

Welcome to:

Elevating Bergenline Avenue:

Connecting Rooftops to embrace Latin culture



Conducted by: Anthony Ruiz

With the help of:

Thesis Committee:

- Wolfram Hoefer
- Vincent Javet
- Barbara Faga
- Family, Friends, & Fellow Cohort

Who guided me throughout this journey. **Thank you.**

What is the Latin Urban Experience?

- **Definition**

- The influence of Latin culture on surrounding urban forms and functions within the US.

“Inject the Latino experience into the urban planning process.”

“Cultural understanding expressed through the built environment.”

“Transformation of car-centric spaces into lively, walkable sites”

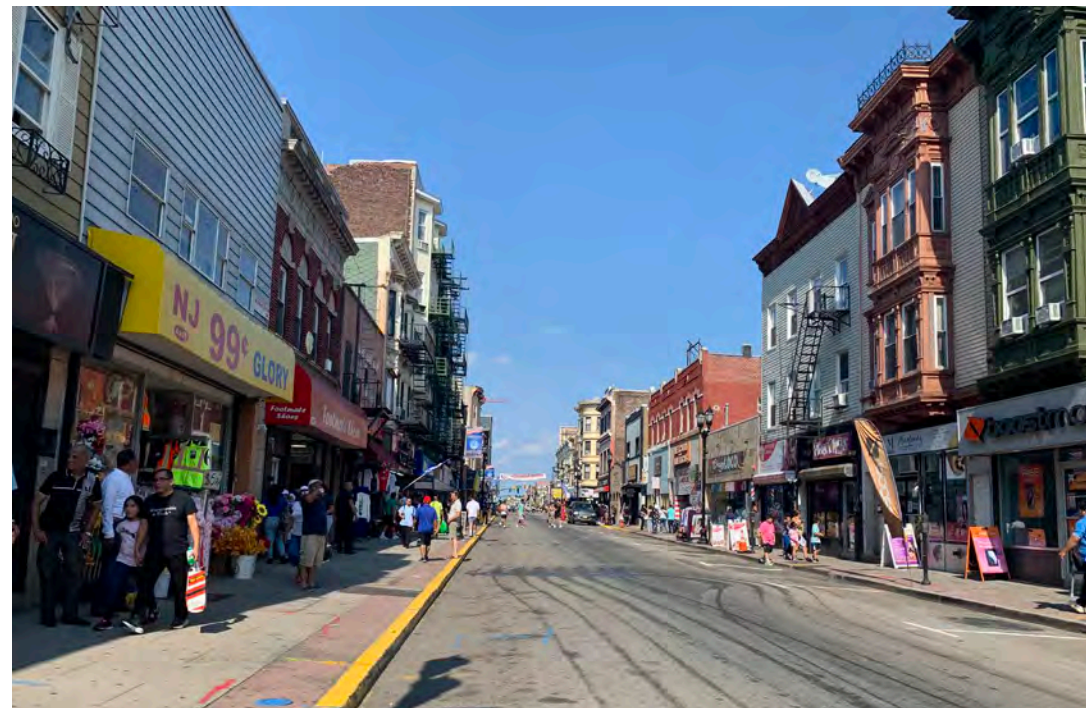
“We want to give a better experience to people outside their cars.”

- James Rojas, Latino Los Angeles urban planner

My Latin Urban Experience

- Home

- Beyond the language, this cultural expression can be felt in the forms of music, food, and the presence of locally owned businesses.
- I associate this phenomenon with Bergenline Avenue.



Bergenline Avenue?

- **What**

- A 4.4 mile commercial road lined with storefronts

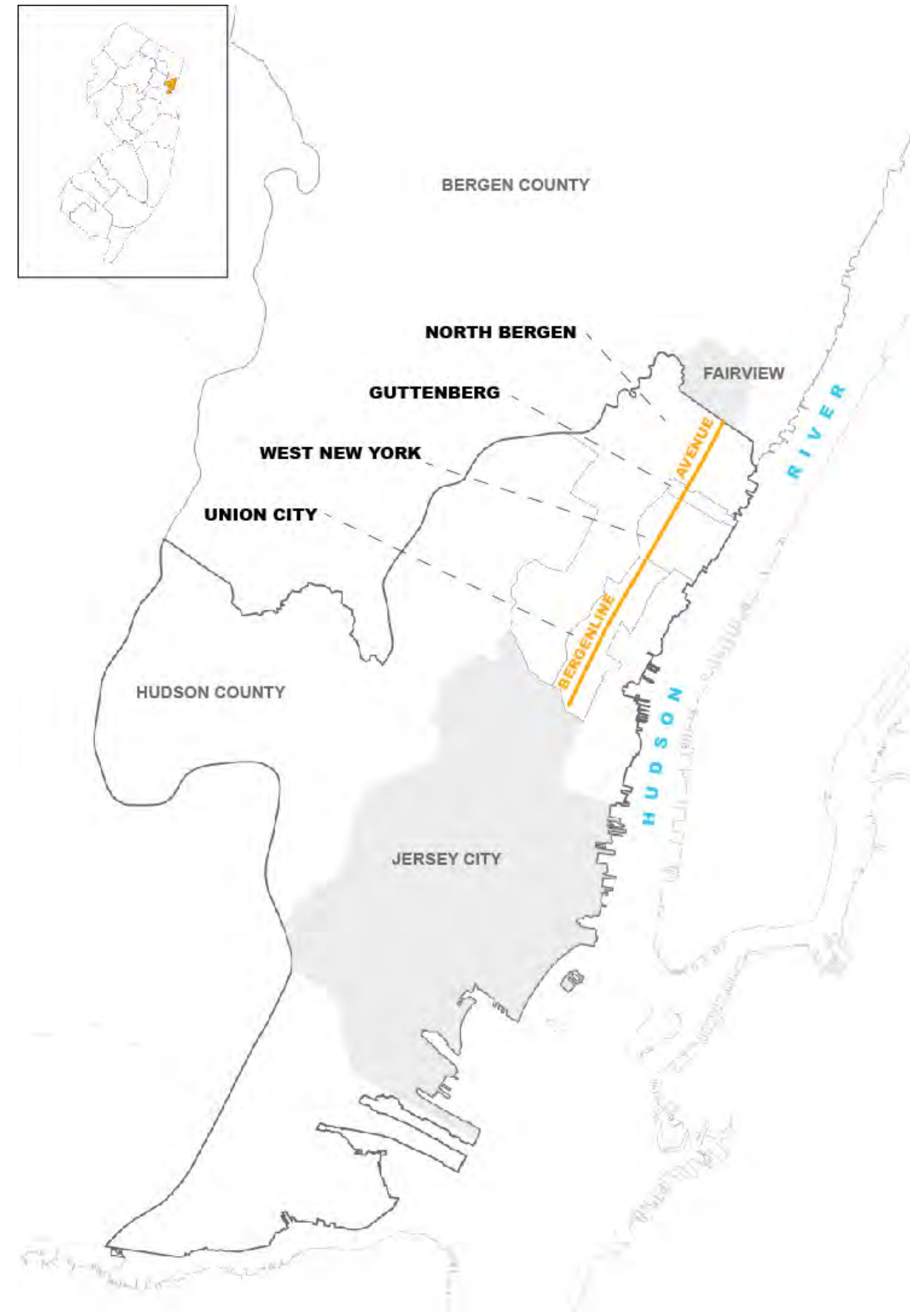
- **Where**

- Intersects the municipalities of:

- North Bergen
- Guttenberg
- West New York
- Union City

- Borders:

- Fairview
- Jersey City



Bergenline Avenue?

- **Who**

- As of the U.S 2020 Census, 40% of Hudson County is Hispanic.

- **Put in Perspective**

- Jersey City - 19,835 per sq. mile.
- New York City - 29,303 per sq. mile.
- Miami - 12,285 per sq. mile.
- San Francisco - 18,629 per sq. mile.

North Bergen

Land area: 5.57 mi²
Population: 63,361
Density per sq. mile: 12,336

West New York

Land area: 1.32 mi²
Population: 52,291
Density per sq. mile: 52,231

Guttenberg

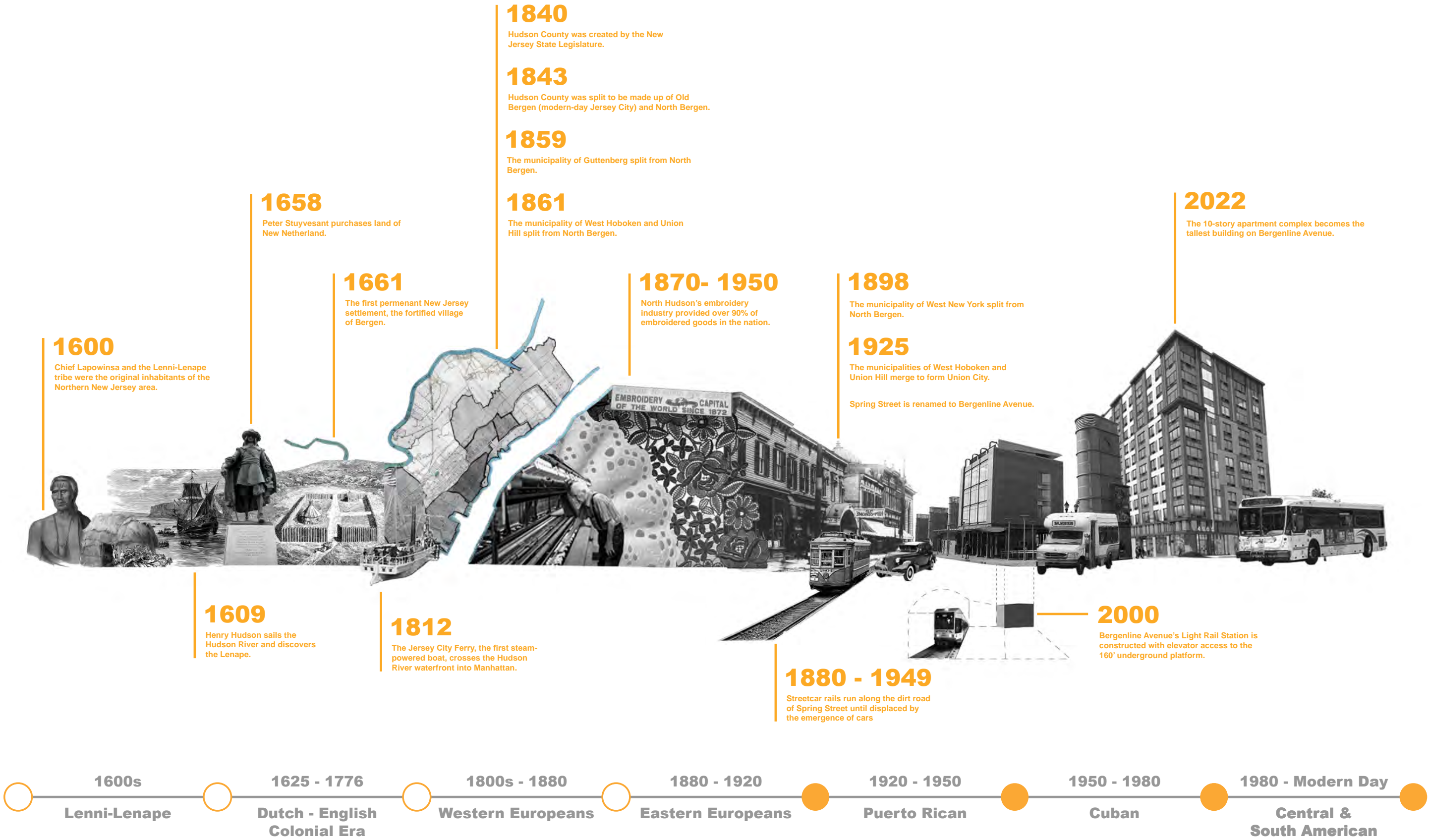
Land area: 0.24 mi²
Population: 12,017
Density per sq. mile: 62,264

