The Effects of Transportation Systems on Urban Development Potentials:

the case of inner city railways

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Transportation systems are not only means for transfer of passengers, goods and services, but they are influential on land development as well. However their effect depends on types of the system. While the inner city networks increase the land development potentials along the routes with a linear effect, the urban highway system promotes development at the intersections. However the effects of inner city railways on land development differs with the other two systems.

While inner city railway network is a transportation system, connecting different zones of the city together, it is independent of the urban land parcels, due to its linear non-stop movement either on or under ground. Therefore its effect on urban land development is not in a linear form, especially for underground systems, but has a nucleus form at the intersection of the network with the ground, namely the station.

The station has two different characters. On one hand it is a node where the rail system is connected to other transportation system. On the other hand it is a place where not only the infrastructures are concentrated but also buildings and activities are located. This standpoint opens a new perspective on the deveopment potentials of stations for urban planners. In this perspective, station is a place where different activities could be concentrated and a surplus value could be created. Therefore the station would affect its adjacent land values and influence the land uses within the station area. This article reviews the effects of this transportation system on urban land development.