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Assessing the impacts of Light Rail Transit on urban form in Manila

Javier F. Pacheco-Raguz

Abstract

This paper presents an assessment of impacts of Light Rail Transit Line 1 (LRT1) in terms of accessibility and distance as they relate to variables such as land values, land uses, and population densities in Manila, Philippines. Using correlations and regressions, these variables are tested against an accessibility index and network distances obtained from a model built within a Geographic Information System (GIS). Land values, land uses, and population densities are influenced through consistent, way by the accessibility provided by LRT1 and the distance to it. The impacts after the construction of LRT1 found that accessibility and distance were only weak influences for residential land values, with marginal results for the rest of the variables. When contrasted with the urban configuration of Manila and the studies reviewed, show that impacts may be a consequence of good accessibility before LRT1 and the lack of comprehensive planning and policies for taking advantage of its influence.

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