Union City

Land area: 1.29 mi²
Population: 68,589
Density per sq. mile: 52,293

These municipalities are amongst the **most densely populated** in the nation.

Regional History



Today's Transportation

- **Bus**

- Bus Stops are in abundance and provide travel with ease.
- Reliable and highly accessible.

- **Key Destinations & Travel Times**

- Journal Square - 37 minutes
- Secaucus Junction - 1 hour 11 minutes
- Newport Mall - 55 minutes
- Hoboken Terminal - 45 minutes
- Port Authority - 23 minutes
- Newark Airport - 1 hour 11 minutes



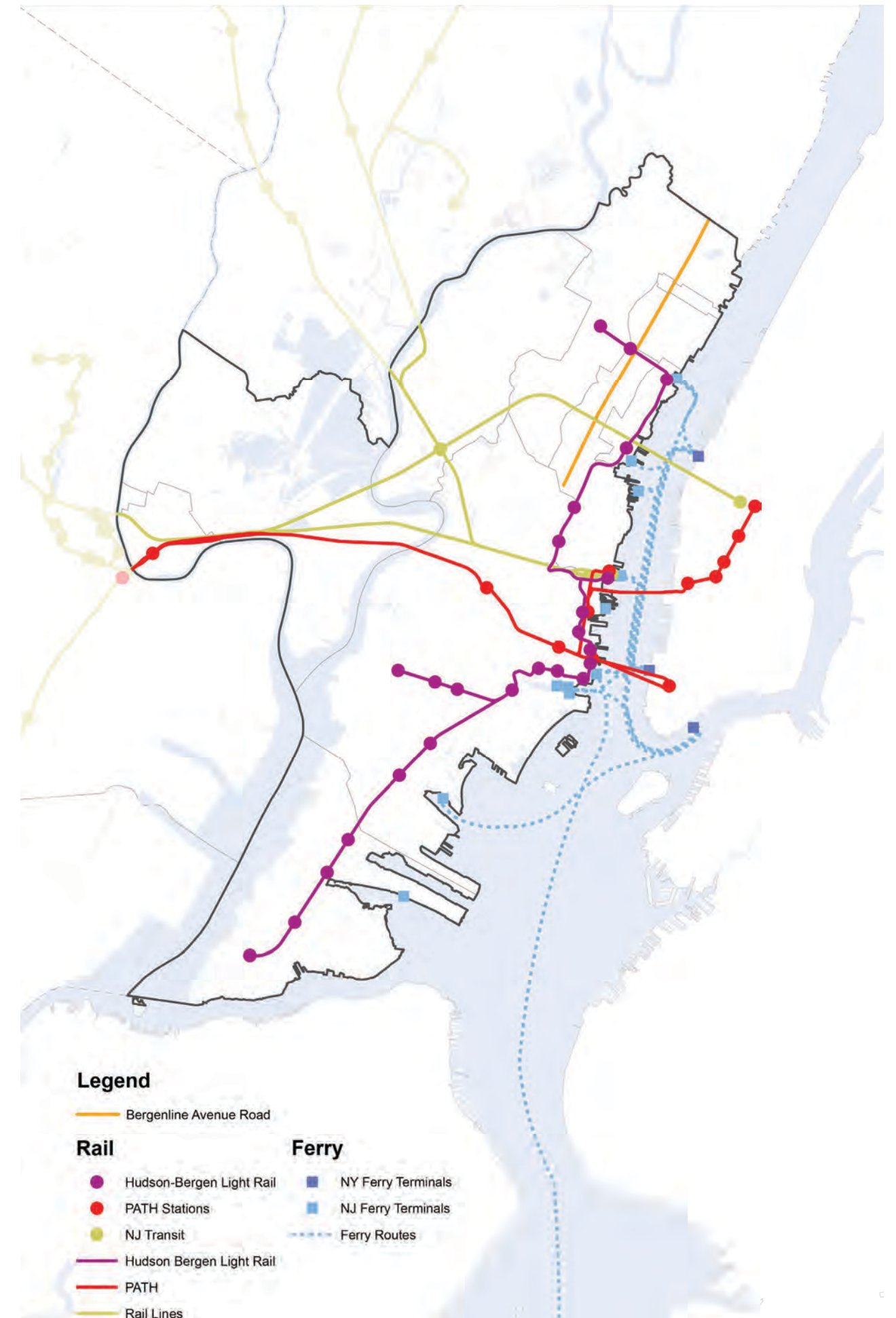
Today's Transportation

- **Rail & Ferry**

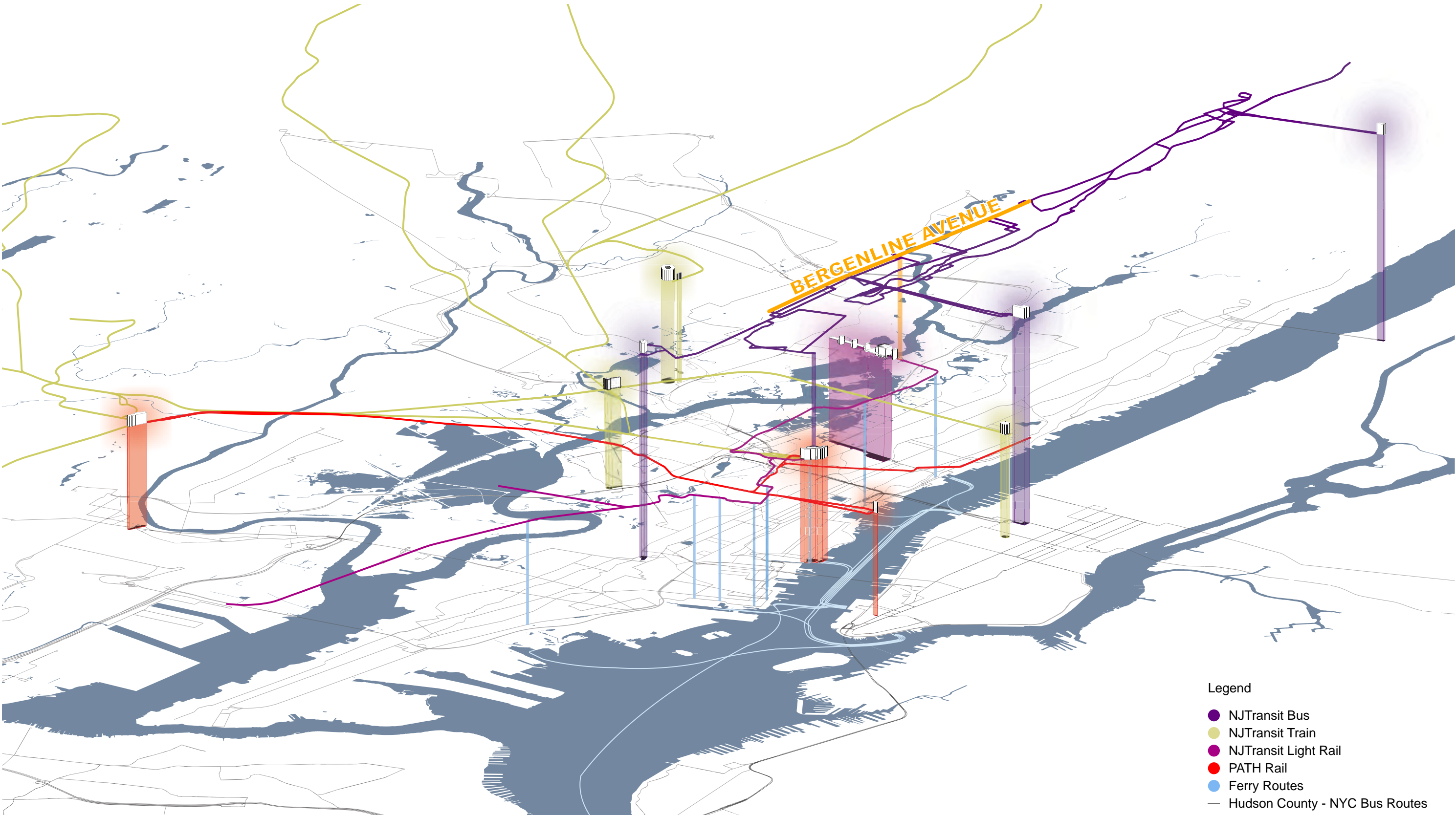
- Bergenline Avenue is well connected to the metropolitan area.

