

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."

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 phenomenom with Bergenline Avenue.





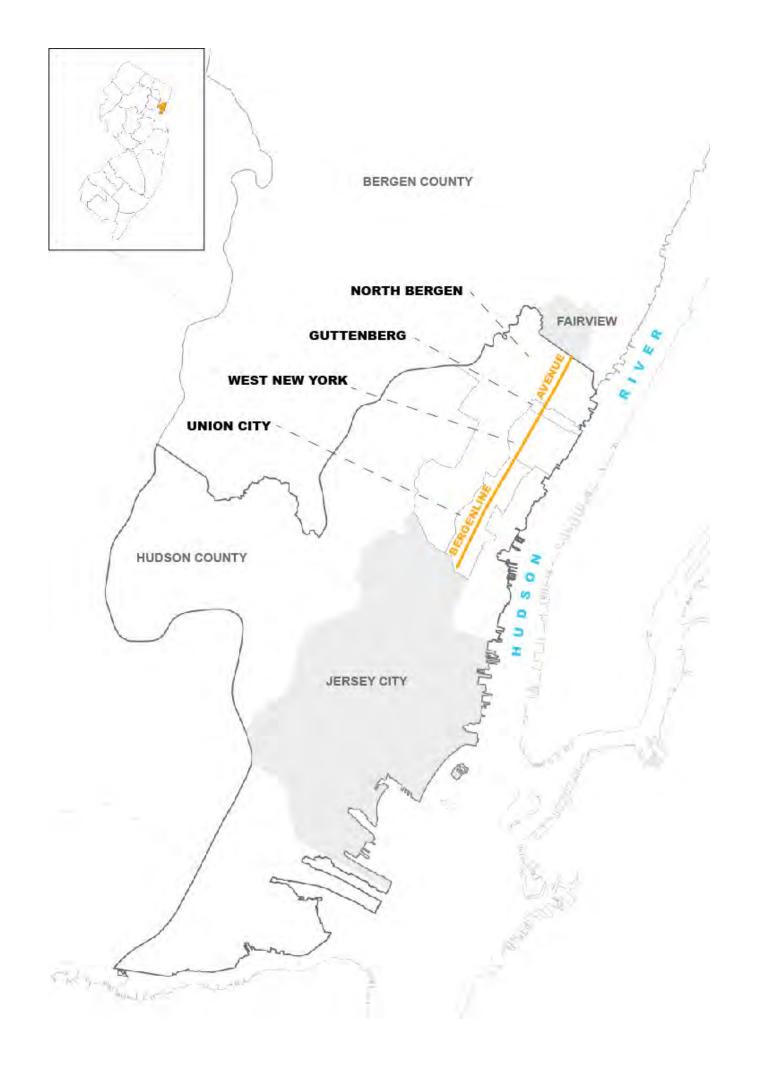


Bergenline Avenue?

- 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



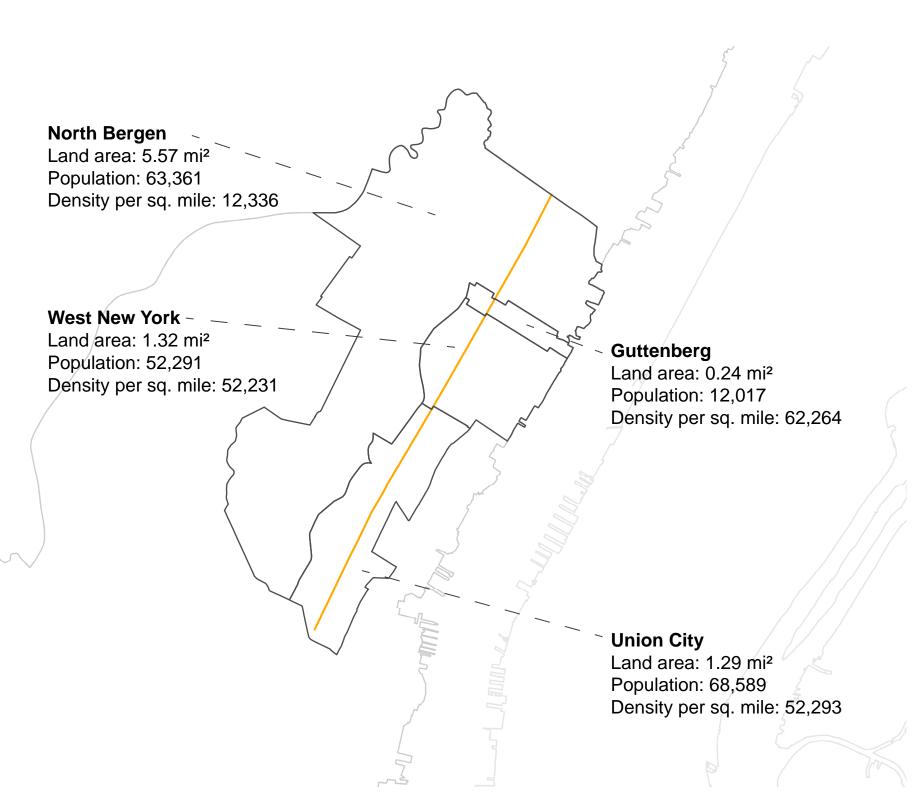
Bergenline Avenue?

