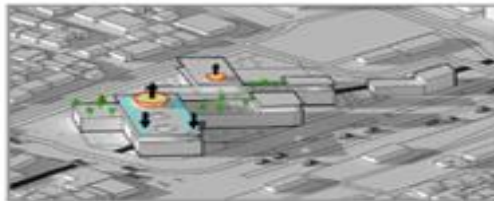
4. Lubang untuk menaungi
Bagian yang berguna untuk menaungi rooftop dibuat lubang untuk mempermudah cahaya matahari untuk masuk dan juga untuk memberikan kesan guyub dengan sang pencipta



5. Mahkota
Salah satu bagian lubang yang berguna untuk masuknya cahaya di tarik ke atas kemudian diberi besi yang melingkar sehingga seperti membentuk mahkota



3. Gunting dan pull up
Bagian atas bangunan di gunting dan juga ditank untuk dijadikan atap peneduh di rooftop sehingga bisa memauangi semua kalangan



5. Rooftop, Fasad, Plaza
Pada bagian atap dibuat pula grille yang berguna untuk membuka cahaya matahari dan juga untuk rain harvesting dan kemudian di simpan di rooftop tank, dan fasad dibuat mengelilingi bangunan dan terkesan dinamis

Figure 8. Mass Transformation
[Source: Research Team, 2021]

7. Tread Concept

The concept applied in this design is efficient but also organic, giving space to humans. The need for the mobility of public and pedestrian transportation is also considered.

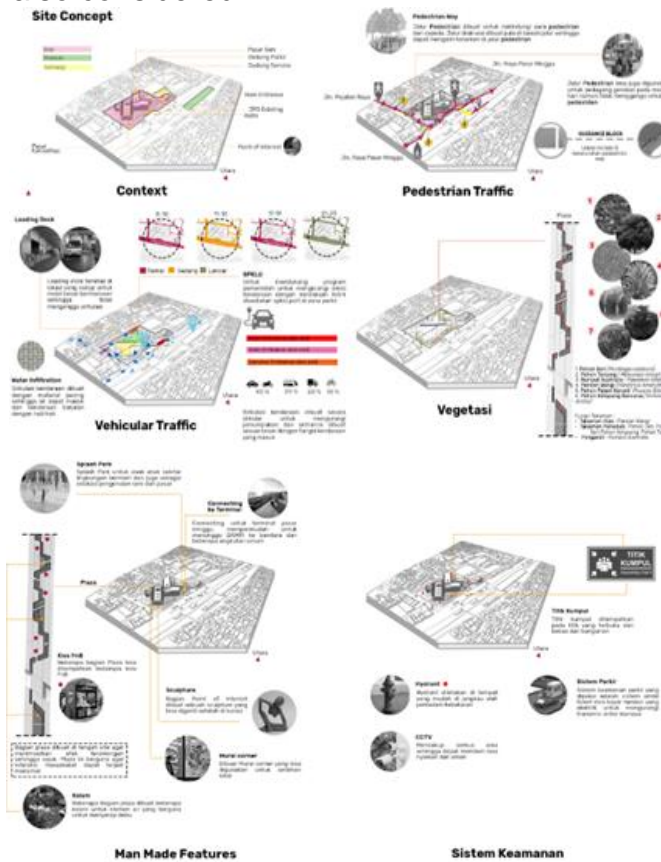


Figure 9. Tread Concept
[Source: Research Team, 2021]