- **Key Destinations & Travel Times**

- Journal Square - 38 minutes
- Secaucus Junction - 44 minutes
- Newport Mall - 14 minutes
- Hoboken Terminal - 20 minutes
- Port Authority - 26 minutes
- Newark Airport - 1 hour 12 minutes



Bergenline Avenue's Regional Connection

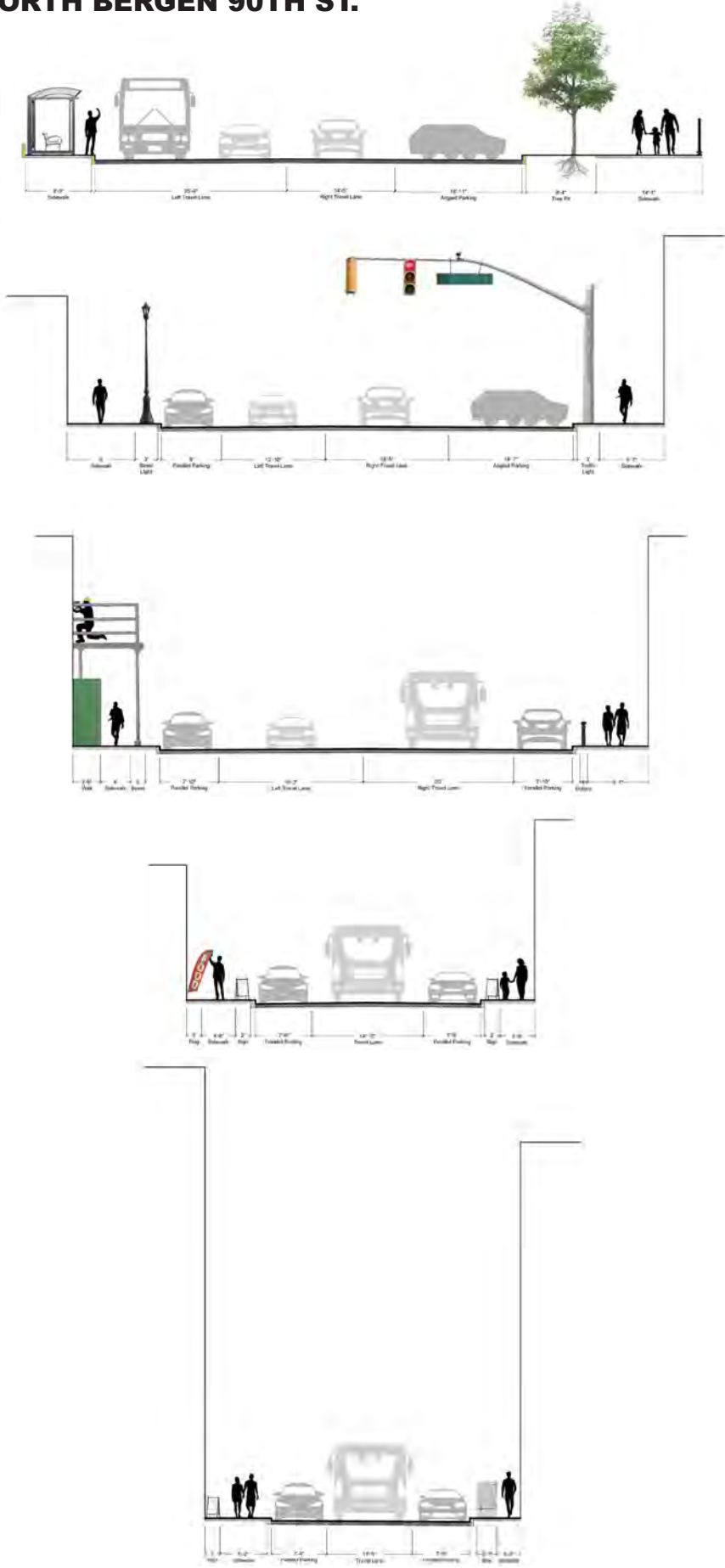


Today's Bergenline Avenue

- Pedestrian Infrastructure
 - Accessible space funnels downtown.
- Obstructions



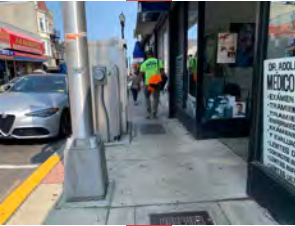
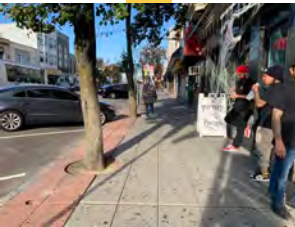
NORTH BERGEN 90TH ST.



UNION CITY 37TH ST.

Total Sidewalk Widths

Max: 23'



Min: 3'

