NEEDS OF PARKING ANALYSIS
ON DIFFERENT AREA PURPOSES
AT LEGIAN STREET KUTA, BALI

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ABSTRACT

Legian-Kuta is one of the most often visited areas by tourist and “sleepless”. The traffic in the area caused by varies activity such as trading centre, hotels, offices, supermarket, and entertainment (Club, Pub, and Cafe). The enormous attraction occurred in the study area increased the needs of means of transportation, especially private transportation (private car or tourist bus) affects to the needs of parking space. Inadequate of parking area because of not all the business stakeholder within the study area provides parking space. Misplace of parking at Legian street often occured. The use of alley (small street) and offices parking space above office hours with price range between Rp. 5,000 to Rp. 20,000 has become an alternative of parking space on top of the appointed parking area which often full and inadequate to optimally fulfill the needs of parking space.

The research begins with survey which is an interview survey to determine the most preferable alternative parking area and to know the affordable parking charge for the parking area user, parking inventory survey to obtain numbers of existing parking area and a traffic survey to obtain numbers of necessity of parking space. After the data is collected, proceed to optimum calculation process of parking area required by focusing on existing parking area. Next is economy and financial analysis to the necessity obtaining parking building which is considered as a solution to the optimum necessity of parking area in Legian-Kuta.

Based on analysis resulting that existing parking space are 313 parking space and required parking in area 1 is 380 parking space and within area 2 is 180 parking space. The economic analysis to built parking area building shows Benefit Cost Ratio, BCR=1,13 (building I) and BCR=2,3 (building II). Financially, payback period with flat system rate of parking meets in 42 month (building I) and in 23 month (building II), by calculating with combination system rate of parking will have payback period in 31 month (building I) and in 19 month (building II).

Keyword: Economic and financial analysis, parking area, needs of parking space, existing parking space on different land purposes.