

The Anatomy of a Premier Business District: An Analysis of Economic Performance and Urban Vitality in Sudirman Central Business District (SCBD), Jakarta

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ABSTRACT

This study offers a comprehensive assessment of the Sudirman Central Business District (SCBD) in Jakarta, a leading privately managed superblock. It addresses a research gap in the spatial and economic analysis of elite CBDs in Southeast Asia. A quantitative and descriptive method was used, incorporating geospatial mapping and data on property markets, corporate structures, and public amenities. The results show that SCBD features a highly intensive, vertically integrated mixed-use pattern with a diverse economic structure that supports large corporations and many small businesses. The district functions as a key employment center with excellent public transportation access, boosting urban activity. The study concludes that, although a modern master-planned development, SCBD effectively demonstrates the four core principles of urban vitality identified by Jane Jacobs. These findings inform planning strategies for creating resilient and dynamic business districts in emerging megacities, highlighting that a private sector-driven model within a clear regulatory framework can be an effective development approach.

Keywords: Central Business District, Urban Vitality, Economic Performance, Mixed-Use Development, Jakarta.

ABSTRAK

Penelitian ini memberikan evaluasi komprehensif terhadap Sudirman Central Business District (SCBD) di Jakarta, sebuah kawasan superblock utama yang dikelola swasta. Studi ini mengisi kesenjangan penelitian dalam analisis spasial-ekonomi terhadap CBD elit di Asia Tenggara. Pendekatan kuantitatif-deskriptif digunakan dengan memanfaatkan pemetaan geospasial dan mengintegrasikan data pasar properti, struktur perusahaan, dan fasilitas publik. Hasil penelitian menunjukkan bahwa SCBD memiliki pola penggunaan campuran (mixed-use) yang sangat intensif dan terintegrasi secara vertikal, dengan struktur ekonomi beragam yang menopang perusahaan besar dan sejumlah besar usaha kecil. Kawasan ini berfungsi sebagai pusat pekerjaan utama dengan aksesibilitas transportasi publik yang luar biasa, yang berkontribusi pada tingginya tingkat aktivitas perkotaan. Studi ini menyimpulkan bahwa SCBD, meskipun merupakan hasil pengembangan modern yang terencana, berhasil mewujudkan empat prinsip inti vitalitas perkotaan sebagaimana diteorikan oleh Jane Jacobs. Temuan ini memberikan informasi bagi strategi perencanaan untuk kawasan bisnis yang tangguh dan dinamis di kota-kota megapolitan yang sedang berkembang, yang mengindikasikan bahwa model yang dipimpin oleh sektor swasta dalam kerangka regulasi yang jelas dapat menjadi strategi pembangunan yang kuat.

Kata Kunci: Kawasan Pusat Bisnis, Vitalitas Perkotaan, Kinerja Ekonomi, Pengembangan Mixed-Use, Jakarta.

1. INTRODUCTION

The Sudirman Central Business District (SCBD) has become a distinctive feature within Indonesia's urban landscape. Serving as a central hub for commerce, finance, and lifestyle in Jakarta, its development as an integrated, privately managed superbloc by PT Danayasa Arthatama presents a distinct example of urban governance and planning. SCBD is noteworthy not only for its economic significance but also as a carefully regulated environment that embodies principles of mixed-use development, sustainability, and high-level security, setting it apart from other urban centers in the country. This model of a self-contained, privately governed district offers a compelling case for understanding the dynamics of leading business districts in the context of rapidly growing economies.

Despite its prominence, the internal anatomy that drives SCBD's performance remains significantly underexplored within the scholarly literature, especially from a micro-spatial perspective. While many studies examine Jakarta's broader urban issues such as sprawl and inequality, few analyze the internal performance of its top business district using multi-dimensional frameworks. Most research on Indonesian urban economies tends to focus on macro-level performance, looking at the impact of concepts like "smart city" implementation or the role of urban amenities at a city or regional scale (Anas et al., 2024; Putri & Khoirunurrofik, 2019). This creates a critical gap in area-level, spatially explicit analyses of regulated superblocs, where the interactions between design, management, and economic vitality can be most clearly observed.

The urgency of filling this research gap is highlighted by a strong body of international literature showing the crucial connection between a district's physical and functional traits and its success. Central to this discussion is the idea of urban vitality, a term popularized by Jacobs (1992) to describe the lively interaction of activities and people that makes a city feel alive. More than just a measure of pedestrian traffic, vitality is a complex condition covering the intensity, variety, and consistency of human activity over time (Dogan & Lee, 2024). A lively urban environment is now widely seen as a catalyst for social cohesion, knowledge sharing, and innovation (Chen et al., 2022).

Consequently, a district's economic performance is deeply connected to its vitality. Lively urban areas attract talent and investment, encouraging agglomeration economies where companies share resources, benefit from a pooled labor market, and enjoy knowledge spillovers (Yu & Liu, 2021). Studies on knowledge-intensive business services (KIBS), for example, consistently show a strong tendency for these firms to cluster in dense, central urban areas to support face-to-face interactions that drive innovation (Wang et al., 2016). Therefore,

understanding what drives vitality is essential to explaining the economic dynamism of a central business district.

International research has pinpointed several key factors that foster and maintain urban vitality. The principle of mixed-use development is essential, ensuring a steady flow of people with various purposes throughout the day and night, which boosts activity and passive surveillance (Jacobs, 1992). The presence and diversity of urban amenities, ranging from retail and food and beverage to cultural and recreational facilities, are also vital. As shown in studies of other major Asian cities, the variety of these amenities, rather than just their quantity, is a strong factor in a business district's appeal (Wu et al., 2022). Additionally, high levels of accessibility and connectivity, especially through public transportation, are necessary for enabling the dense flows of people that support a lively urban core (Zandiatashbar & Hamidi, 2022).

This study aims to analyze the spatial-economic structure and vitality dynamics of SCBD as Jakarta's flagship business district. By providing a comprehensive quantitative assessment, this research seeks to address the aforementioned knowledge gaps. Specifically, this study investigates the central research question: To what extent does the integration of mixed-use functions, connectivity, and the diversity of amenities in SCBD contribute to the creation of urban vitality as theorized by Jane Jacobs? By focusing on a single, internationally benchmarked business district, this research offers novel insights for policymakers, urban planners, and commercial estate managers, while advancing the empirical understanding of CBD effectiveness in the context of a rapidly urbanizing Southeast Asian megacity.