8. Facade Concept

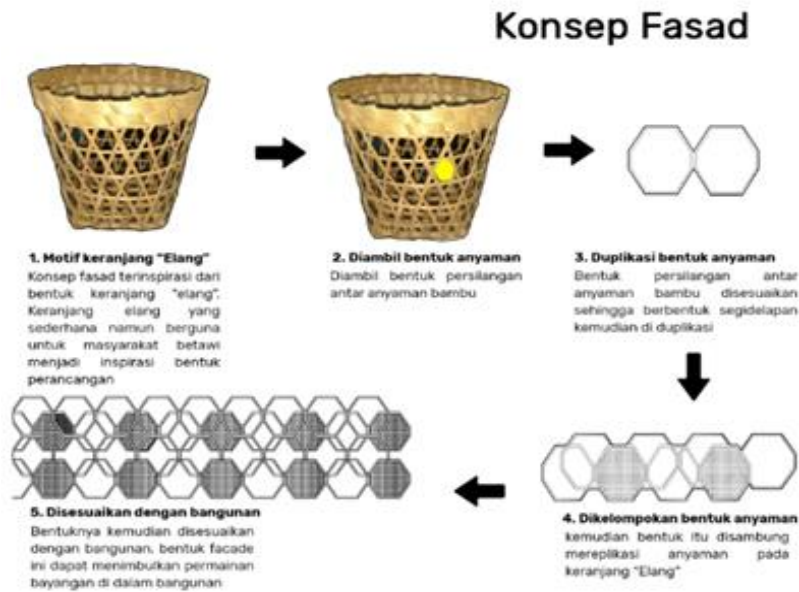


Figure 10. Facade Concept
[Source: Research Team, 2021]

9. Utility Concept a) Clean water

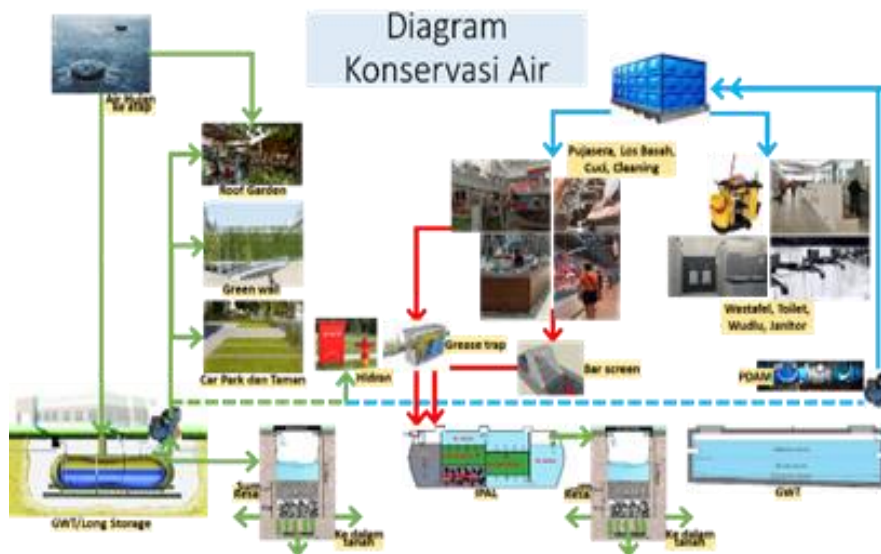


Figure 11. Clean Water Diagram
[Source: Research Team, 2021]

The water used in the design of this market will be well controlled. Rainwater will be collected by the rain gutter in the roof then stored for use for market needs such as watering plants and to flush toilets. The clean water used comes from PDAM and water pumps.

b) Dirty Water System



Figure 12. Dirty Water Diagram
[Source: Research Team, 2021]

Market waste generally consists of liquid and solid waste. Liquid waste usually comes from wet and semi-wet kiosks, prayer rooms, and food courts. For food courts, liquid waste must go through a grease trap/oil trap which is useful for removing residual oil for cooking. Solid waste comes from toilets. Disposal of toilet waste is channeled into a septic tank to go to the WWTP unit which consists of an equalization tank, an initial settling tank, an anaerobic biofilter, and aeration.