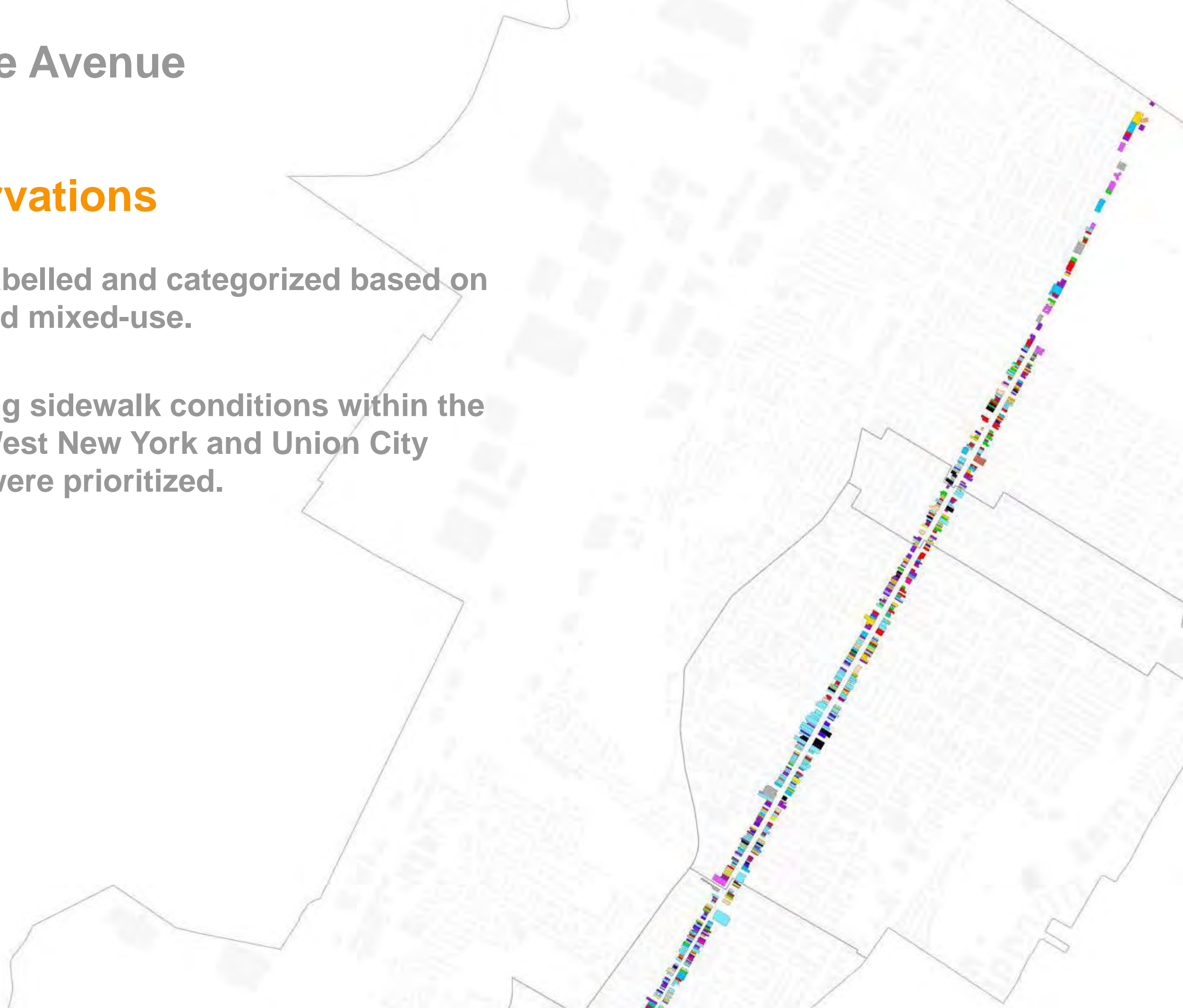
Annual Hispanic Parades



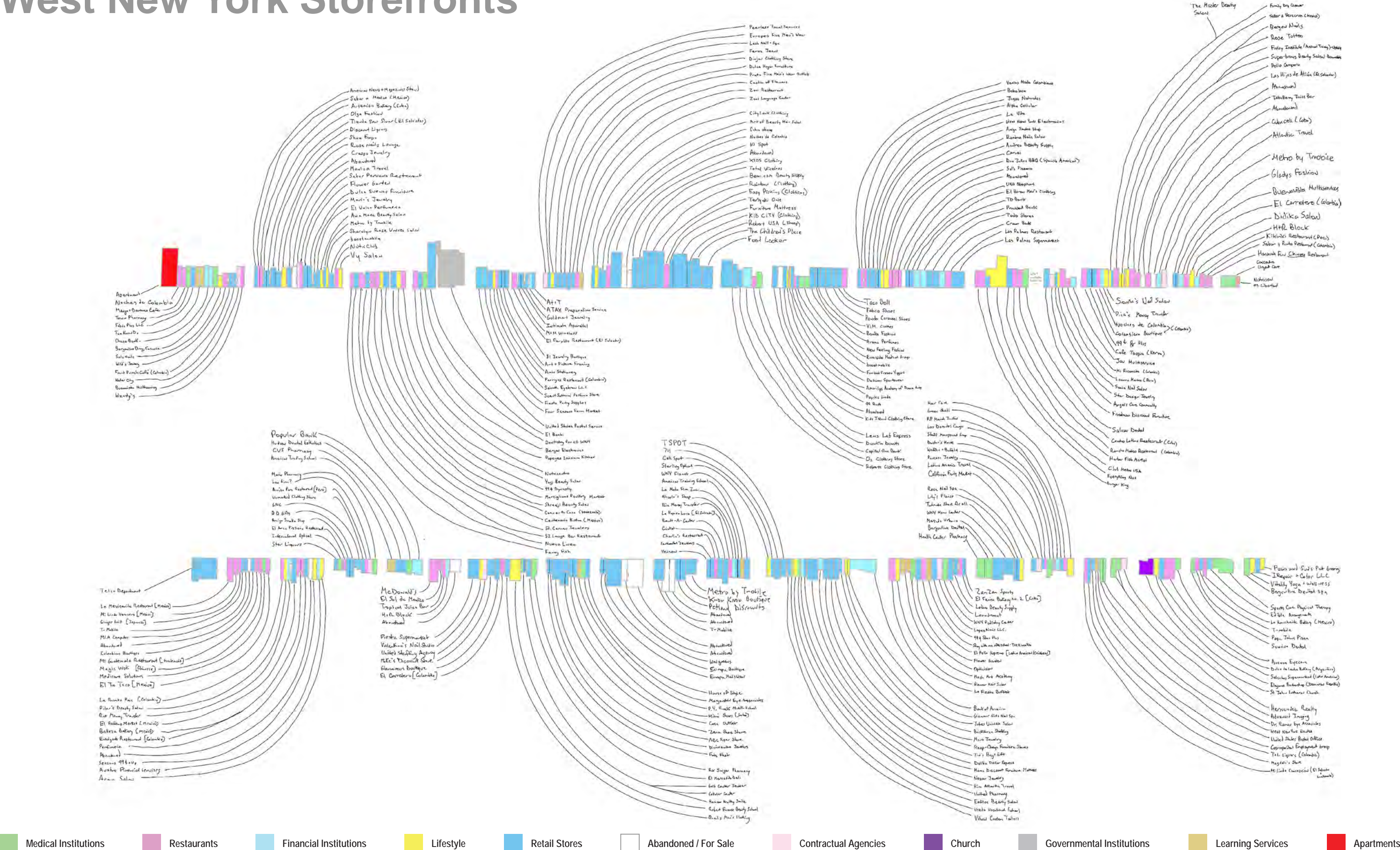
Today's Bergenline Avenue

- **Storefront Observations**

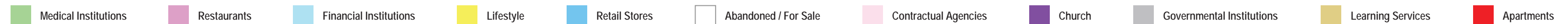
- Storefronts were labelled and categorized based on commercial use and mixed-use.
- Given the narrowing sidewalk conditions within the municipalities of West New York and Union City these storefronts were prioritized.



West New York Storefronts



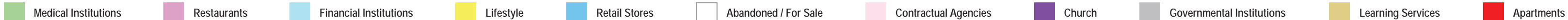
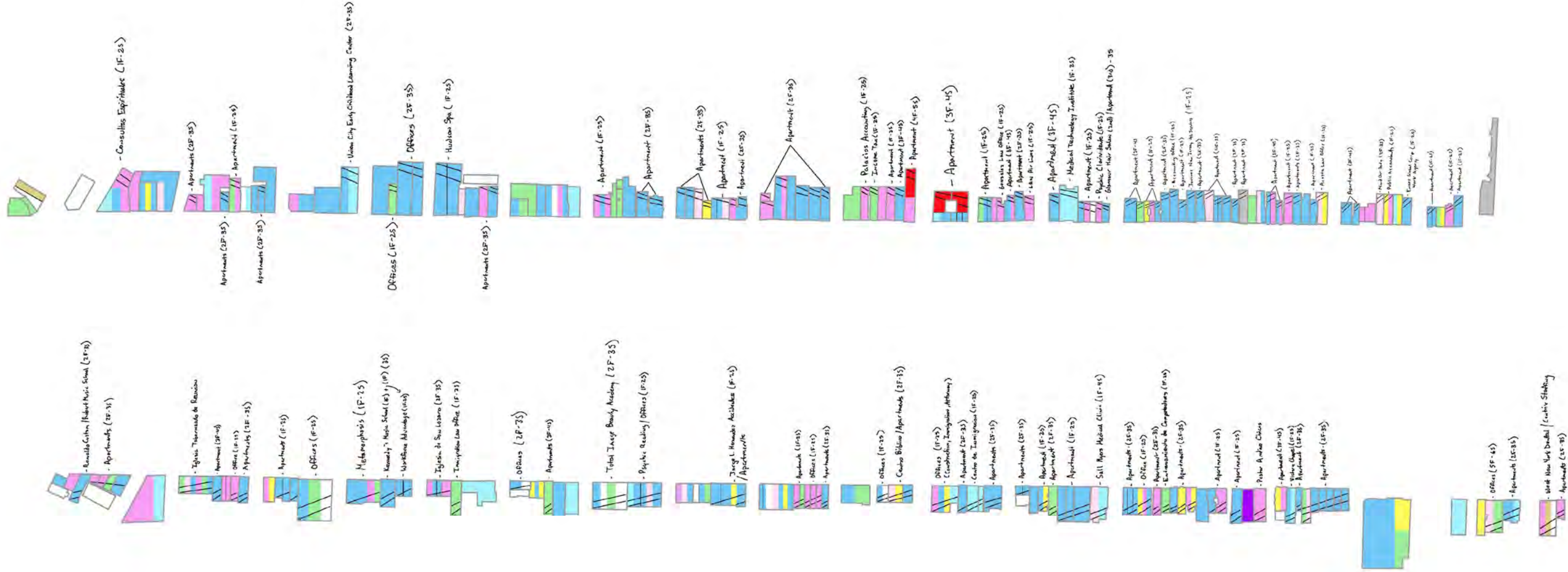
West New York Mixed-Use



Union City Storefronts



Union City Mixed-Use



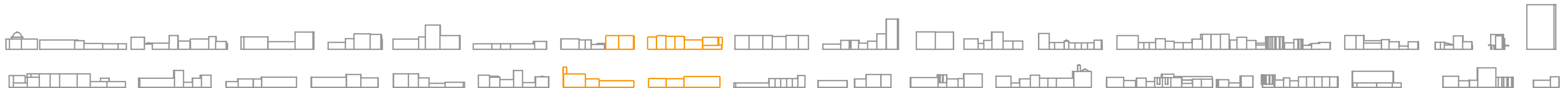
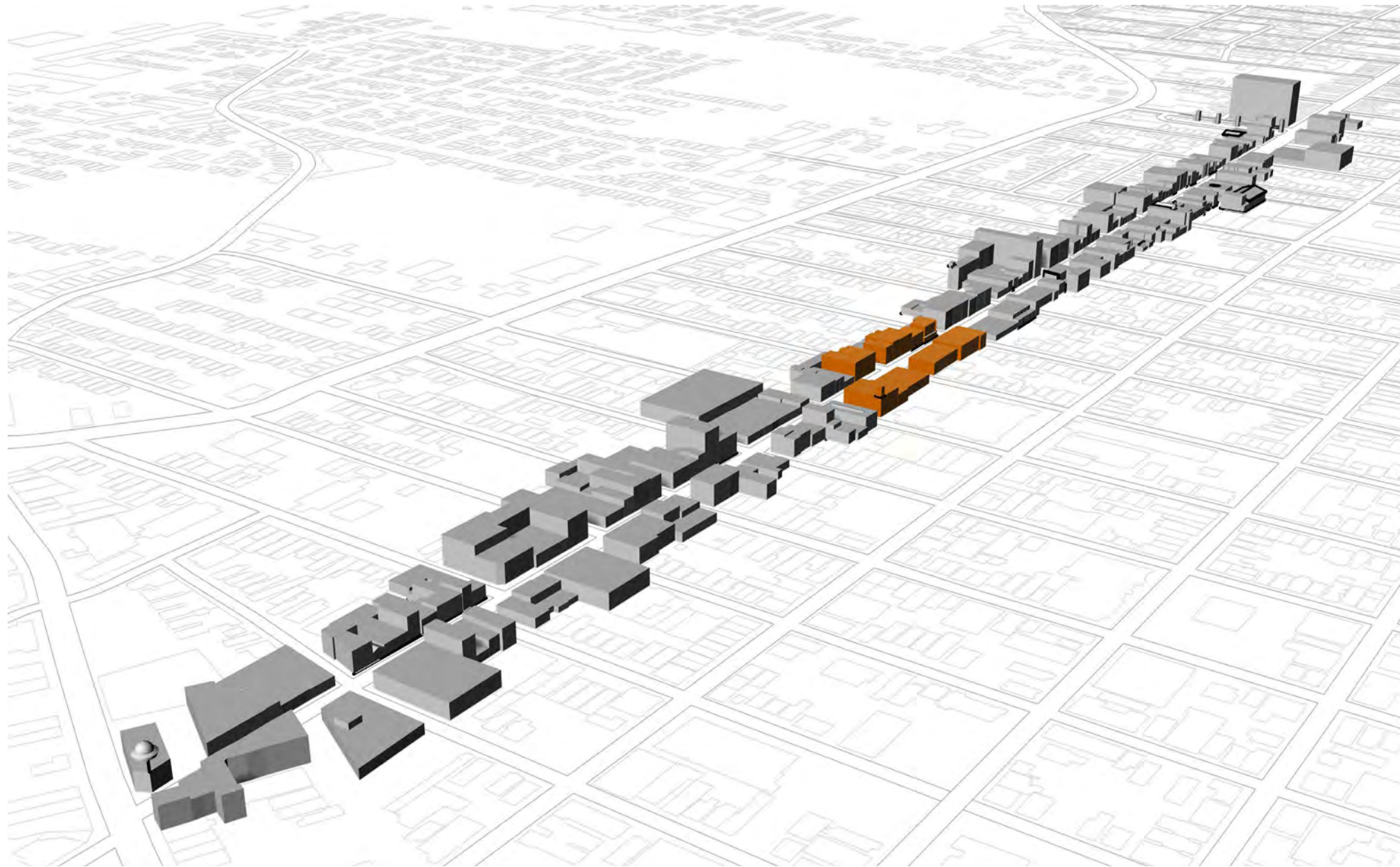
Today's Bergenline Avenue