2. METHOD

This research employs a quantitative-descriptive approach to analyze the economic performance and urban vitality of the Sudirman Central Business District (SCBD) in Jakarta. The methodology is designed to provide a comprehensive and objective assessment of the district by integrating geospatial, economic, and facility data at the area-level. The present study was conducted in the Sudirman Central Business District (SCBD), an iconic 45-hectare superblock in South Jakarta, which is an integral part of Jakarta's "Golden Triangle." SCBD has been designed as a modern urban area with a mixed-use layout that integrates office towers, premium apartments, hotels, shopping centers, and public facilities. As Murphy (1971) observed, Central Business Districts (CBDs) characteristically exhibit a lack of definitive boundaries, a distinction that contrasts with the medieval European city model, which was encircled by substantial boundary walls. However, precise delineation of the spatial domain is

Indicator	Description
Property Value	Average sale and rental prices for land, apartments, and office space, as well as average hotel room rates.
Company Structure	The number of companies categorized by size (micro, small, medium, large) and capital ownership (domestic, foreign).
Public Listed Companies	The number of publicly traded companies headquartered in the district, categorized by business sector.
Economic Contribution	Aggregate pre-tax profit performance of publicly listed companies over a specified period.
Population Dynamics	Estimated nighttime (residential) and daytime (workforce) population figures.
Workforce Profile	Total number of workers categorized by business sector and nationality (domestic vs. foreign).
Educational Attainment	Estimated percentage of the workforce holding a bachelor's degree or higher.
Retail Amenities	The number and types of retail establishments (e.g., fashion, health & beauty).
F&B Amenities	The number and types of food and beverage establishments (e.g., restaurants, cafes, bars).
Recreational & Cultural	The number and types of recreational and cultural venues (e.g., nightlife, sports venues).
Public Transport	The number of public transportation stops (MRT, BRT, non-BRT) and routes serving the district

Source: *Author, 2025*

The present study incorporated both primary and secondary data sources. Primary data were obtained through remote sensing and online observation using Google Earth, Google Street View, Google Maps, and other trusted online platforms. The data collected encompasses a range of metrics, including building floor area, property sale and rental prices, and public amenities.

Building floor area was collected by digitizing all buildings within the SCBD boundary using ArcGIS. The researchers then referenced high-resolution satellite imagery and verified building footprints against floor plans from official building management websites. Each building polygon was assigned attributes including its floor count and primary function. For typical floors, a single polygon was delineated and subsequently multiplied by the total number of floors.

The data on "property sale and rental prices" was collected through a systematic search of sale and rental prices for each property in the SCBD area. This information was gathered from the official website of the building or property, as well as from leading property consultant websites, including Leads Property, Jones Lang LaSalle Incorporated, Colliers, Jakarta Asia Property, and Cushman & Wakefield. The price data used is the price per meter, averaged from three to five different sources depending on data availability.

The identification of amenities is based on facilities that mark their locations on Google Maps. The dataset being used includes only location points with full information and user reviews. This helps avoid including fake location points in the research data.

The sources of secondary data and the manner in which said data has been sourced can be found in Table 2.

Table 2. List of Secondary Data

Dataset	Source
Land use	Jakarta Satu
Land value	Jakarta Satu
Total population	Jakarta Satu
Total workers	DKI Jakarta Provincial Manpower, Transmigration and Energy Office (DISNAKERTRANSKI)
Number of companies by industry type	DKI Jakarta Provincial Manpower, Transmigration and Energy Office (DISNAKERTRANSKI)
Number of companies by company size	DKI Jakarta Provincial Manpower, Transmigration and Energy Office (DISNAKERTRANSKI)
Number of large companies listed on the stock exchange	Indonesia Stock Exchange
Number of public transportation stops	Jakarta Satu
Number of routes serving the area	PT. Transportasi Jakarta

Source: *Author, 2025*

When area-level data was unavailable, assumption techniques were used to estimate demographic indicators. The nighttime population was calculated using neighborhood-level statistics, weighted by the proportion of residential land in SCBD. The daytime population is based on registered corporate employee data. The proportion of highly educated workers (i.e., those with a bachelor's degree or higher) is derived from BPS statistics at the city level (Population Aged 15 Years and Over Who Are Employed according to Main Field of Employment and Highest Education Completed, DKI Jakarta 2024). These statistics are applied proportionally to business sectors within the district.

The collected data was then analyzed using descriptive statistics to develop a detailed profile of the CBD area. In conclusion, a synthesis of the economic performance was created by combining spatial, economic, and facility indicators. This synthesis was then compared with Jane Jacobs' idea of urban vitality.

3. RESULT AND DISCUSSIONS

This section is divided into two main parts. The first, "Findings," offers a detailed, thematic overview of the main empirical results from the multi-dimensional analysis of the Sudirman Central Business District (SCBD). The second, "Discussion," combines these

findings to directly address the research question within the theoretical framework of Jane Jacobs's urban vitality, providing a deeper analytical insight into the data.

3.1. Findings

The quantitative analysis shows that SCBD has a very dense and connected spatial, economic, and social structure. The results are given in four main areas: spatial layout and land value, economic performance, demographic changes, and the availability of amenities and accessibility.

3.1.1. Spatial Structure and Land Use Intensity

a. Land Used

The Sudirman Central Business District (SCBD)'s land use composition displays a complex and interconnected pattern of urban functions, reflecting the district's role as Jakarta's main hub for business, lifestyle, and residential living. According to the latest data, the total land area used is about 374,740 m² (37.5 hectares). shows the land use of SCBD. of SCBD.

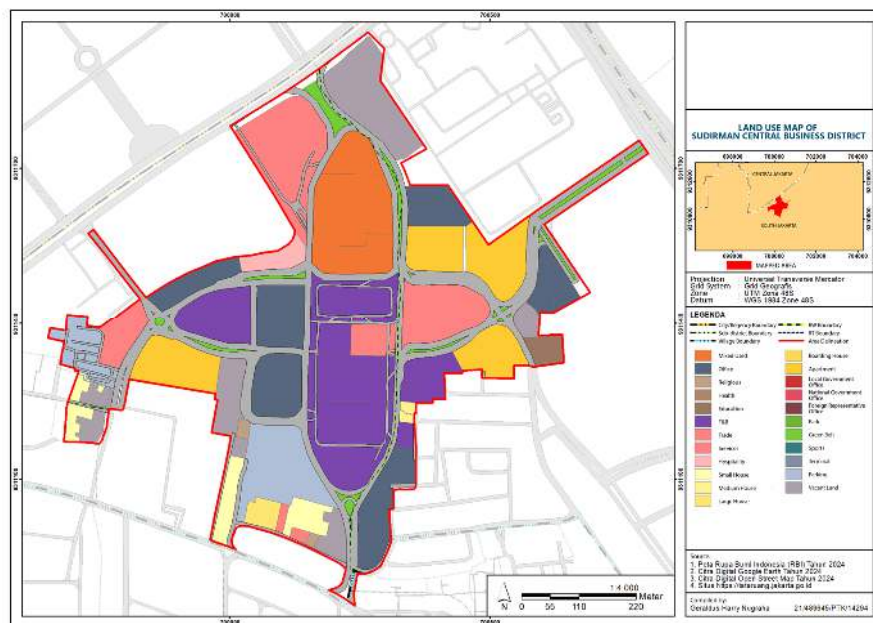


Figure 2. Land Use Map of Sudirman Central Business District
 Source: Author, 2025