10. Structure Concept

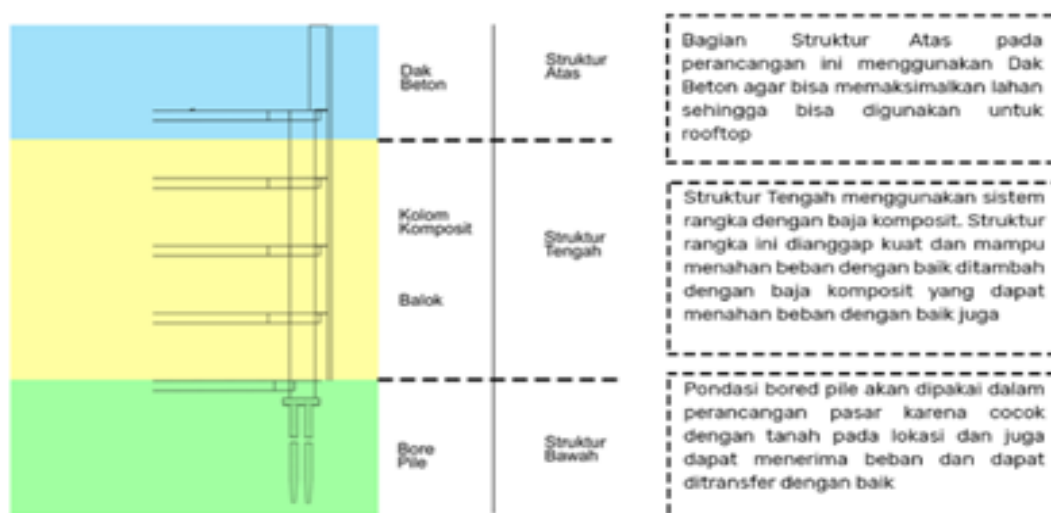


Figure 13. Structure Concept
[Source: Research Team, 2021]

11. Design

From the existing concept produces a design response that accommodates the design needs.

a) Building Plan

The building consists of three masses, namely the commodity market, the art market and Art Space, and service. The commodity market plan consists of 6 floors.



Figure 14. Commodity Market Floor Plan 1
[Source: Research Team, 2021]

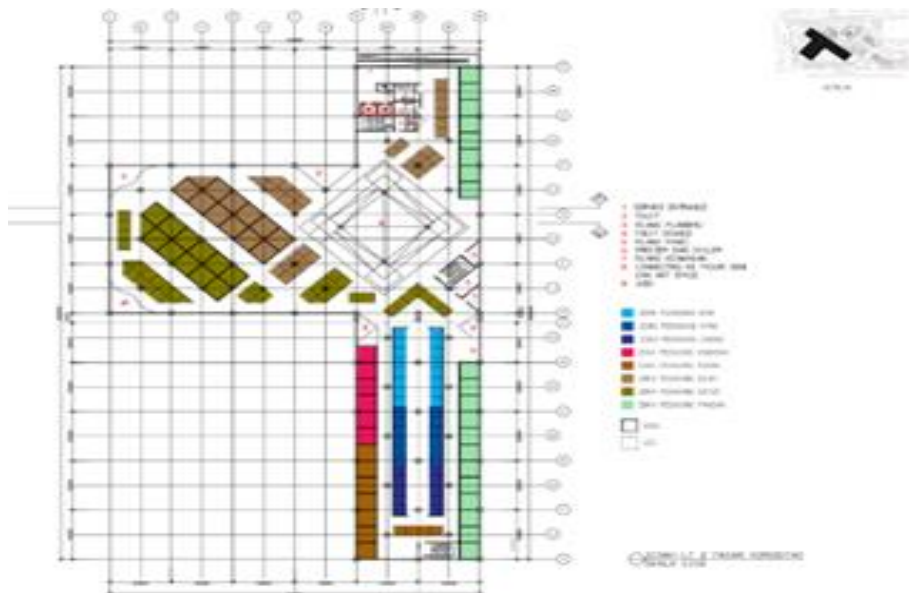


Figure 15. Commodity Market Floor Plan 2
[Source: Research Team, 2021]