- Physical Characteristics



Today's Bergenline Avenue

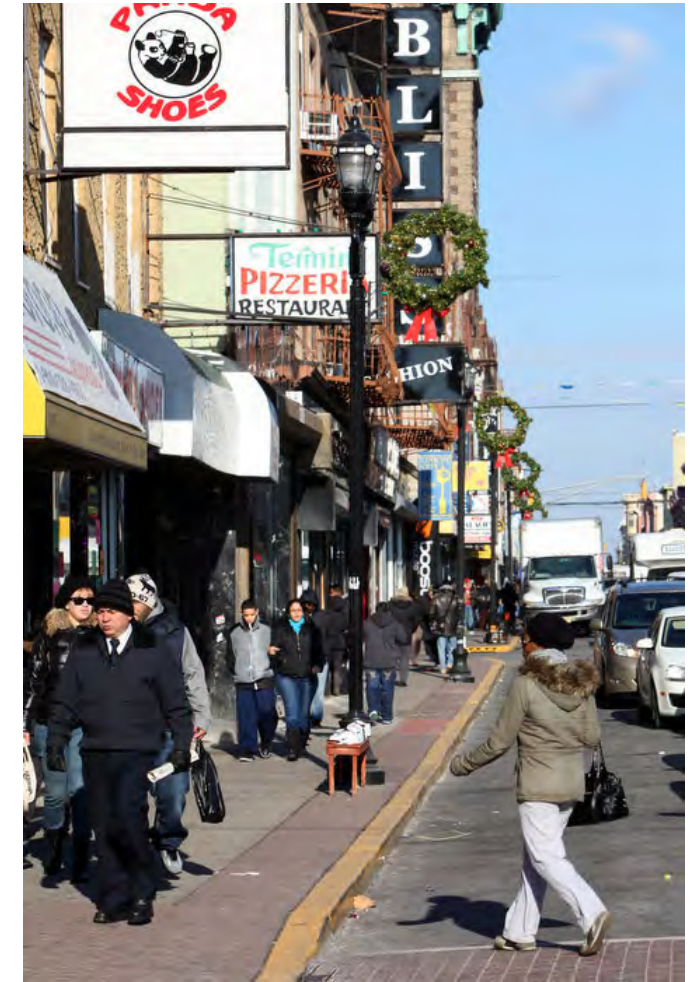
- Physical Characteristics



Planning for the Future

- **Union City's Need for Action:**

- Close proximity to the Bergenline Avenue Light Rail Station.
- Heavy Foot Traffic
- Narrow Sidewalks with no on-site trees and benches.
- Congested feeling due to parking and abundance of vehicles.
- A wide variety of flat buildings of varying heights, with their rooftops providing no communal purpose.

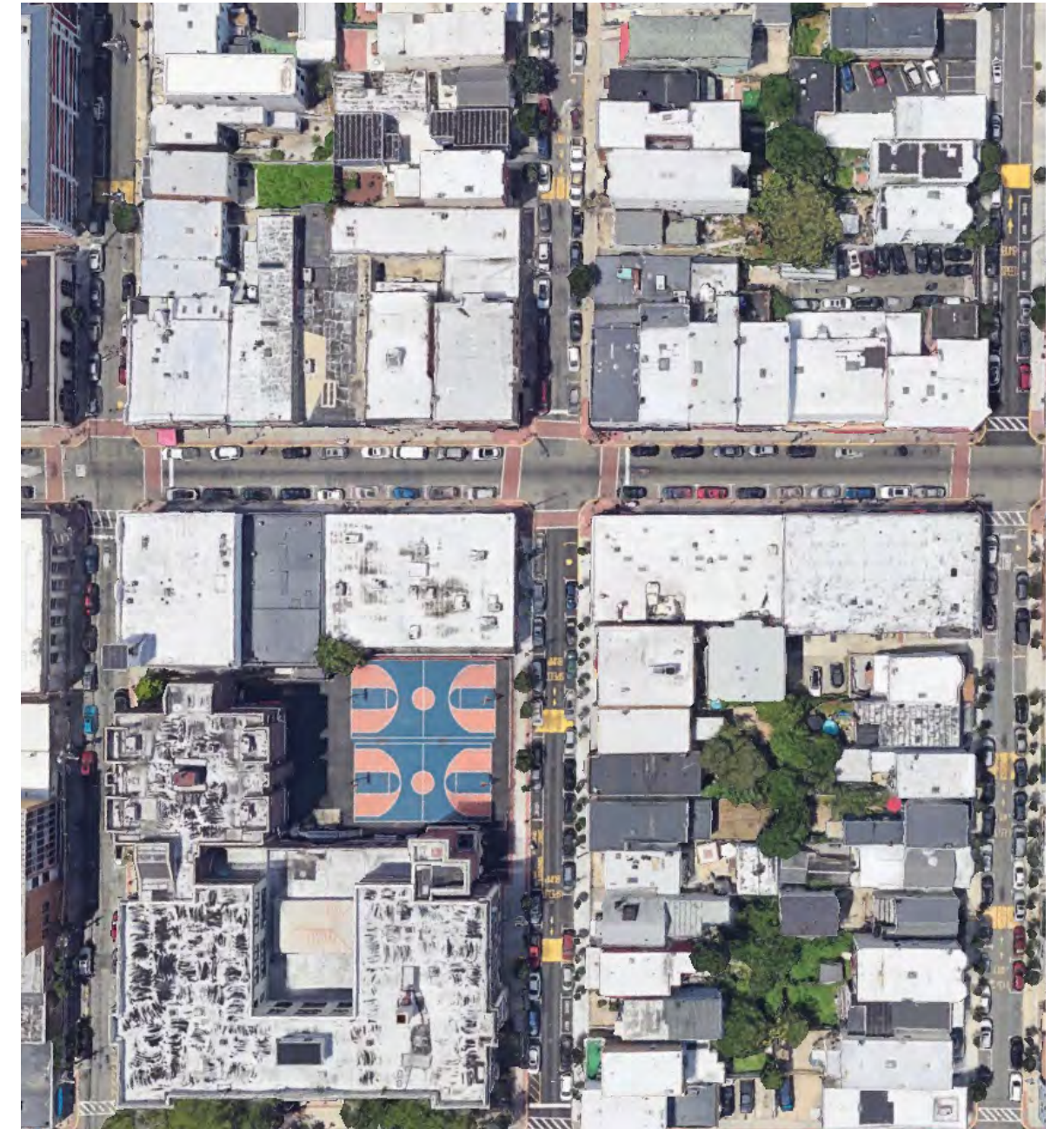


Solution: A skyward expansion making Bergenline Avenue rooftops accessible to all.