As shown in Figure 3, most of the land is allocated to food and beverage (F&B) establishments, which occupy about 64,251 m² (17.15%) of the total area. This large share highlights SCBD's reputation as a culinary destination and urban lifestyle hub. The second-largest portion, covering around 57,549 m² (15.36%), is dedicated to office and professional business activities, reaffirming SCBD's status as a key center for commercial and professional

services. Although not as extensive as commercial use, residential (apartment) land provides a significant supply of premium urban housing within the district, supporting a vibrant 24-hour urban environment. Other notable categories include hotels and hospitality facilities, as well as designated public open spaces and supporting infrastructure. These help ensure the area meets urban quality and amenity standards.

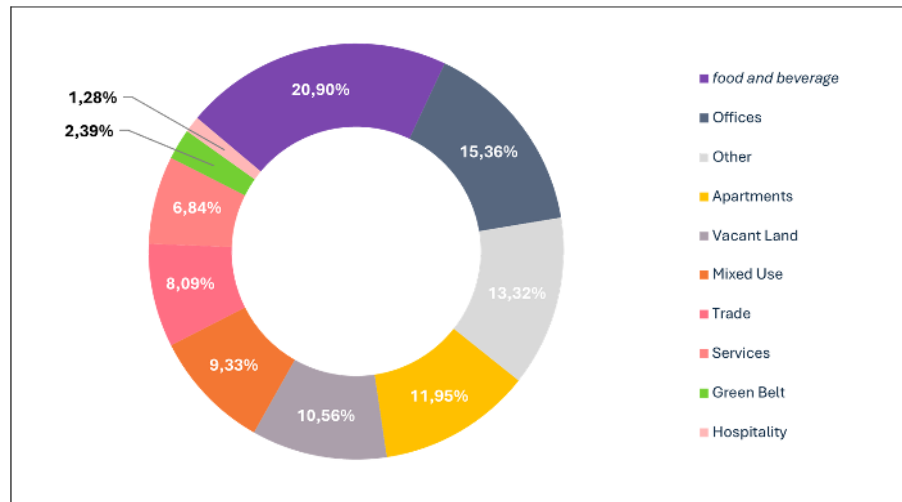


Figure 3. Land Use of Sudirman Central Business District
 Source: *Author, 2025*

b. Built Space

Analyzing the use of built space shows that the total building floor area in SCBD is about 1,167,699 m². However, the total built-up ground floor area only makes up 44.06% of the total buildable space, excluding green belts and vacant land. This suggests a high level of spatial intensification, as the total floor area exceeds three times the land area. It also demonstrates the vertical development strategy typical of modern central business districts (CBDs). Figure 4 illustrates the distribution of buildings in the Sudirman Central Business District based on their main function.

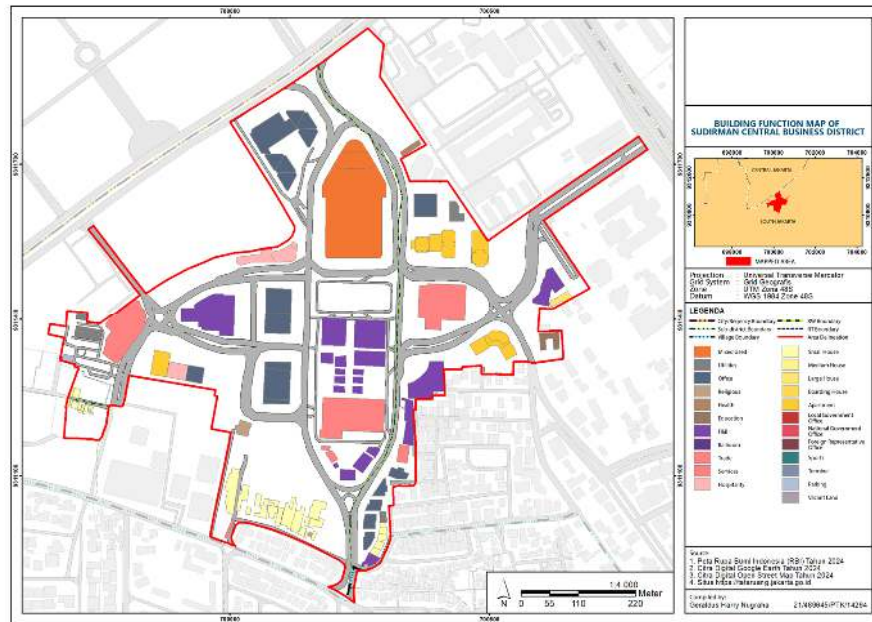


Figure 4. Building Function Map of Sudirman Central Business District
 Source: *Author, 2025*

As shown in Figure 5, the largest share of the space built is dedicated to office and professional business activities. These activities occupy approximately 491,120.18 m² (42.06%) of the total built area. Mixed-use buildings cover around 264,888.39 m² (22.68%), reflecting the district’s focus on the vertical integration of multiple urban functions by combining offices, retail spaces, residences, and hospitality venues within single structures. Residential and apartment uses also make up a significant portion, contributing 199,930.90 m² (17.12%), demonstrating the success of mixed-use development in the district.

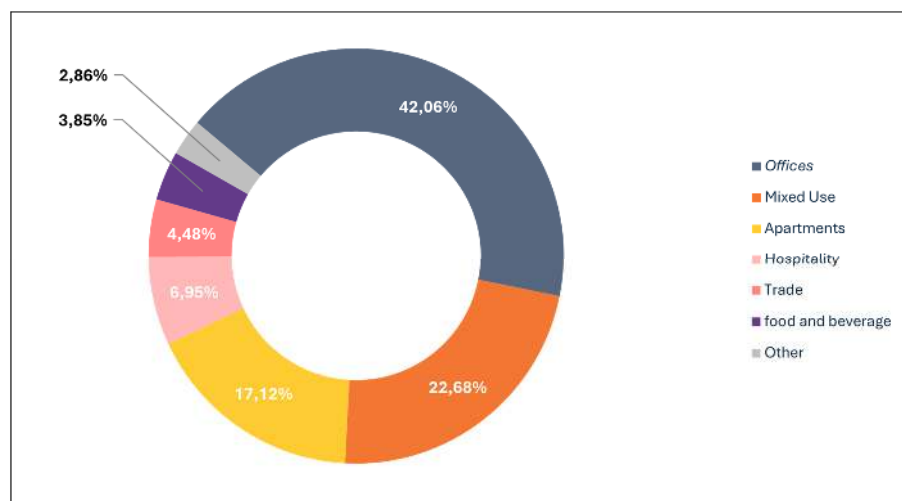


Figure 5. Built Space Function of Sudirman Central Business District
 Source: *Author, 2025*

The integration of various urban functions within a compact land area demonstrates a highly dense spatial layout where business, food and beverage (F&B), mixed-use, and residential areas are carefully coordinated to develop a lively, sustainable, and multifunctional city center.