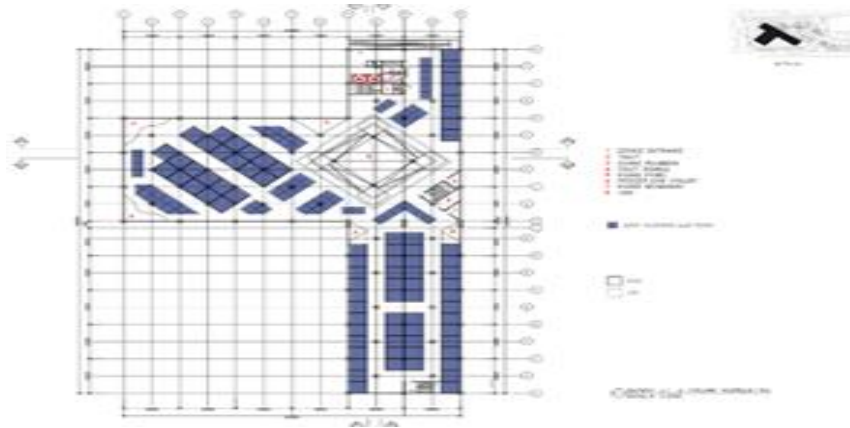


Figure 16. Commodity Market Floor Plan 3
[Source: Research Team, 2021]



Figure 17. Commodity Market Floor Plan 4
[Source: Research Team, 2021]

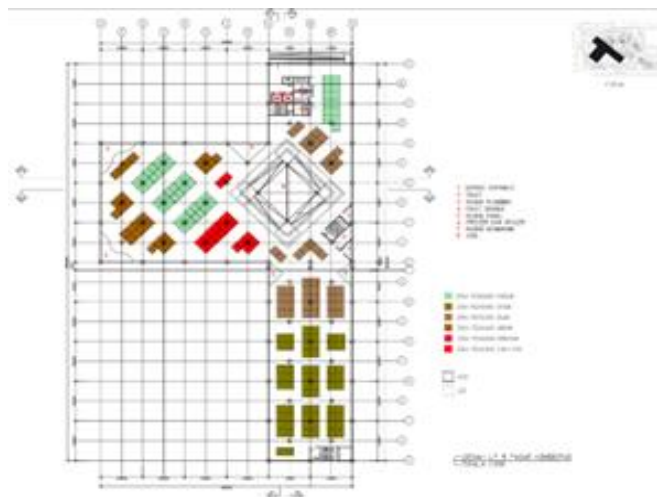


Figure 18. Commodity Market Floor 5
[Source: Research Team, 2021]

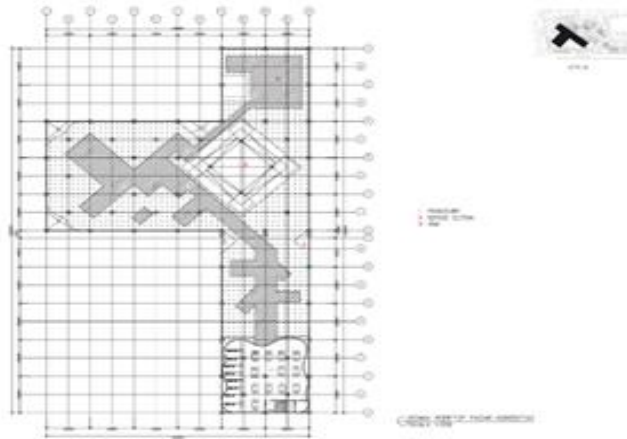


Figure 19. Commodity Market Rooftop Plan
[Source: Research Team, 2021]

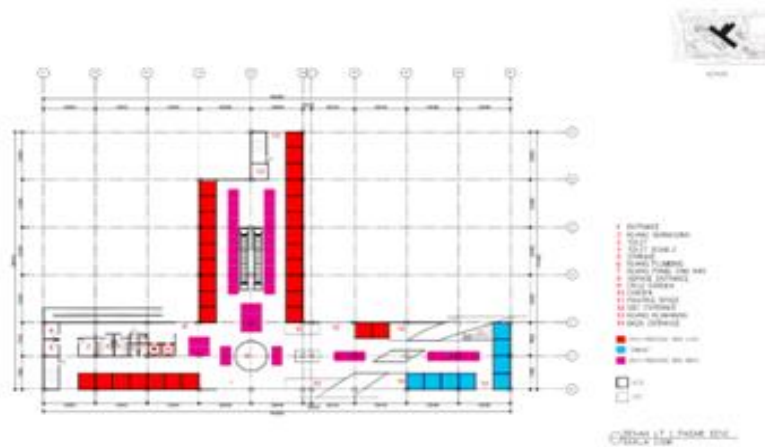


Figure 20. Floor Plan of Art Market and Art Space 1st Floor
[Source: Research Team, 2021]