Selecting a Site

Bergenline Avenue's 40th St. Intersection



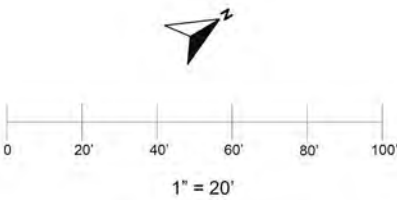
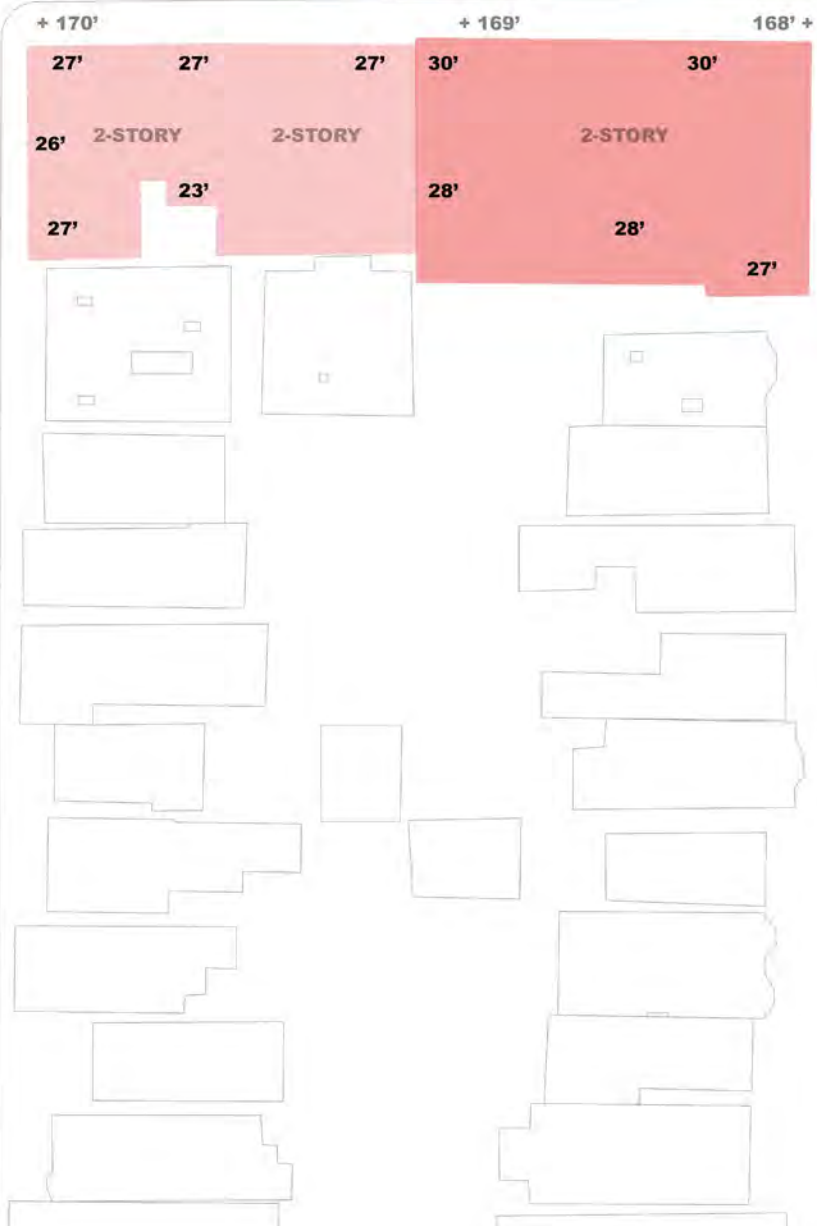
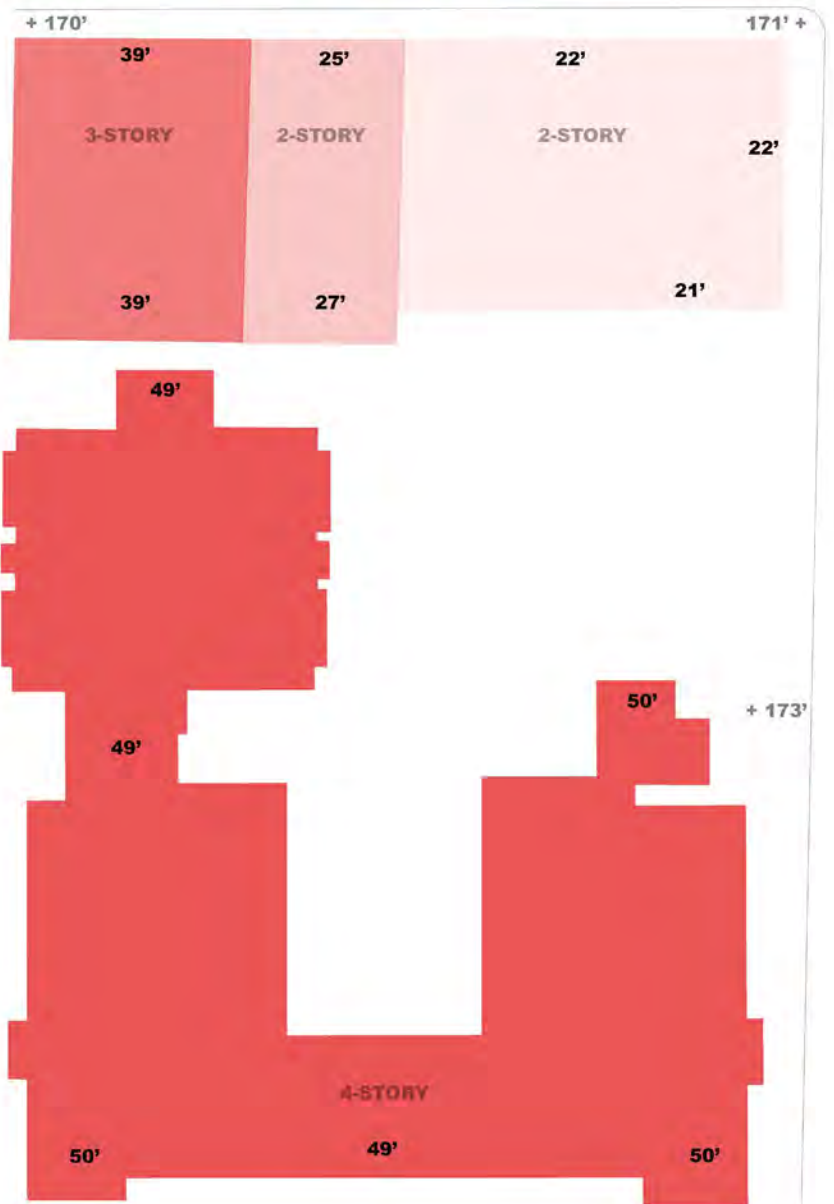
Building Heights