In summary, the land use pattern in SCBD highlights the importance of economic and business functions and reflects the intentional integration of lifestyle, residential, and support activities. These features reinforce the district's reputation as a model for modern superblock development in Indonesia, demonstrating high levels of spatial efficiency and urban vitality.

c. Property Value

The Sudirman Central Business District (SCBD) is widely recognized as Jakarta's top business hub; a status clearly reflected in its property values across various asset categories. According to the latest data (as of the end of 2024), the average land sale price in the SCBD is Rp 64,021,553 per square meter, making it one of the highest land values in Jakarta and the country. The average sale price for apartment units is Rp 58,929,322 per m², providing further proof of its premium status.

In the leasing market, office space in the SCBD commands an average monthly rent of Rp 418,701 per m², while apartment units are leased at around Rp 385,100 per m² per month. The hospitality sector also shows strong performance, with an average hotel room rate of Rp 5,481,332 per night in SCBD highlighting the area's exclusive, high-end position within Jakarta's urban scene.

SCBD consistently leads the market in both sales and rental benchmarks across different property types. This concentration of high-value properties highlights the area's role as a central business and lifestyle hub and enhances its appeal to investors, corporate tenants, and residents seeking the highest standards of urban living and working environments.

The convergence of high property values across land, residential, office, and hospitality sectors results from SCBD's integrated planning, strategic location, and constant demand from both multinational and local actors. Overall, these metrics position SCBD as a benchmark for property market performance in Indonesia, showing the strong connection between spatial structure, market trends, and urban prestige within a central business district.

3.1.2. Company Structure, Sectoral Dynamics, and Economic Contribution

The Sudirman Central Business District (SCBD) hosts a diverse array of companies, highlighting its status as Jakarta's leading business hub. These companies differ in industry,

size, and ownership structure. It is also notable that SCBD attracts publicly traded firms and their economic impact.

a. Company Size

The business landscape of the Sudirman Central Business District (SCBD) is marked by the remarkable dominance of micro- and small-sized enterprises across nearly all sectors. This fact sets the SCBD apart from the common assumption that Jakarta's main business district is exclusively for large corporations. According to the most recent data, micro and small companies constitute most firms in nearly every major sector (see Figure 6). Micro and small businesses account for most registered entities in sectors such as professional services, technology, and processing, while medium and large companies account for only a small percentage. This suggests that, although the area is renowned for its iconic office towers and major publicly traded companies, its economic vitality is also fueled by a significant number of smaller enterprises.

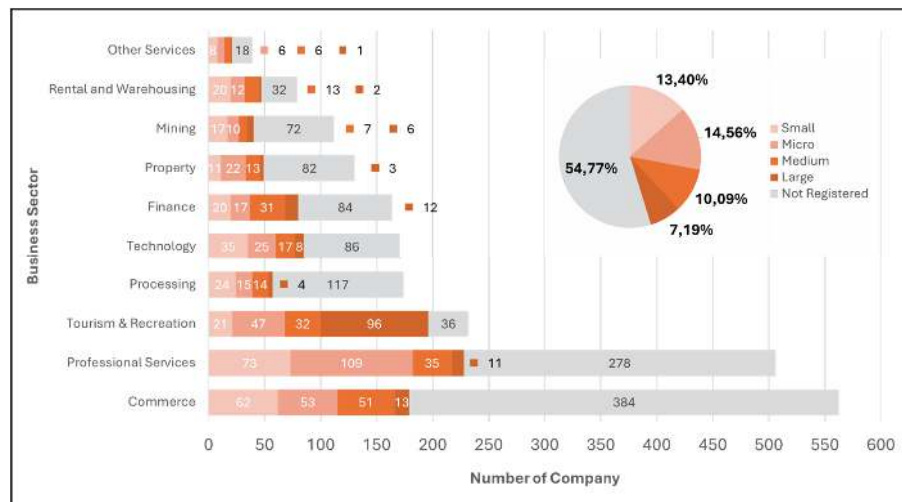


Figure 6. Number of Companies by Company Size and Business Sector in Sudirman Central Business District

Source: *Author, 2025*

Figure 6 illustrates the distribution of company sizes by sector, clearly showing that micro and small enterprises form the backbone of the SCBD's economic structure. However, this dominance of micro- and small businesses does not diminish the strategic role of medium and large companies. Some sectors, such as tourism & recreation, finance, and commerce, are still dominated by medium and large companies.

b. Capital Ownership

The ownership pattern in SCBD varies and reflects Jakarta's role as an investment hub. Nearly all sectors are primarily supported by domestic capital, with Domestic Investment (PMDN) and National Private Companies (Swasta Nasional) holding the largest shares. A strong local presence is apparent in sectors such as tourism and recreation, service industries, and commerce. These sectors form the core of business activities in SCBD. The large number of locally owned businesses emphasizes the district's significance as a center for national economic growth and capital development.

However, the influence of international investment is also significant, especially in sectors such as technology, professional services, and processing, where companies with Foreign Investment (PMA) and joint venture structures are prominent. This finding indicates that while SCBD mainly serves domestic business interests, it also attracts a substantial influx of foreign capital and expertise. It is also important to note that some companies have not yet reported their capital ownership status, which adds some uncertainty to the complete profile of capital flows in the district. Nonetheless, the composition of capital, including domestic, foreign, and joint venture investments, as shown in Figure 7, enhances its appeal to both domestic and international investors.