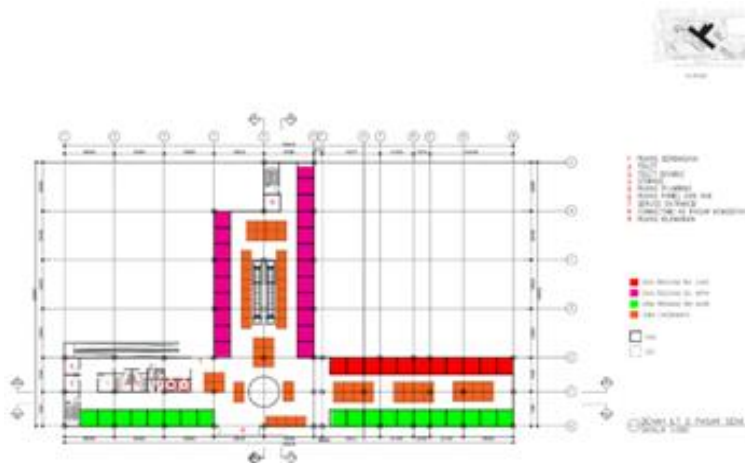


Figure 21. Floor Plan of Art Market and Art Space 2nd Floor
[Source: Research Team, 2021]

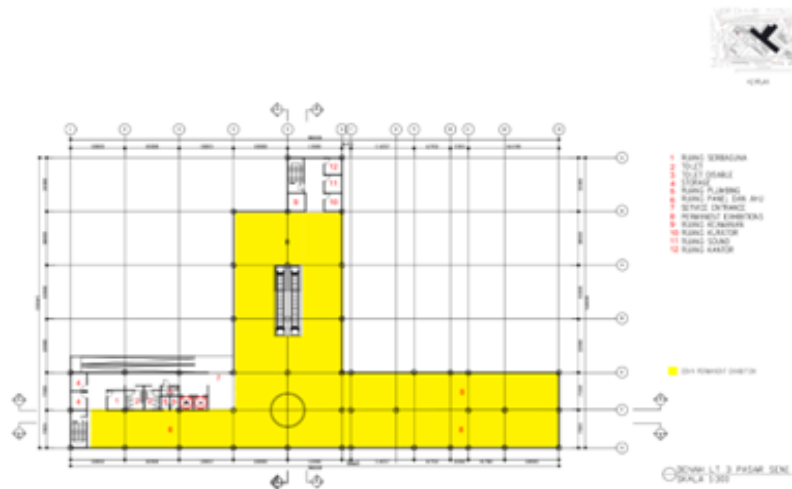


Figure 22. Floor Plan of Art Market and Art Space 3
[Source: Research Team, 2021]

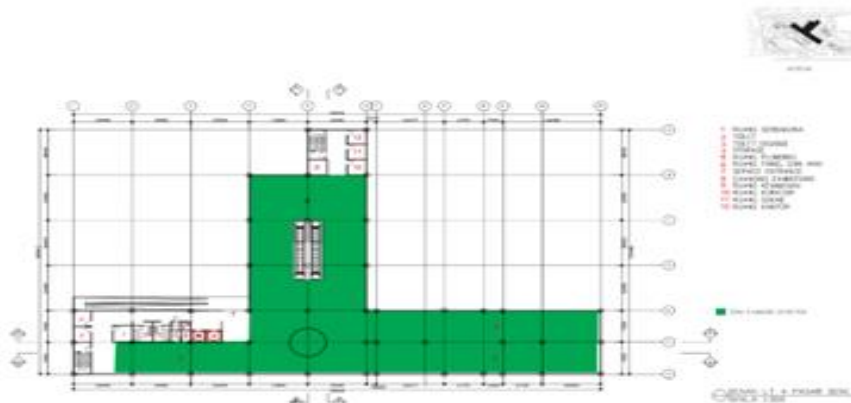


Figure 23. Floor Plan of Art Market and Art Space 4
[Source: Research Team, 2021]

