Determination of Potential Locations for High Rise Building Development in Center of Surabaya

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Abstract

Today, the development of high rise buildings in center of Surabaya growth fastly. The presence of high rise buildings constructed with intense would threaten the existence of heritage buildings, adding the burden of the road because it is not followed by the expansion of road dimensions and because of land unavailability will possibly displace township residents and heritage buildings.

Associated with the density of physical development in center of Surabaya, while the high rise buildings construction submission of investors continued to arrive, so that needed restriction form to control the development of high rise buildings because basically high rise buildings cannot be built in any place. The entry point of this restriction is the control for high rise buildings development. Therefore, it needs to be research about the potential locations for high rise buildings development in center of Surabaya.

The method of analysis used in this research is the analysis of Delphi used to identify the consideration factors in determining the location of high rise buildings. Then the weighted analysis with Likert scale to obtain the priority of consideration factor in determining the potential location of high rise buildings. Then, an analysis based on the priority...
factor and the last determining the rank of the locations to determine the level of potential.

The result showed the capacity of space adjustment factors related to the condition of the road where traffic priority consideration as a factor. From the results of determination of the rank obtained a very high potential to set the high rise buildings I was in Jl Tunjungan, the location which has an area 19526 m² with 6 floors height, while a potential location for high rise buildings II is the location in Jl Basuki Rahmat which has an area 10122 m² with 11 floors height.

**Keywords: high rise buildings, a potential location**