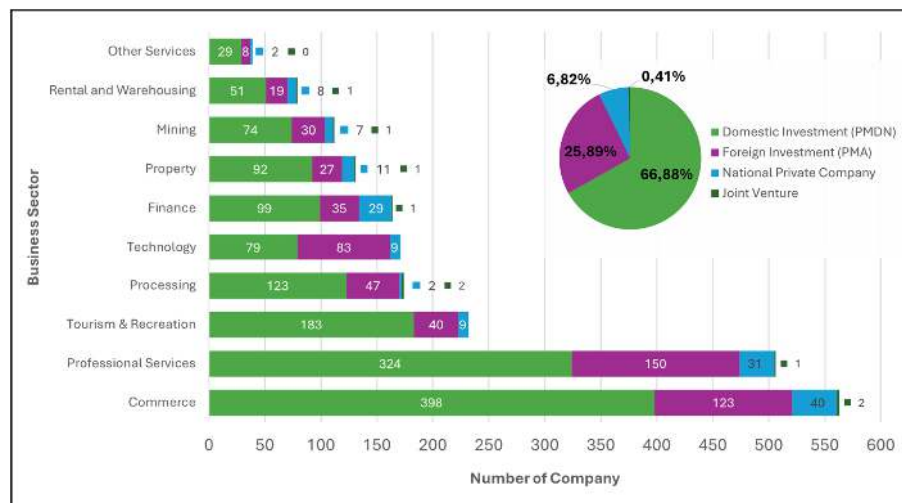


Figure 7. Number of Companies by Capital Ownership and Business Sector in Sudirman Central Business District
 Source: *Author, 2025*

c. Public Listed Companies

SCBD is recognized as the top headquarters location for Indonesia's leading publicly listed companies (emiten), which are mainly concentrated in strategic sectors. The finance and trade sectors are home to the largest clusters of these companies, with each sub-sector featuring

some of the most prominent issuers. Several of these issuers have appeared on the "Forbes 500 South East Asia" list. This geographic concentration is intentional; it results from intentionally positioning SCBD as a core hub for corporate governance, market access, and executive decision-making. The district's modern urban infrastructure, close proximity to government and regulatory agencies, and strong reputation as a prime business address collectively attract prominent listed companies looking to boost their credibility and convenience.

A thorough examination of the sectoral distribution (see Figure 8) shows that public companies in SCBD are not limited to a single industry. Instead, they cover a wide range of sub-sectors, including energy, technology, tourism, and recreation, among others. This diversity demonstrates SCBD's role not only as a financial and business center but also as a hub for innovation, services, and consumer-focused enterprises. The high concentration of public companies across multiple sub-sectors also increases SCBD's visibility in both national and international capital markets, further emphasizing its importance in Indonesia's economic landscape.

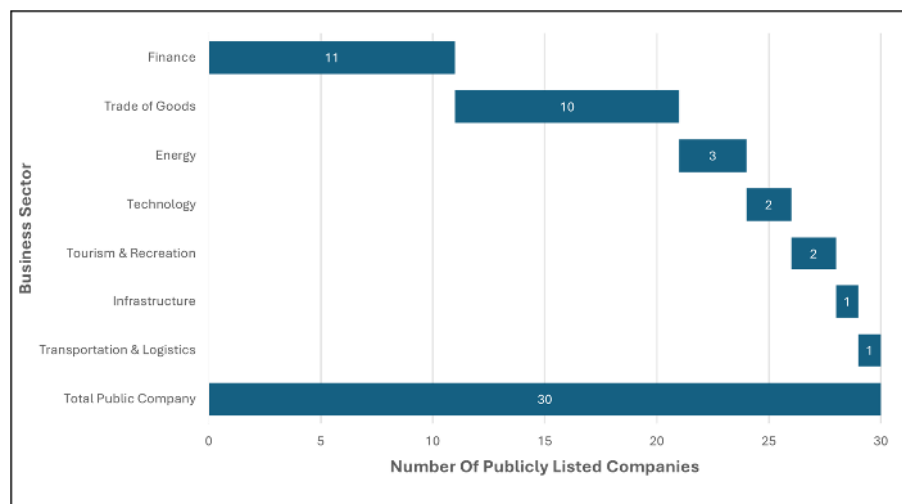


Figure 8. Number Of Publicly Listed Companies by Business Sector in Sudirman Central Business District

Source: *Author, 2025*

d. Economic Contribution

The economic contribution of SCBD can be most directly measured by the pre-tax profit performance of its publicly listed companies. From 2019 to 2024, the combined pre-tax profits of these firms demonstrate the significant financial scale and the strong resilience of SCBD-based enterprises. The trade, goods, and energy sectors consistently generate the highest total profits throughout this period, often making up the majority of all corporate profits within the

district. These results indicate that SCBD is a strong hub for capital-intensive, high-turnover industries and plays a vital role in supporting Indonesia's economic growth.

Of particular importance are the annual changes in pre-tax profit, as shown in Figure 9, which highlight the dynamic nature of the district's economy. For example, the effects of global economic cycles, changes in commodity prices, and shifting consumer patterns can be seen in the yearly profit data for each subsector. Nevertheless, the district's ability to maintain high overall profit levels, even during volatile years, demonstrates the depth, diversity, and long-term strength of its corporate ecosystem. In conclusion, the pre-tax profit performance of SCBD-based public companies over the past six years solidifies the district's reputation as a key player in Indonesia's urban and corporate economy.

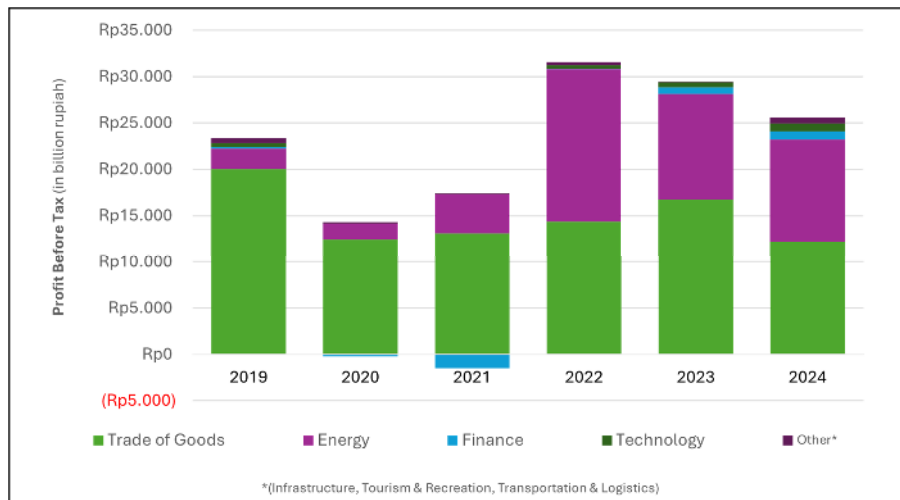


Figure 9. Profit Before Tax of Publicly Listed Companies by Business Sector in Sudirman Central Business District
 Source: *Author, 2025*

3.1.3. Demographic Dynamics and Workforce Profile

The Sudirman Central Business District (SCBD) has a highly dynamic demographic profile, marked by a clear gap between its nighttime and daytime populations. The residential (nighttime) population is recorded at 706 residents, while the daytime population—mainly consisting of incoming workers is 81,217. This large difference emphasizes SCBD's main role as an economic and employment center rather than a residential neighborhood, and it underscores its importance as one of Jakarta's key destinations for daily workforce movement.