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.



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

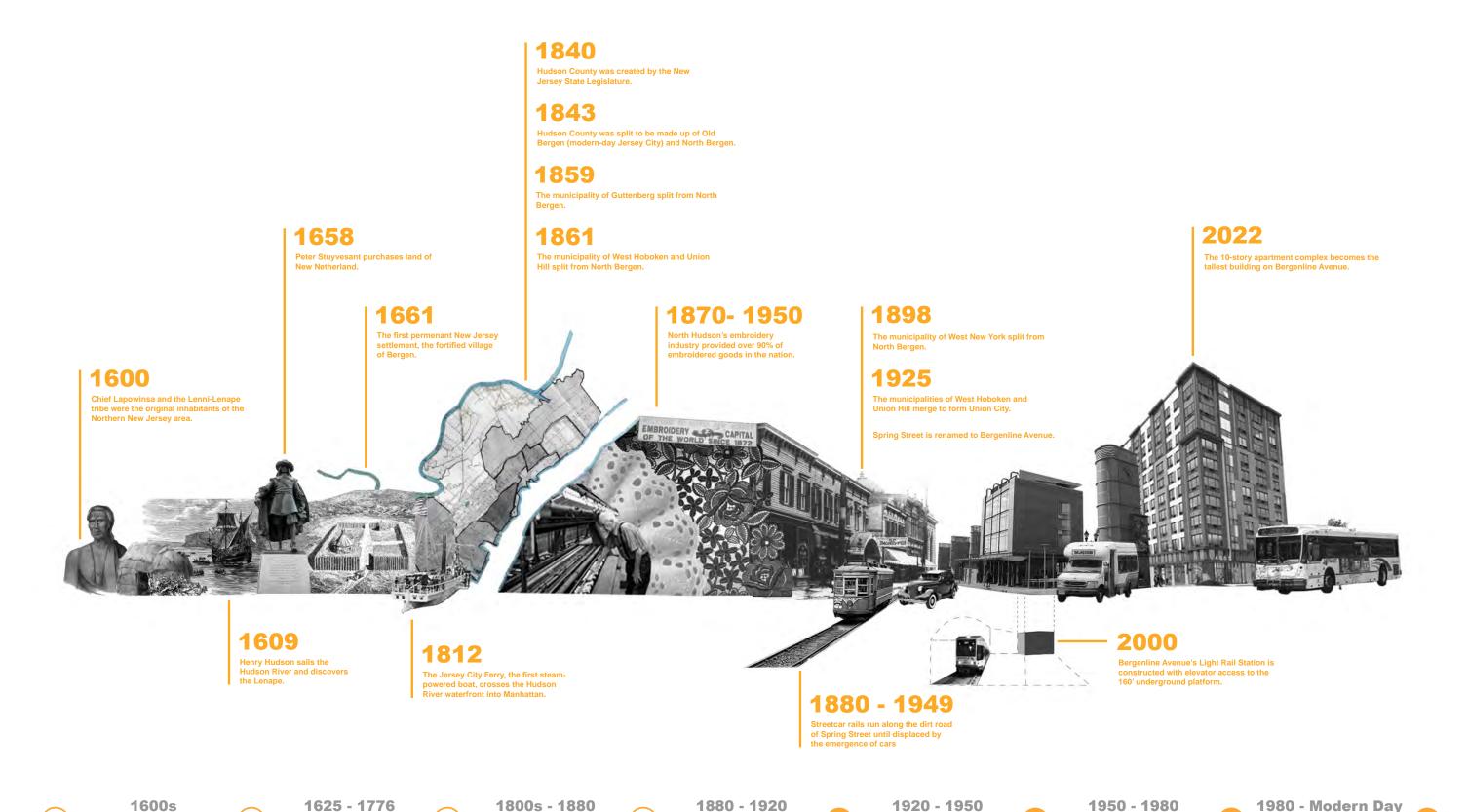
Regional History

Lenni-Lenape

Dutch - English