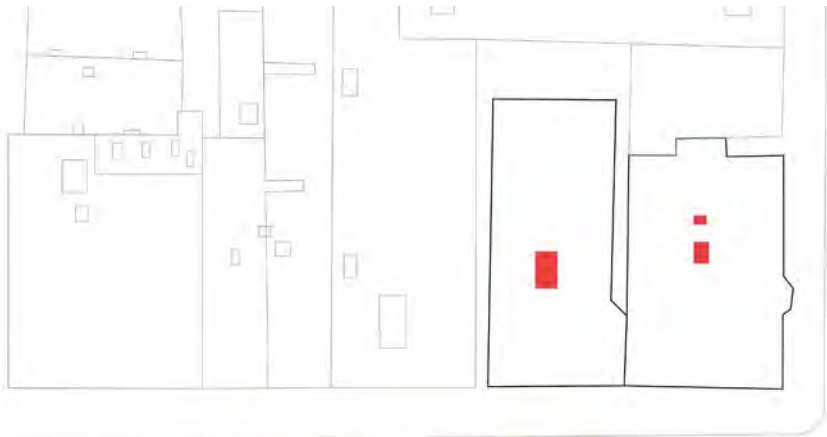
BERGENLINE



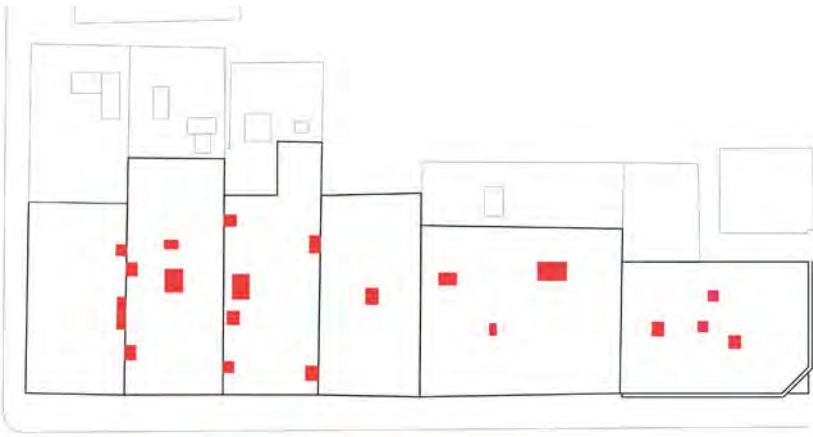
AVENUE



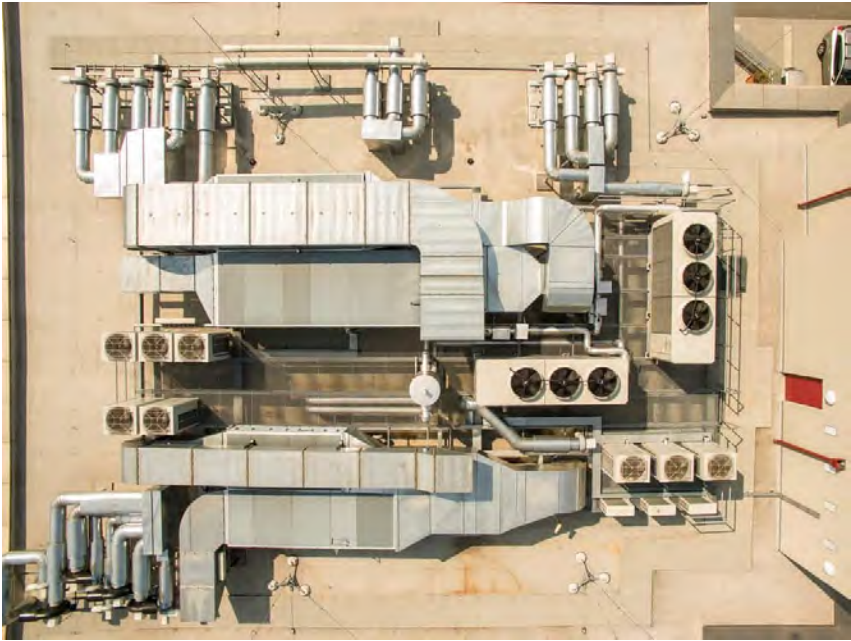
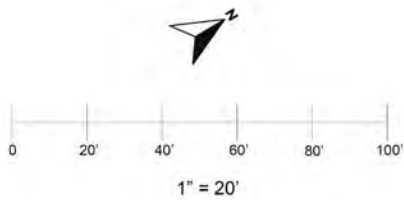
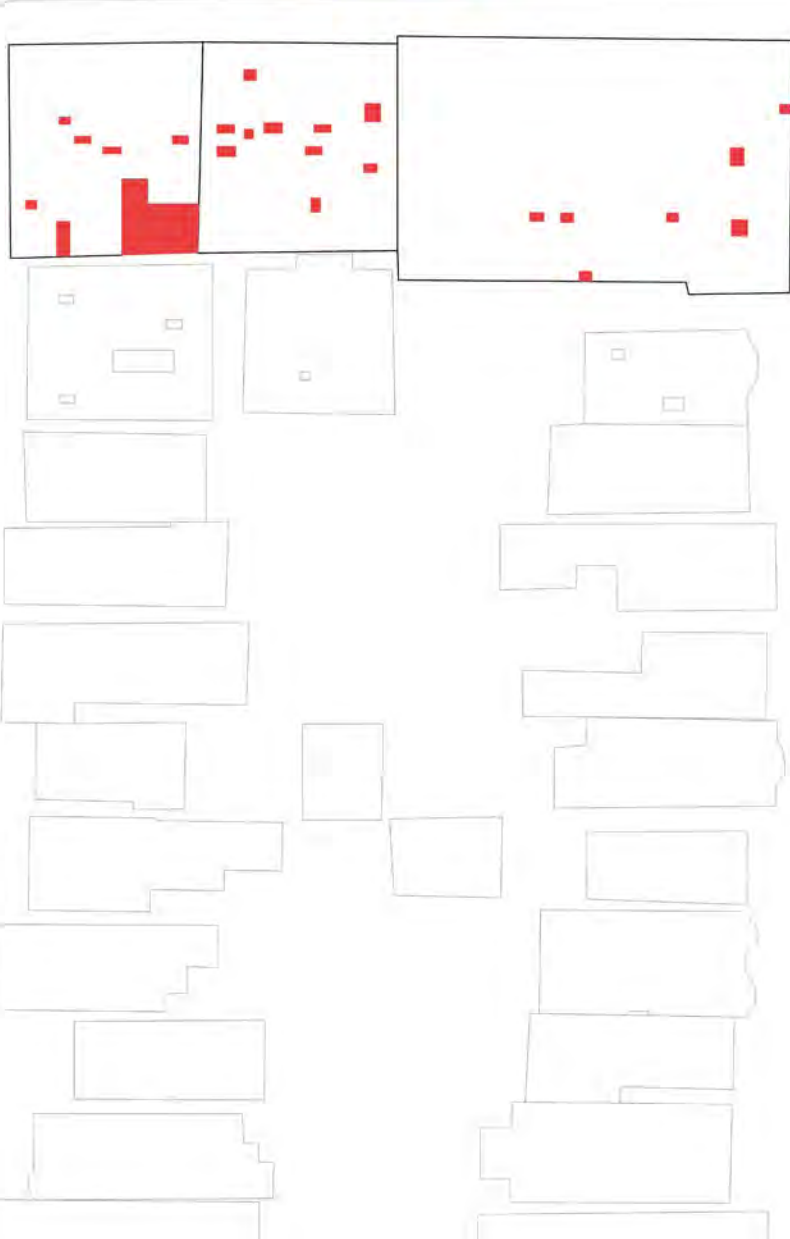
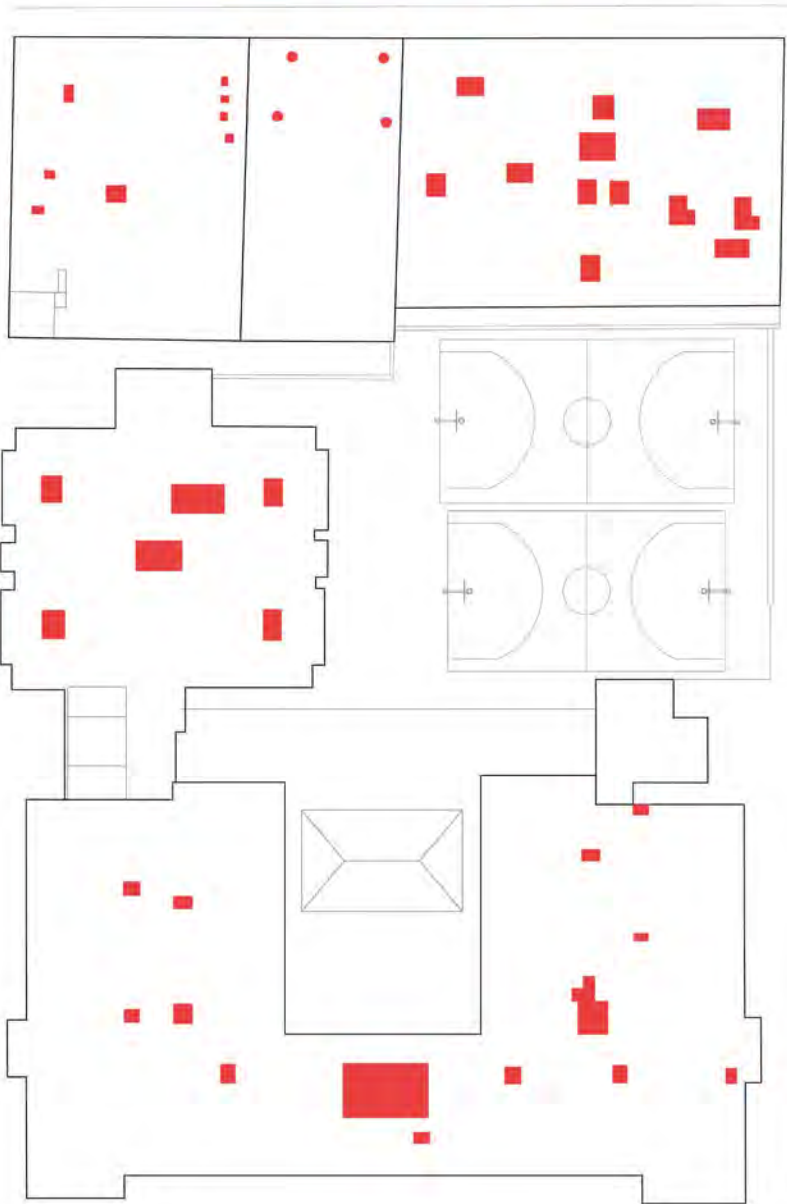
Obstacles of Rooftops