A sectoral breakdown of the workforce offers further insight into the district's economic specialization and diversity (see Table 2). The majority of workers are employed in the Professional Services and Processing sectors, which collectively employ 15,651 and 18,351

individuals, respectively. The Trade sector is the second largest, with 12,270 workers, followed by Finance (8,316 workers), and Tourism & Recreation (8,051 workers). Across nearly all sectors, domestic workers significantly outnumber foreign workers, highlighting the essential role of SCBD in providing employment opportunities for Indonesia's urban labor force. Nevertheless, the presence of foreign workers, though relatively small, remains important in key sectors that require specific expertise or international connections.

The data on the number of workers, along with the assumptions previously outlined in the method section, was used to calculate the percentage of workers in the Sudirman Central Business District who have at least a bachelor's degree or higher. The result showed that at least 23.23% of the workforce in this area holds a degree equal to or greater than a bachelor's.

Table 3. Number of Workers by Business Sector
in Sudirman Central Business District

Business Sector	Domestic Workers	Foreign Workers	Total Workers
Processing	18.269	82	18.351
Professional Services	15.347	304	15.651
Trade	12.006	264	12.270
Finance	8.276	40	8.316
Tourism & Recreation	8.024	27	8.051
Technology	6.312	78	6.390
Property	5.816	27	5.843
Mining	3.464	67	3.531
Rental and Warehousing	2.023	26	2.049
Other Services	747	18	765

Source: *Author, 2025*

The findings, when considered together, show that the SCBD's workforce is both large and highly segmented. The region's demographic profile features a significant daily influx of laborers, a strong dependence on local human capital, and a workforce structure that supports both high-skill and large-volume employment segments. This unique composition further confirms SCBD's status as a leading economic hub and an important driver of Jakarta's metropolitan labor market.

3.1.4. Supporting Amenities and Accessibility

a. Amenities, Retail, and Public Facilities

The Sudirman Central Business District (SCBD) is distinguished by a high concentration and diversity of supporting facilities, which are essential in fostering the district's urban vitality and enhancing its attractiveness as a premier business hub. This section provides a detailed overview of three major facility categories (retail, food & beverage, and recreation & culture)

which collectively serve the needs of employees, residents, and visitors, and reinforce SCBD's multi-functional character.

The retail landscape in SCBD is characterized by a robust array of establishments catering to a wide range of consumer needs. According to the most recent data, the district contains a significant number of establishments in the fashion and apparel, health and beauty, home and household, and electronics and digital media sectors, among others (see Table 4). The preponderance of fashion and apparel outlets serves to accentuate SCBD's appeal as a destination for both daily necessities and lifestyle shopping. The district's notable presence of retailers specializing in health, beauty, and electronics further underscores its commitment to meeting the needs of the contemporary urban workforce and catering to their lifestyle preferences. The retail sector exerts a multifaceted influence on urban dynamics. It serves as a catalyst for increased foot traffic and economic activity within the district, thereby enhancing the quality of urban experience for all its users.

Table 4. Number of Retail Facilities
in Sudirman Central Business District

Types of Retail	Number of Facilities
Fashion & Apparel Store	82
Health & Beauty Store	22
Home & Household Store	17
Electronics & Digital Media Store	15
Automotive Store	8
Sports & Outdoor Store	6
Grocery store	6
Hobby & Specialty Retail Store	5
Supermarkets	2
Department store	2

Source: *Author, 2025*

The SCBD district's food and beverage (F&B) sector plays a pivotal role in the area's urban vitality, showcasing a vibrant array of restaurants, cafés, bars, and bakery stores. Restaurants comprise the most substantial subgroup, thereby signifying the district's status as a culinary destination for both formal business dining and casual meetings. The proliferation of cafés and bars in the district is indicative of its capacity to cater to a diverse array of social and professional events, ranging from morning coffee breaks to evening networking gatherings. The wide array of food and beverage options is of particular importance in light of the substantial daytime population at SCBD. These amenities play a crucial role in providing employees, clients, and visitors with the resources they need to support both productivity and social

interaction. The vibrancy of the food and beverage (F&B) scene is a crucial factor in attracting talent, encouraging business activity, and promoting the overall liveability of the district.

Table 5. Number of Food & Beverages Facilities
in Sudirman Central Business District

Types of Facilities	Number of Facilities
Bar	15
Cafe	21
Restaurant	56
bakery store	4

Source: *Author, 2025*

The recreational and cultural facilities in SCBD display a unique character that supports the district's identity as both a business and lifestyle hub. The most prominent sub-category within this group is nightlife entertainment, which includes bars, clubs, and discotheques. Collectively, these entities account for the largest share of recreation venues in the area. These establishments play a significant role in shaping SCBD's reputation as a premier destination for after-hours socializing and urban entertainment, offering professionals and visitors alike opportunities for relaxation, networking, and leisure beyond office hours.

Table 6. Number of Recreational and Cultural Facilities
in Sudirman Central Business District

Types of Facilities	Number of Facilities
Sports Fields / Sports Venues	4
Convention Hall	2
Entertainment / Playground	14

Source: *Author, 2025*

The district's nightlife offerings are complemented by the presence of sports fields and venues, which provide spaces for physical activity and sporting events. These events contribute to the well-being of the workforce and community members. The incorporation of convention halls serves to further augment SCBD's functionality by providing support for large-scale meetings, conferences, and public events, thereby reinforcing its status as a nexus for both business and cultural gatherings. The presence of a limited number of playgrounds for children indicates an intention to accommodate a broader demographic and cater to the recreational needs of families within the district. The synergy of these facilities positions SCBD not merely as an economic catalyst but also as a vibrant urban milieu that catalyzes social interaction, recreation, and cultural enrichment.

The comprehensive array of retail, food and beverage (F&B), and recreation and culture facilities in SCBD exemplifies the district's dedication to offering a multifaceted urban

experience. The preponderance of specific facility types within each category is indicative of SCBD's evolving function not only as a commercial powerhouse but also as a center for lifestyle, leisure, and cultural engagement. These amenities play a strategic role in attracting diverse urban populations, sustaining economic growth, and reinforcing SCBD's position as a leading urban district in Jakarta.

b. Public Transport and Accessibility

The Sudirman Central Business District (SCBD) is distinguished by an exceptionally high level of accessibility, driven by the integration of various public transportation modes within and around its perimeter. This multimodal transportation network plays a critical role in supporting the function of the SCBD as a premier business and lifestyle center, ensuring seamless connectivity for employees, visitors, and residents.

The accessibility of SCBD is anchored by the presence of the Istora MRT station, located at the northern edge of the district. This station functions as a primary gateway for daily commuters and facilitates direct, rapid connections to other key business districts and urban centers in Jakarta. The map provided illustrates the MRT station's service radius, which encompasses a substantial portion of SCBD. This feature enables convenient pedestrian access for a considerable proportion of users.