Colonial Era

Western Europeans



Eastern Europeans

Puerto Rican

Cuban

Central &

South American

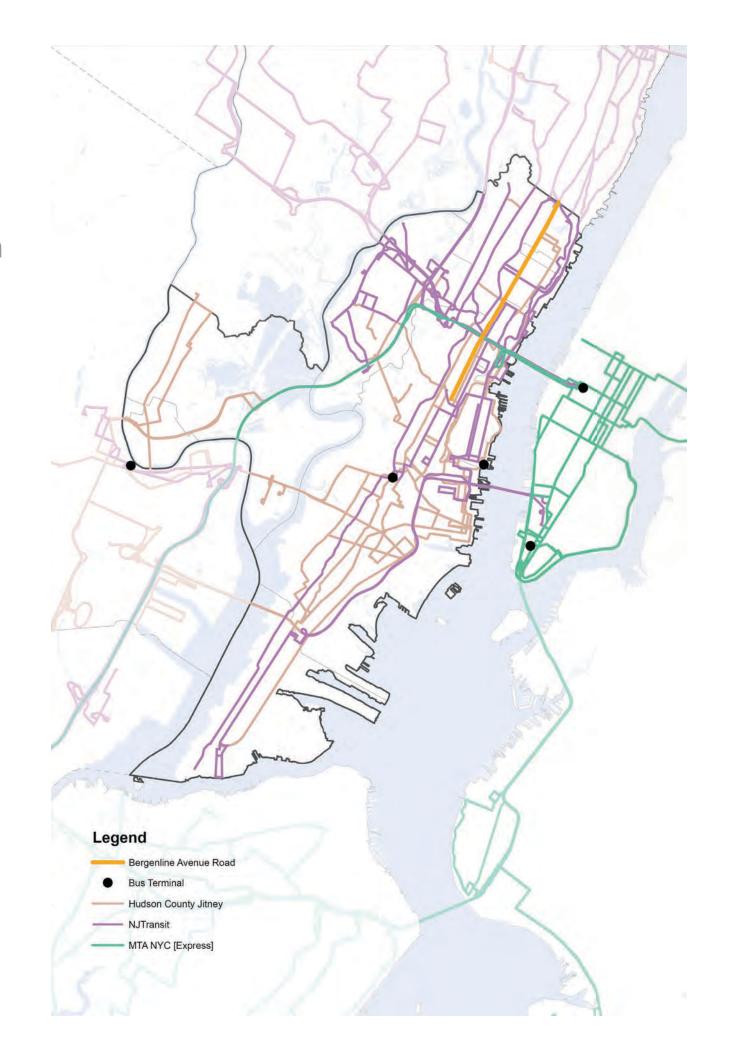
Today's Transportation

• 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



