

## **ABSTRACT**

*Urban sprawl in Jabodetabek increases the demand for mobility and causes traffic congestion due to private vehicles. To address this, sustainable public transportation such as KRL or Commuter Line is needed. Transit Oriented Development (TOD) is an urban planning approach oriented towards mass transportation (Chaltrape, 1993). The implementation of TOD at Pondok Cina Station is connected to Mahata Margonda Apartment, Depok Town Square Mall (DETOS), and the University of Indonesia (UI). Mixed land use includes the development of various functions in one area, street block, or building. This study uses a mixed-method approach that combines qualitative and quantitative approaches to understand TOD with the mixed-use concept at Pondok Cina Station. The results show that the application of TOD principles at Pondok Cina Station varies. Pedestrian infrastructure and connectivity are still lacking, although public transportation is quite good. Area management and policies need to be improved. Mixed land use supports the TOD concept, but pedestrian infrastructure needs to be enhanced.*

**Keywords:** *Urban Sprawl, Transit Oriented Development (TOD), Mixed Land Use, Connectivity.*