In addition to the MRT, several Transjakarta Bus Rapid Transit (BRT) stops have been strategically positioned around the SCBD site, including those located at Bursa Efek Indonesia, Artha Graha, and Jl. Gatot Subroto. Each Bus Rapid Transit (BRT) stop is designed with a walkable service radius, ensuring overlapping coverage that guarantees virtually all areas of the SCBD are within a short walking distance from at least one major transit point. This network is further reinforced by a system of SCBD Shuttle Buses, which circulate internally and connect all major buildings, office towers, and public spaces. The shuttle routes have been meticulously mapped to optimize coverage and operational efficiency, thereby reducing travel time and enhancing accessibility within the district.

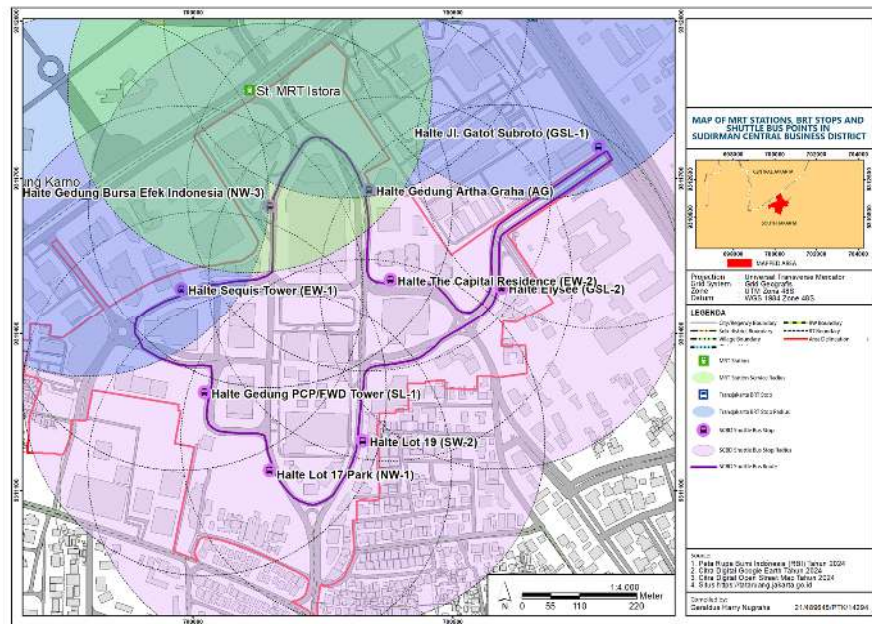


Figure 10. Map of MRT Station Points, BRT Stops and Shuttle Buses in Sudirman Central Business District
 Source: *Author, 2025*

Beyond the MRT and BRT systems, the SCBD area is also well-served by a comprehensive array of non-BRT bus routes. The strategic positioning of bus stops, including GBK Pintu 7, FX Sudirman, Otorita Asahan, Senopati, and others, serves to expand the operational reach of public transportation, thereby enhancing accessibility to the SCBD from both primary thoroughfares and adjacent residential districts and commercial zones. The distribution of non-BRT stops and their service radii ensure that the entirety of SCBD, as well as adjacent areas, benefit from high-frequency, direct, and reliable public transportation options.

In addition to its robust physical infrastructure, SCBD is served by a diverse array of public transport routes that further reinforce its accessibility. According to the latest data, the district is directly traversed and connected by multiple transport routes, encompassing MRT lines, several Transjakarta BRT corridors, SCBD shuttle bus circuits, and a significant number of non-BRT city bus routes. The MRT line passing through Istora station is a backbone for north-south mobility in Jakarta, while at least three primary BRT corridors provide direct east-west and north-south access to SCBD from various parts of the city.

Moreover, the internal SCBD shuttle bus system operates on several dedicated circuits, ensuring that every major office building and public space within the district is well-connected to the main transport nodes at the perimeter. For commuters and visitors arriving from neighborhoods not directly served by BRT or MRT, there are at least ten non-BRT bus routes

with stops adjacent to or within walking distance of SCBD, as identified in the compiled route data. This wide variety of transit options underscores SCBD's role as a central hub in the urban mobility network, offering both direct and convenient indirect connections to virtually every part of Jakarta's metropolitan region.

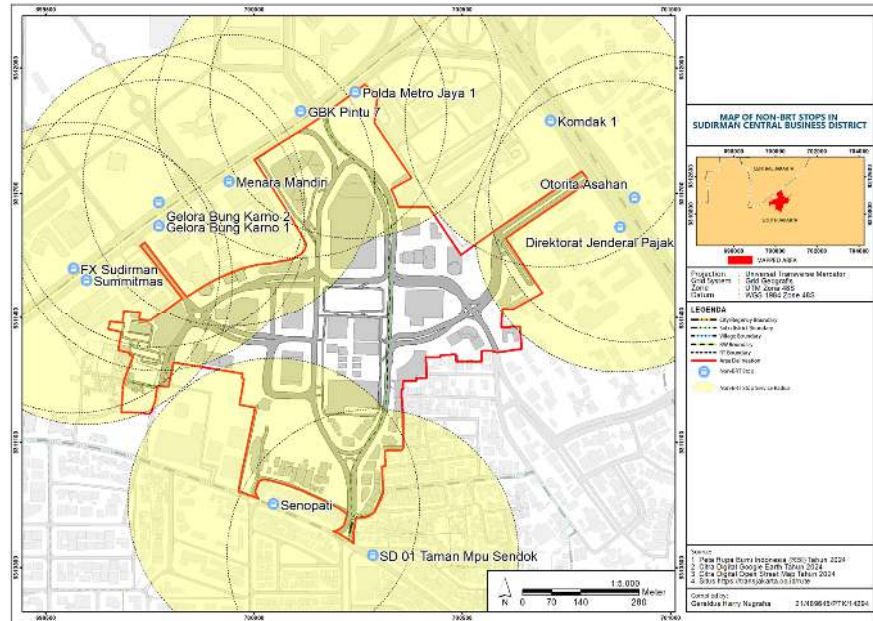


Figure 11. Map of MRT Station Points, BRT Stops and Shuttle Buses in Sudirman Central Business District
 Source: *Author, 2025*

This abundance of transit routes not only facilitates efficient commuting for the district's large daytime population but also enables flexible travel patterns for visitors and supports the daily operations of businesses within SCBD. The presence of such a comprehensive network of public transportation routes is a key factor that distinguishes SCBD as one of the most accessible and well-integrated business districts in Jakarta.