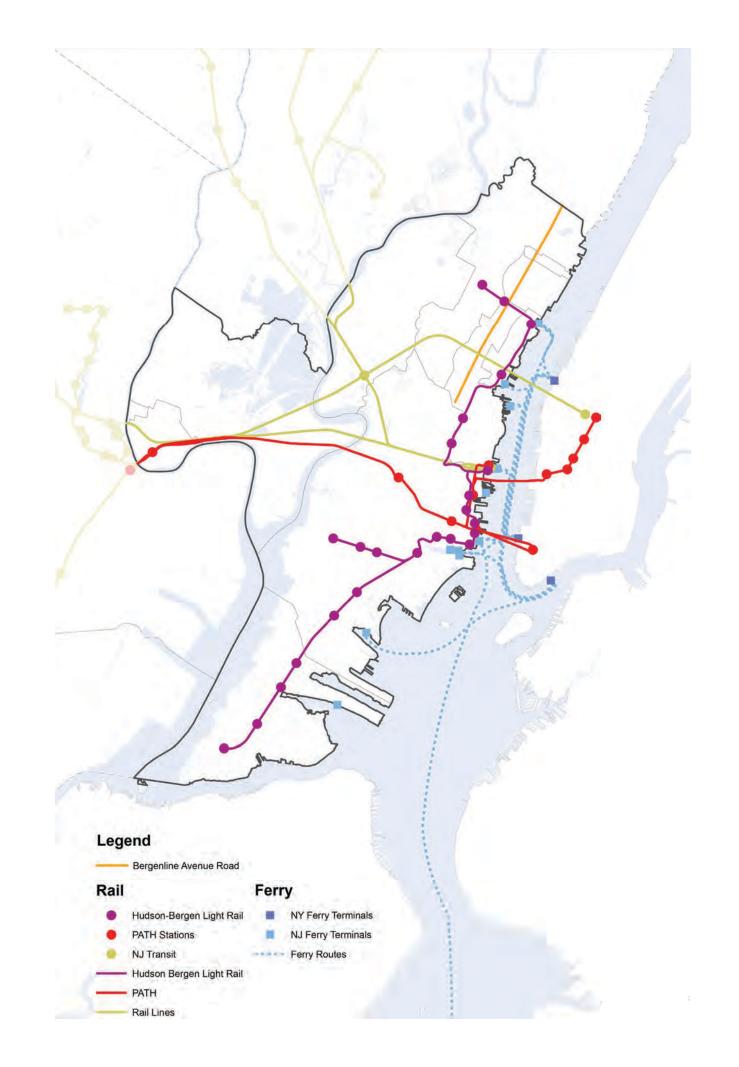
Today's Transportation

Rail & Ferry

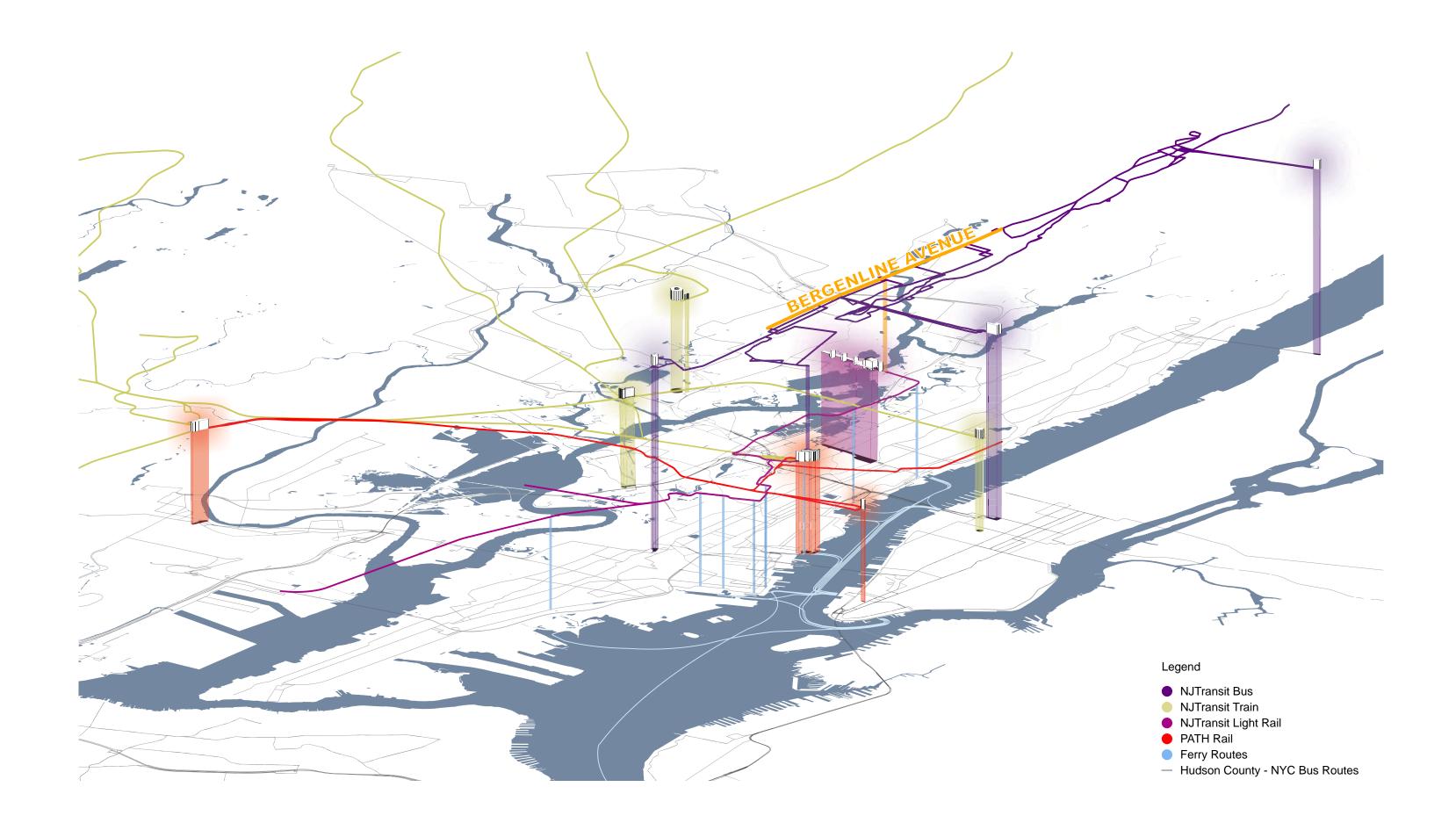
• Bergenline Avenue is well connected to the metropolitan area.