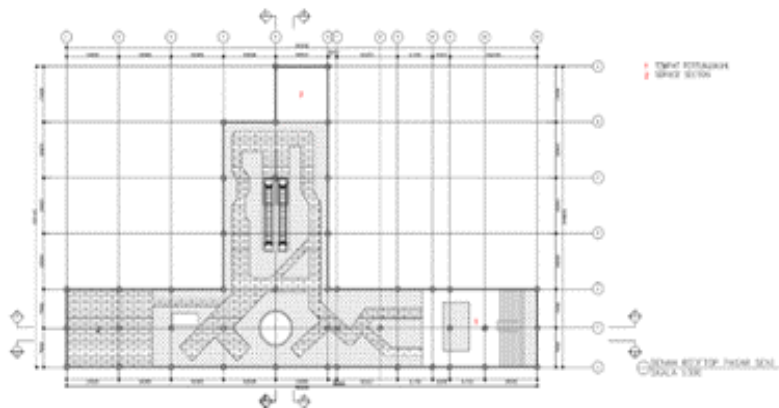


Figure 24. Rooftop Plan of the Art Market and Art Space
[Source: Research Team, 2021]

Meanwhile, the service building consists of three floors. This building consists of various rooms that support other buildings such as generator rooms, pump rooms and others.

b) Building View

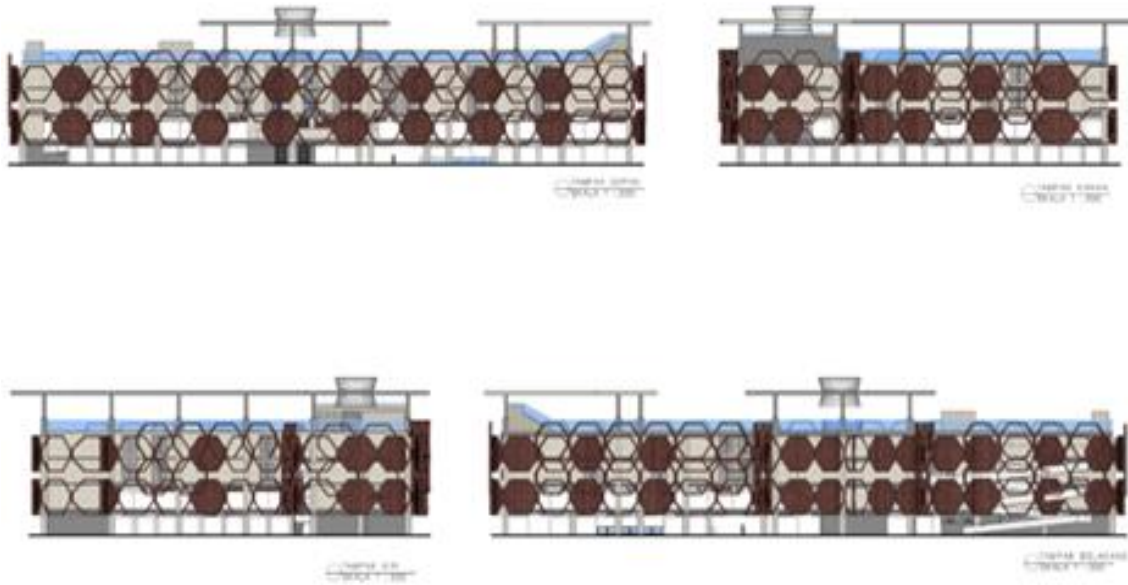


Figure 28. Commodity Market View
[Source: Research Team, 2021]