Table 7. Number of Routes by Type of Transportation Mode in Sudirman Central Business District

Type of Transportation Mode	Number of Routes
Mass Rapid Transit (MRT)	1
Transjakarta (BRT)	9
Transjakarta (non-BRT)	11
SCBD Shuttle Bus	1
Other Bus-Based Transportation Modes	51

Source: *Author, 2025*

A distinguishing characteristic of the SCBD transport network is its seamless integration of all public transportation modes. The district's map clearly illustrates the overlapping service

radii and intermodal transfer points, facilitating easy and efficient transitions between the MRT, BRT, shuttle buses, and non-BRT buses. The spatial distribution of stops has been meticulously aligned with pedestrian pathways and building entrances, thereby ensuring walkability and minimizing first-mile/last-mile barriers. This environment is conducive to sustainable urban mobility and reduces dependency on private vehicles, aligning with international best practices for urban business districts.

The development of the SCBD was characterized by a comprehensive and meticulous planning process, resulting in a multifaceted infrastructure that serves not only as a focal point for business and commerce but also as a pivotal node within Jakarta's extensive urban transport network. The district's capacity to manage high volumes of daily commuters while ensuring ease of access and internal mobility establishes a benchmark for accessibility among Jakarta's central business districts (CBDs). The integration of multimodal transportation services has been demonstrated to have a substantial positive impact on the economic competitiveness, environmental sustainability, and overall attractiveness of SCBD, thereby supporting its ongoing development as a world-class urban center.

3.2. Discussion

The empirical findings presented above provide a strong basis to explore the main research question: to what degree does the integration of mixed-use functions, connectivity, and diverse amenities in SCBD promote urban vitality as described by Jane Jacobs? In her influential work, *The Death and Life of Great American Cities* (1962), Jacobs argued that urban vitality is not accidental but results from four specific and interconnected conditions. A close look at SCBD shows that, despite being a product of modern, large-scale master planning a development approach Jacobs often criticized it effectively and practically demonstrates all four of her key principles.

First, the principle of Mixed Primary Uses states that a district must serve multiple key functions to attract people with different purposes and schedules, ensuring a continuous and overlapping flow of activity. The findings show that SCBD exemplifies this principle well. The concentrated vertical mix of offices (a main daytime function), luxury apartments (a main nighttime and weekend function), and a diverse range of retail, food and beverage, and entertainment options (supporting functions active throughout the day and night) creates a 24-hour urban environment. The presence of a permanent residential population of 706, while small in number, is functionally important because it provides "eyes on the street" and maintains activity outside business hours. This residential element, along with the daily influx of 81,217

workers and many visitors, fuels the dynamic rhythm of urban life Jacobs described, preventing the district from becoming a sterile, single-use zone that empties after 5 PM.

Second, the condition of Short Blocks mainly focuses on creating a permeable, fine-grained urban fabric that promotes pedestrian movement, maximizes corner properties for retail, and boosts opportunities for spontaneous social and economic interactions. Although SCBD is technically a "superblock," its internal layout and, more importantly, its seamless integration with the city's transport network, effectively replicate this condition on a metropolitan scale. The comprehensive multimodal public transportation system, with 73 different routes converging on the district, acts as a series of large-scale "entry points," ensuring a steady and flowing movement of people. Inside, the network of pedestrian-friendly pathways and the dedicated shuttle bus system connecting all major buildings serve as a modern equivalent of "short blocks." They break down the superblock's large scale into manageable, walkable segments, facilitating efficient movement and maximizing opportunities for informal interactions, which are vital to a lively district.

Third, Jacobs argued for a mix of aged buildings to ensure a variety of economic conditions, especially the availability of affordable spaces that can support a diverse range of businesses, including startups and small, low-margin enterprises. SCBD, with its uniformly modern and high-value real estate, seemingly contradicts this principle. However, a deeper analysis of our findings suggests that the district achieves functional economic diversity through alternative means. The surprising dominance of micro and small-sized enterprises across nearly all sectors (Figure 6) indicates that SCBD's ecosystem provides a different form of "affordable space." This is not about low rent affordability but rather invaluable access to a dense concentration of potential clients, a high-quality talent pool, specialized business services, and significant networking opportunities. In this context, access to this rich ecosystem lowers barriers to entry and success for small firms, allowing them to thrive alongside large corporations. This creates the very economic variety and resilience that Jacobs argued was essential for a district to avoid becoming a fragile monoculture.

Finally, the condition of Concentration requires a dense gathering of people and buildings to support the district's various functions and generate vibrant urban activity. Data from SCBD clearly demonstrates this principle to an exceptional and undeniable degree. The daytime population swelling to over 115 times the residential population clearly shows a high concentration of human capital and activity. This density of people sustains a wide range of amenities from luxury restaurants to niche retail stores and creates the lively, bustling public space that characterizes the district. It is this intense concentration of people, capital, and

economic activity that drives SCBD's vitality, making it a living example of Jacobs's theories, paradoxically realized within a framework of modern, large-scale urban planning.

4. CONCLUSION

This study shows that the Sudirman Central Business District (SCBD), despite being a product of modern master planning, successfully demonstrates the core principles of urban vitality as described by Jane Jacobs. The main finding is that a regulated, privately managed superblock can attain high levels of economic performance and vibrancy through the strategic blending of mixed uses, high connectivity, diverse economic scales, and dense activity. The study adds to business district planning by highlighting spatial and functional factors that influence performance and vitality. Theoretically, it deepens the understanding of Jacobs's principles by illustrating their relevance in a planned, non-organic urban setting, which is often considered opposite to her original ideas. For practical purposes, it offers a detailed empirical model of a successful CBD in a large Southeast Asian megacity.

The success of SCBD has important policy implications. It indicates that policies such as adaptive zoning, pedestrian accessibility, and a balanced mix of commercial and residential spaces are key to maintaining CBD vibrancy. More generally, the SCBD model, which relies mainly on the private sector within a well-defined regulatory framework, offers a strong alternative to the state-led development models common in other regional hubs like Kuala Lumpur City Centre (Eni et al., 2025) or mainland China's financial centers (Chen & Chen, 2015). This shows that urban planners and policymakers in emerging economies can promote thriving business districts by creating environments that encourage private investment, rather than depending solely on direct government action, as long as clear guidelines for public access and diverse functions are upheld.

However, the findings should be viewed in light of the study's limitations, which also highlight avenues for future research. The main limitation is the cross-sectional nature of the data, offering only a static snapshot and not capturing how the district evolves over time. Additionally, the dependence on demographic estimates due to the lack of official micro-data needs further improvement. Future research should focus on three key areas: first, conducting longitudinal analyses to monitor the changes in economic and vitality indicators in SCBD over time; second, performing more detailed comparative case studies with other CBDs in Southeast Asia to better understand the factors that influence different development models; and third, utilizing detailed big data sources such as mobile phone signaling or financial transaction data to develop more dynamic and accurate models of urban vitality.

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