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



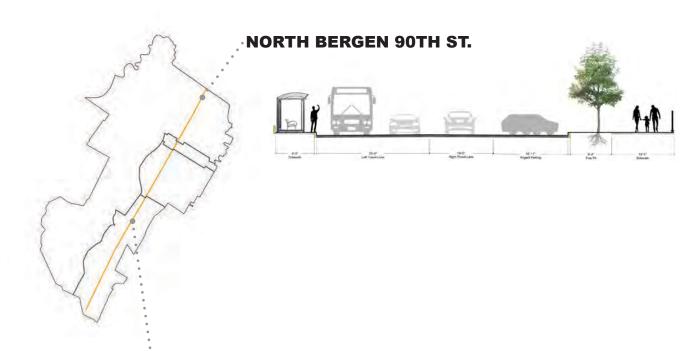
Bergenline Avenue's Regional Connection



Today's Bergenline Avenue

Pedestrian Infrastructure

• Accessible space funnels downtown.



Total Sidewalk Widths

Max: 23'



Obstructions













Min: 3'

Annual Hispanic Parades



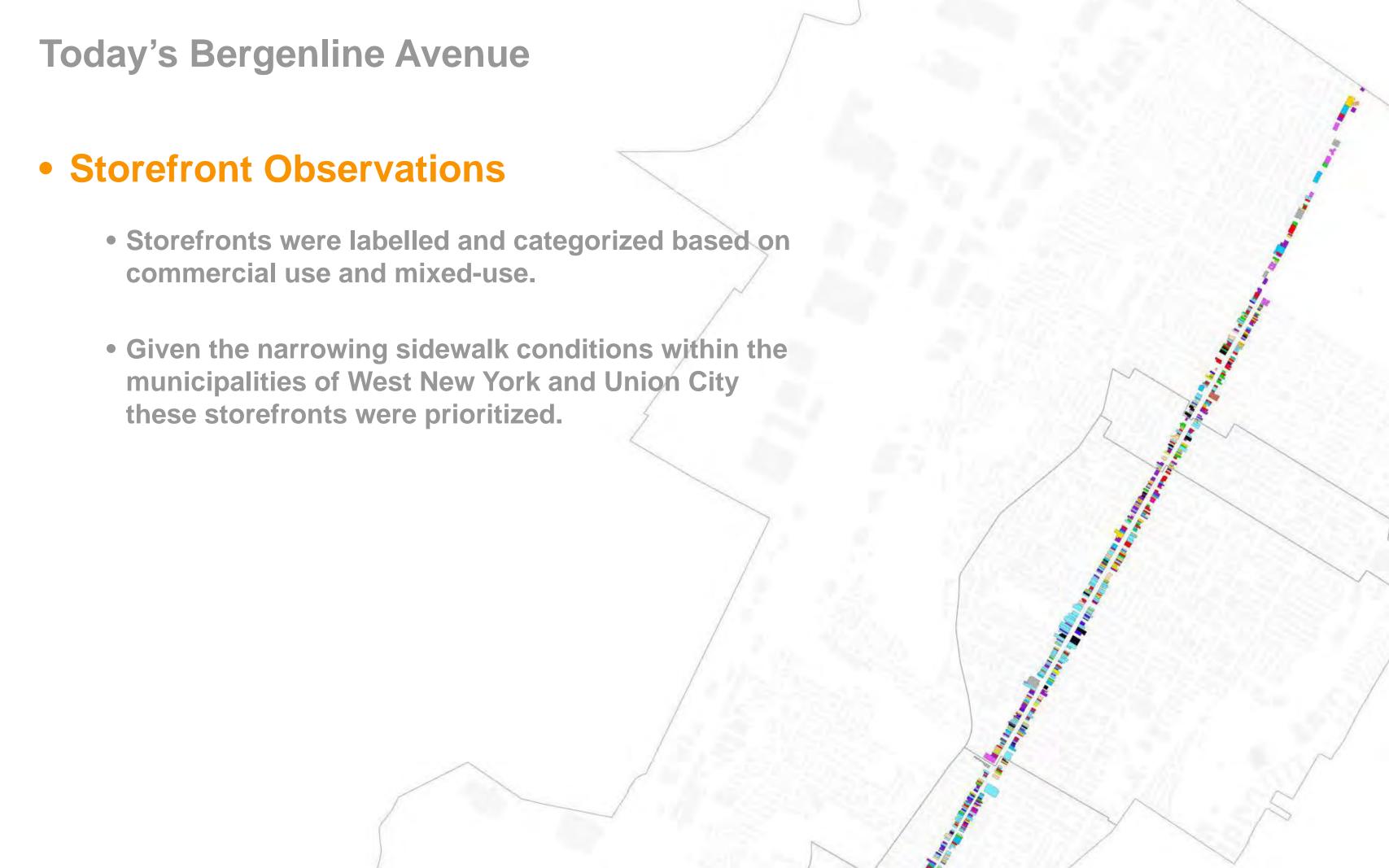












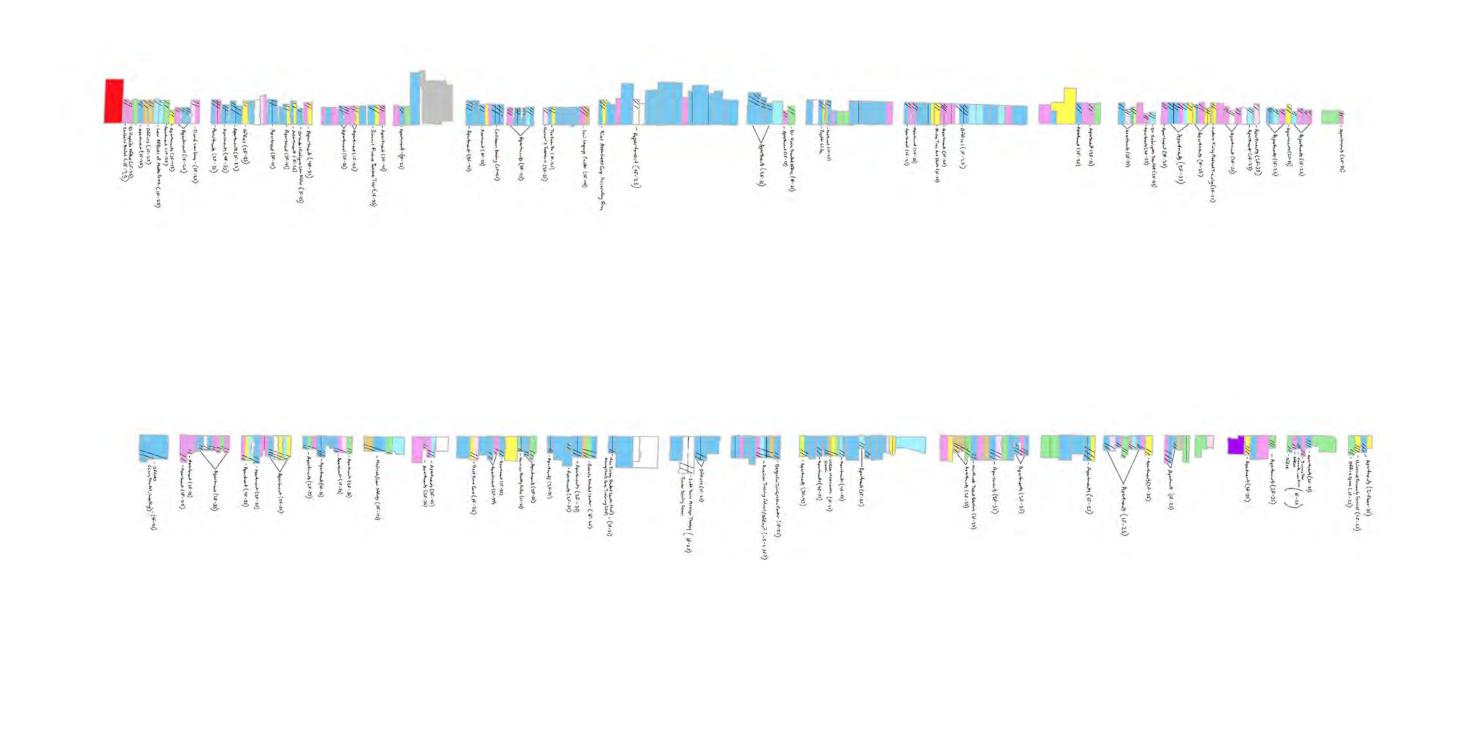
West New York Storefronts The Haster Dearty - Family by Gover Sabor a Verscome Choka Berger Nails - Europeo Ene Heur New - Rose Tottoo Last Hall . See - Finley Institute (Anomal Tomy) was Super-brows Drawly Scient Downers Diejes Clathing Stan - Pollo Camporo - Dulca Hagas Familiare - Prints Time Heir's West author Les Hijes de Altin (Estado) - Cuality of Flaures Vestus Made Colombiano - Zen Restaurent Tabubeny Twice Ber · Sabor a Medice (Heiro) - Zoul Language Cade Jugos Naturales Arteris Batery (toka) Abandoned Olsa Fastind - La Vita - Cubecell (Cobs) Senda San Swar (El Salvador) Act of Bearing Har Sales Arcya Shahai Shapi Romina Nalla Salan - Discount Lyons - Coho shore Allertic Travel Share Emp Que riails Lounge 10 Spot - Andrew Beauty Suppl Crespo Jewelry Metro by Timologie - Abandral - Mourea Travel - KIDS CLOHER - Day Butter BBQ (Spenty Americal) Total Wireles Glodys Fashion Saber Persona Restaurat - Benican amily Stophy Houstonal UND SHOPPING - Bueneuista Multisanles El Borne Hau's Clothing Dules Sueune Furniture - Easy Proving (Clothing Maris's Jewely TO BOOK _El Correlero (Glarbia) Terry de Oute El Union Personers - Furnitue Mattress - KIB CLTV (Clothing) Pombal Bank _ Didika Salow -Todo Steres Mehn by Timeste Sharelyn Rose Unice Salan - Robert USA Liberty HAR Block -The Children's Place Las Palmas Restaund Kithiniki Restourant (Peris - Foot Locker - Las Palnas Sopernames Sabor y Punto Pastorne (Colombia) - NOTA CINE