BERGENLINE



AVENUE



Case Studies for Rooftop Expansions



Highline, New York City



Rotterdam Rooftop Walk, Netherlands



Skywalking Stockholm, Sweden



Form Inspiration



An ode to Union City's Embroidery History as the Embroidery Capital of the World



Form



Painted Pavers



2 x 2' Wood Deck Tiles



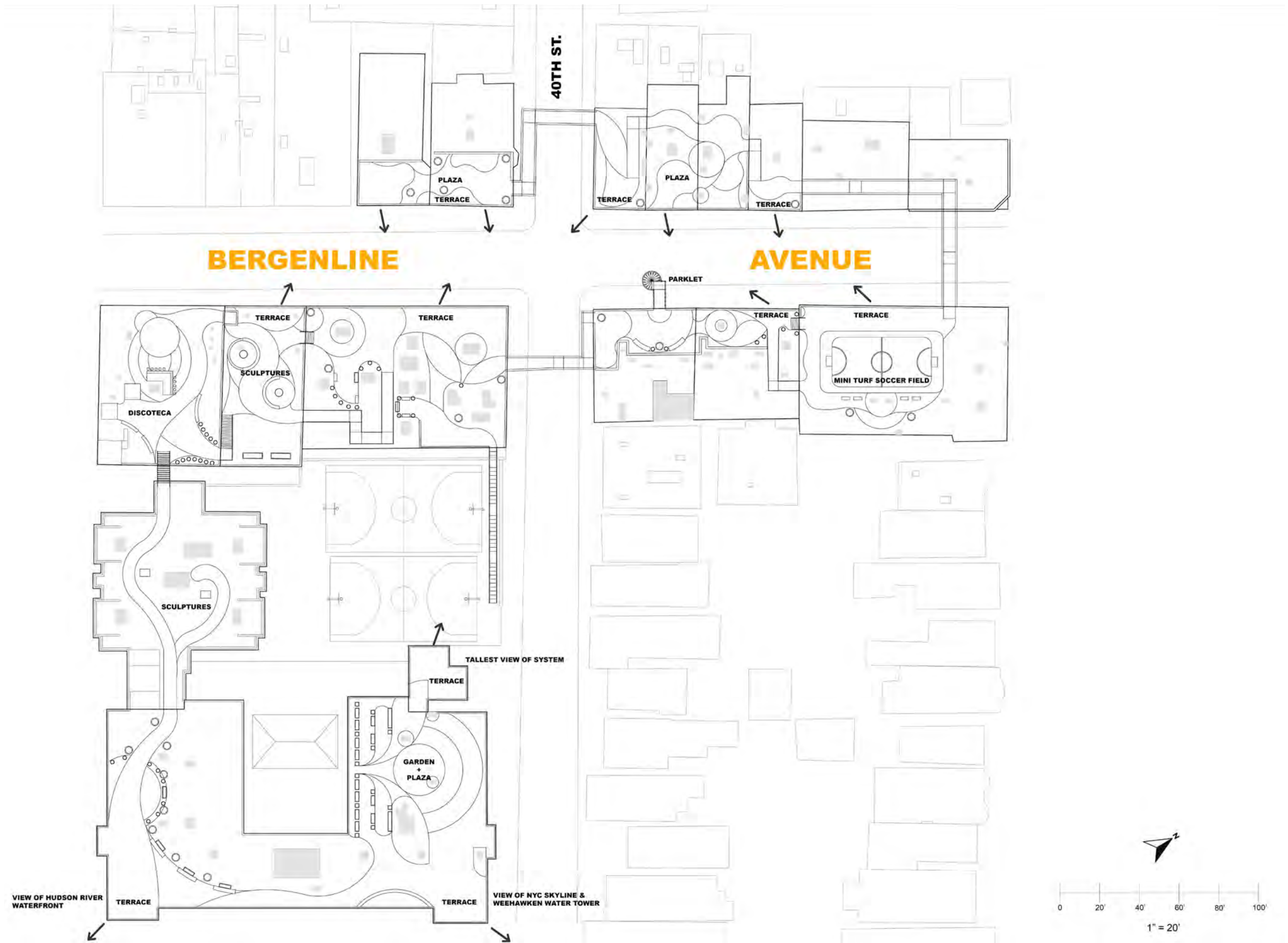
Artificial Turf



Plant Tray - Modular Green Roof System

TileTech Paver Systems

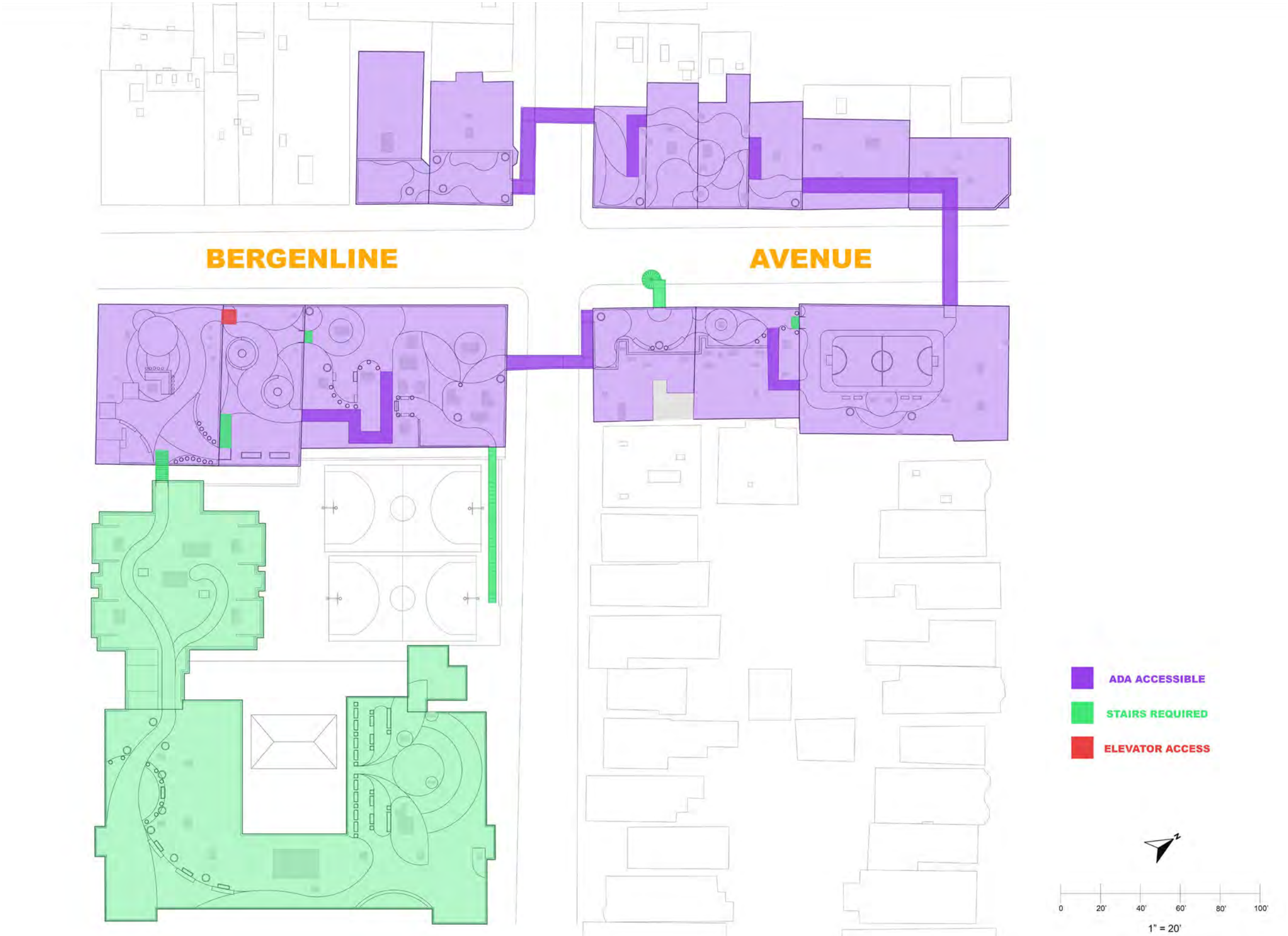
Programming

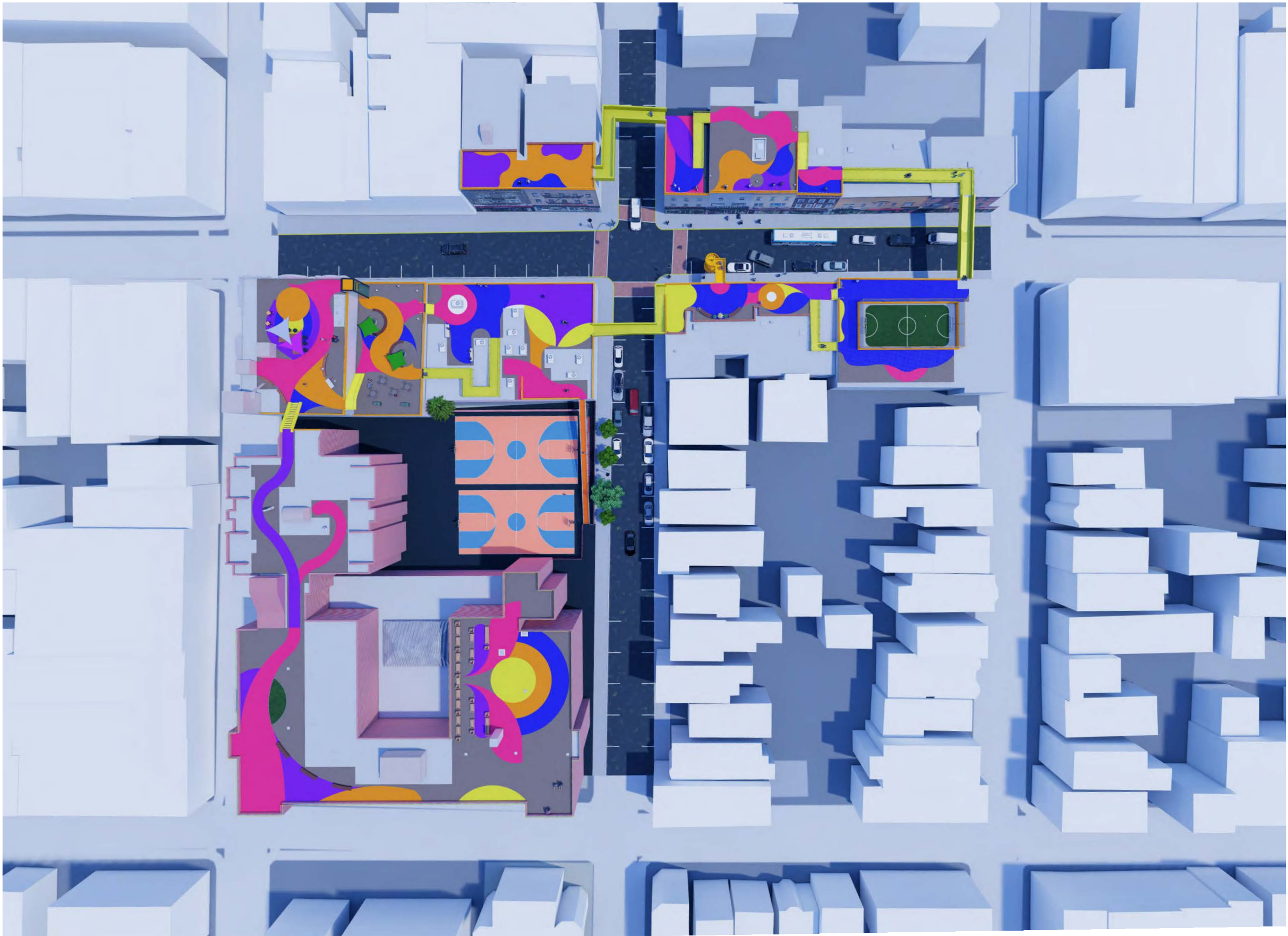


Circulation



ADA Accessibility



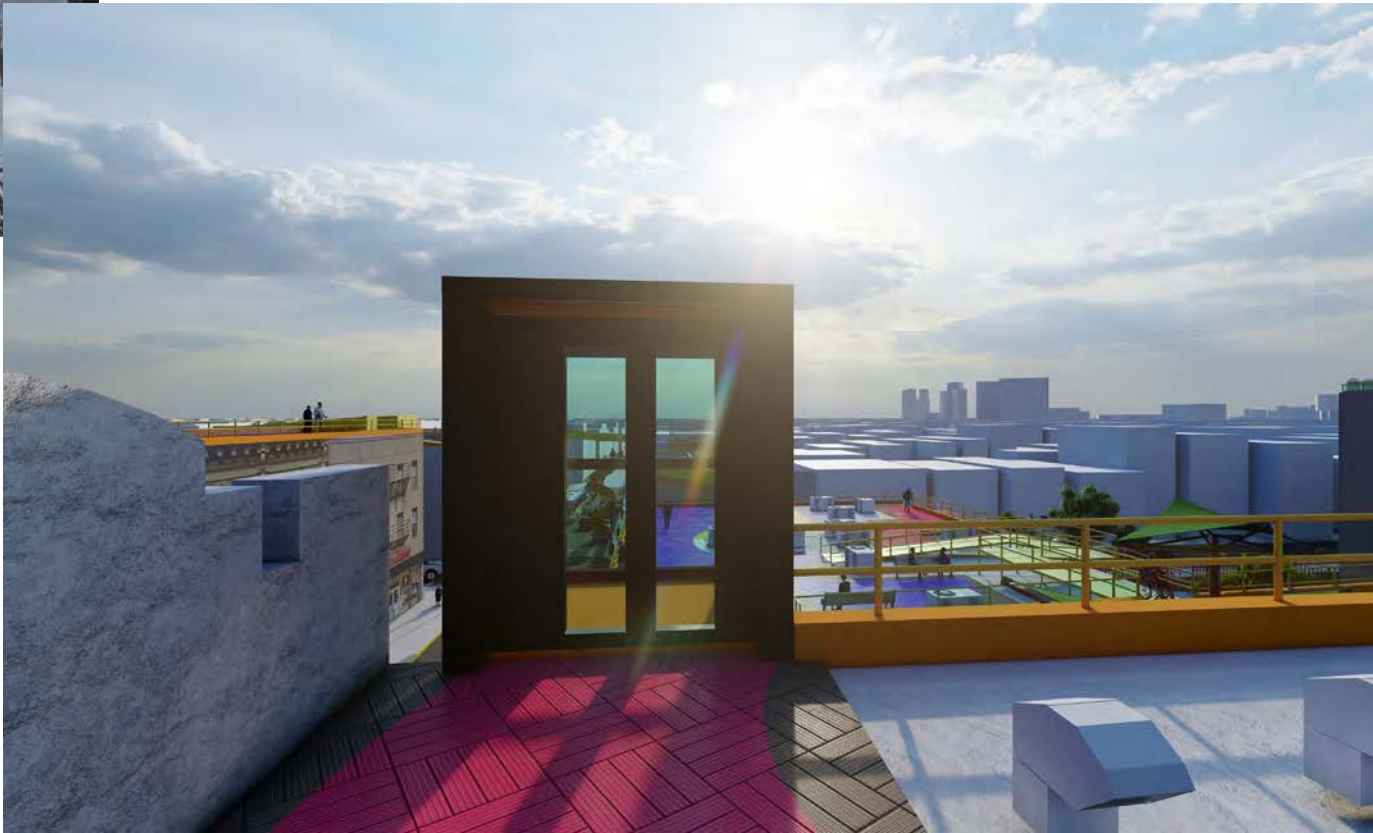


Entrance 1: Parklet Staircase





Entrance 2: Bergenline Views





Entrance 3: Staircase Jungle Gym