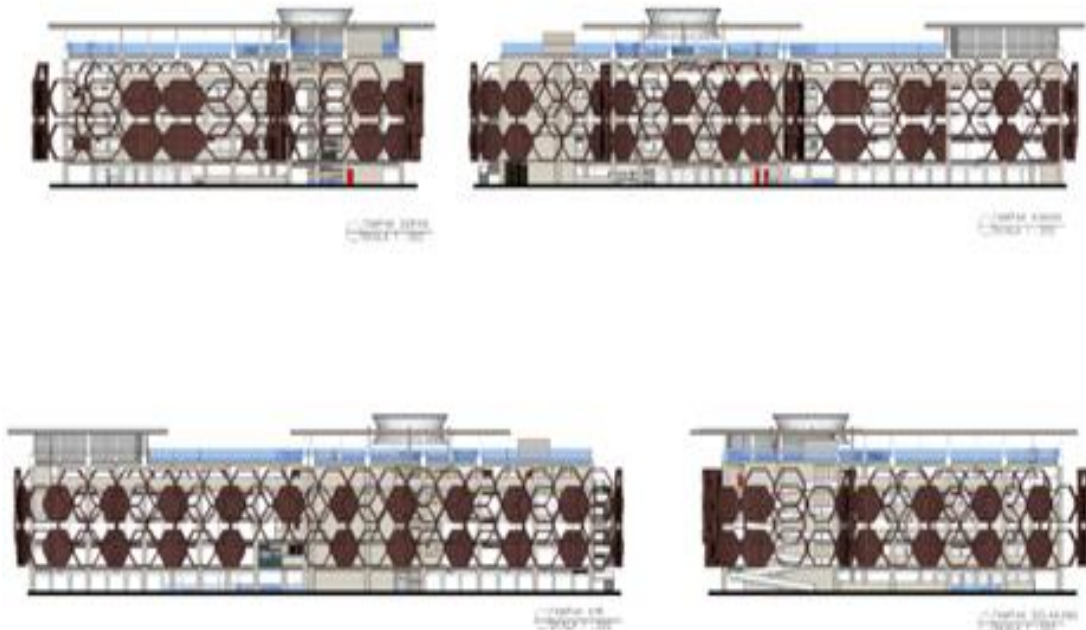


Figure 29. The Art Market View
[Source: Research Team, 2021]



Figure 30. View of the Service Building
[Source: Research Team, 2021]

c) Merchant Loss

1. Vegetable and fruit trader



Figure 31. Vegetable and fruit shop
[Source: Research Team, 2021]

Using materials, such as wood, concrete, stainless steel, and drawers are provided for security.

2. Fish, meat and poultry traders.

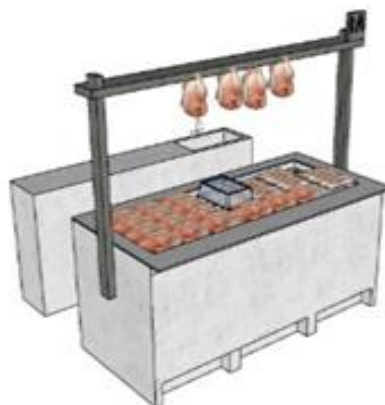


Figure 32. Loss of fish, meat and poultry.
[Source: Research Team, 2021]

Using materials, such as concrete, ceramics, and stainless steel. There is a sink to clean fish and waste is available at the place selling merchandise, making it easier for traders to clean up

d) Exterior Perspective



Figure 33. Bird's Eye Perspective
[Source: Research Team, 2021]



Figure 34. Commodity Market Perspective
[Source: Research Team, 2021]



Figure 35. Garden Perspective
[Source: Research Team, 2021]



Figure 36. Loading Dock Perspective
[Source: Research Team, 2021]

e) Interior Perspective



Figure 37. Wet Market Perspective
[Source: Research Team, 2021]



Figure 38. Garden Perspective
[Source: Research Team, 2021]



Figure 39. Art Space Perspective
[Source: Research Team, 2021]

CONCLUSION

This market design uses a theme that comes from the theory of Charles Jenck, namely "metaphor to natural and cultural" which means through an architectural approach through a metaphorical way that refers to nature or cultural products. The mass of this design building will be multiple or more than one to facilitate the classification of functions in the market later.

"Methapore to cultural and natural" which is used in the design comes from a basket, namely the "Elang" basket. This basket is commonly used by the Betawi community to carry commodities for daily use.

With this approach, the design of this market will feel close to the culture and nature around it, coupled with maximizing public transportation around making this design can be oriented to TOD. So that the output area of Pasar Minggu, especially Pasar Minggu itself, becomes a reference area for other regions for market development and TOD.

The existence of an Art Space is expected to change the public's perception of the market so that local artists can spur their creativity so that their work can be exhibited and get an economic impact from their work.

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