Hannish Fur Chinage Bealangut -Vu Salon Somis Val Salar Niches de Colombia Taco Bell Mayor Barney Case Town Phorney Fish Phys LLE ATAX Proposation Service Dia's Money Trenthe Parde Corone Shoe Moches de Colondia > (Colondo) Intinate Appraile MIM Windless -Bonto Fashiou Charle Bank -El Carplille Restaurant (El Salvado) 99 \$ 8- Ptus Barrentes Dry Farmer New Feeting Fashion - Riverpide Medium Broop (Cofe Tospia (Koron) Jau Holhservice Wild's Testery -And + Pichire Franing boost-select Fruit Punch Cité (Colontia) Ambi Stationery Mi Riconcino Clarani Butanish Mallinaring Parryes Restaunt (Calantis) Delim Sperbura Deura Harre (Peru) South Nail Salaw Amerilys headers of Down Lies Scall Sational Parkins Store Wendy's -94 Rup Ameli Care Commula Green Shell -Four Scasses Form Harket France Discoul France United States Postal Sarmer Los Donites Com Popular Bank-Lews Lab Empres Shar hugani in Centro Latino Bestavrat (Chi) Hudan Dontal Editions CUS Pharmacy Incides Touting School Deuttomy for all WINY TSPOT -Berger Electronis Ranche Hales Restourned (Colonbus) - Capital One Buch Call Spot Papeyes Lauriem Kitcher Parcere Teastry Huber Flob Acrtei Roberts Clothius Store Clus Metro USA MATY Floret American training School California Fritz Market You Bearly Salas Anis In Cestral (Peri) - 494 Dywesty - Marzigliand Paultry Marked La Mode Sim Tork Para Nail Spa . Vinneted Clathing Store Missele & Shop ___ Takade Stoce Drall - Shreeji Beauty Salas Convento Casa Chemans The Many Turker 00600 L. Papera Lova [El Salvata] WANY How Earler Cestemin Kirtin (Moisi Merso una El Area Pazzin Restaural. St. Comer Jewelers Cirkel International Optical -Challes Restaurates Health Center Pharmacy Star Liquers -Nyeva Lives Testantes Secretary - Paws and Surs Pat Grong - I Repair + Color LLC - Vitally Yoga + Welliness Begantine Dental spa - Metro by Trolile - Know Know Boutsque - PEHMA DISCOUNTS McDonald's -Zanzan Sports El Feire Balley Mr. 2 (Cota) La Méricanita Restaurat [Mexico] -Tropical Juice Bar Specify Con Physical Therapy Edible Assugarante M. Louis Version [Messed] HAR Black -Laundromet Gluger Bill [Teperco] -NUM Polishy Caser La Romandeite Bakery (Mexico) T-Hobite MLA Complex -First a Supermarket 194 She PLS Pase John Pine Abautant Valentine's Noil Stulio Say with me offered - Teek worth Sunis Deutol Miles Steeling Agency . Colembias Burriers - Menderal - El Pollo Supremo [Lako Americal Keislew] Mi Guatemale Restaurant (suchasse) Flower Banker Magic Wok (Chinse) -Medican Solution El Correlero (Colombia) Dales to Lanka Rating (Augustine) - Mach Met Academy Europa Marsum Select Supermerked (184 Anen El Tio TEro [Mesico] Elegent Besterday Chanves Readle House of Shie - La Fleete Buffel St John Lithered Church Le Runte Pare (, Colombia) -Magazine Eye Mason Dilar's Break, Salan -- PU ILUSE MURE Edul Bank at America Advanced Imaging Dr. Raman bye Associates West New York Dentes El Pollan Martet [Minist -- Cose Dutlet - John Ulinsen Salar Balleza Bateny (Mesico) Zem Shoe Store Ensigned Restaurant [Colombia] - Mark Towary - Stap-Chays Firm -ABC Sper Store United States Podes Office - Cosmopa Das Employment broup Abordone) -Tel Equary (Colombia) - Magdasi's Share Fish Fact - Tuis Bay 6 6+ Sexsons 996.00 - Rox Singer Pharmany - El Mercapillo Deli - HE Linds Conception (El Saluto Avaha Pinerial lenving -Home Discourt Forming Mother Arma Salas Nezar Juney - but Couler Sever Rio Attache Travel - Wited Pharmay - Eathlor Beauty Salas - Coloner tender - Harriso Brailey Smile - Robert France Bearly School Vicela Nocehard School **Medical Institutions Financial Institutions** Lifestyle **Retail Stores** Abandoned / For Sale **Contractual Agencies** Church **Governmental Institutions** Learning Services Restaurants Apartments

West New York Mixed-Use

Medical Institutions

Restaurants

Financial Institutions



Abandoned / For Sale

Contractual Agencies

Church

Governmental Institutions

Learning Services

Apartments

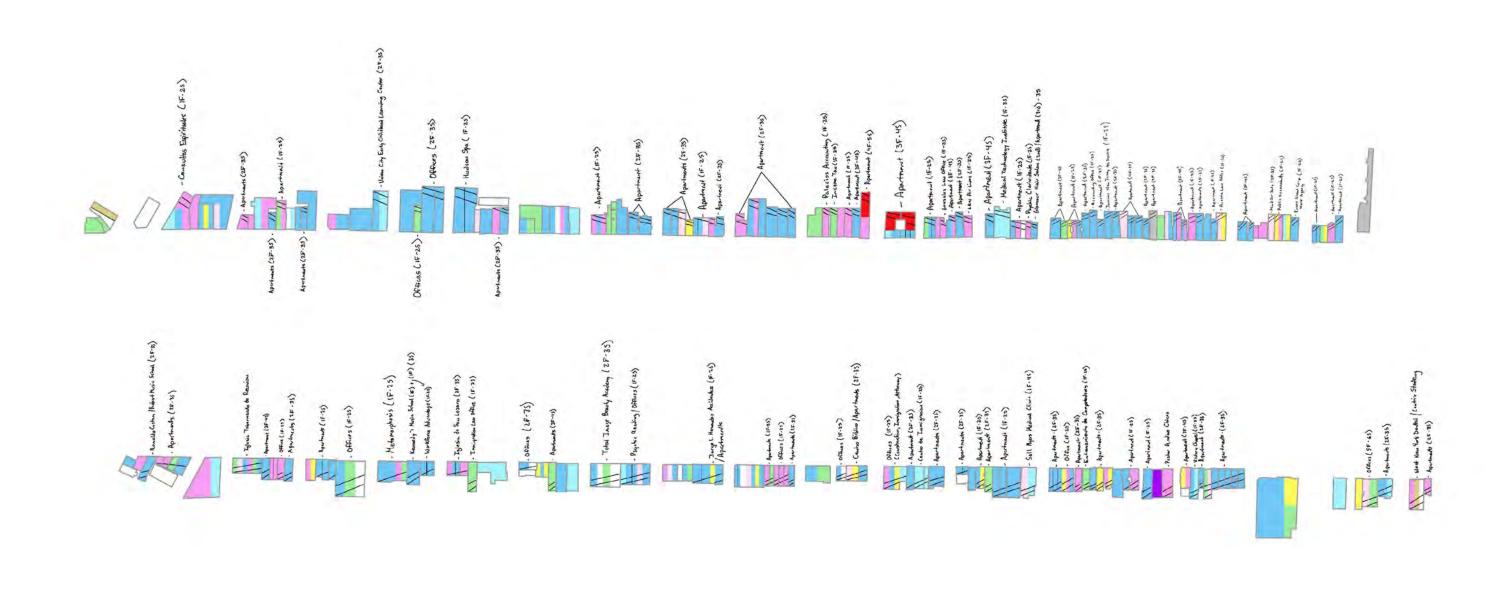
Retail Stores

Lifestyle

Union City Storefronts



Union City Mixed-Use



Medical Institutions

Restauran

Final

Financial Institutions

Lifestyle

Retail Stores

Abandoned / For Sale

Contractual Agencies

Church

Governmental Institutions

Learning Services

Apartments

Today's Bergenline Avenue

• Physical Characteristics





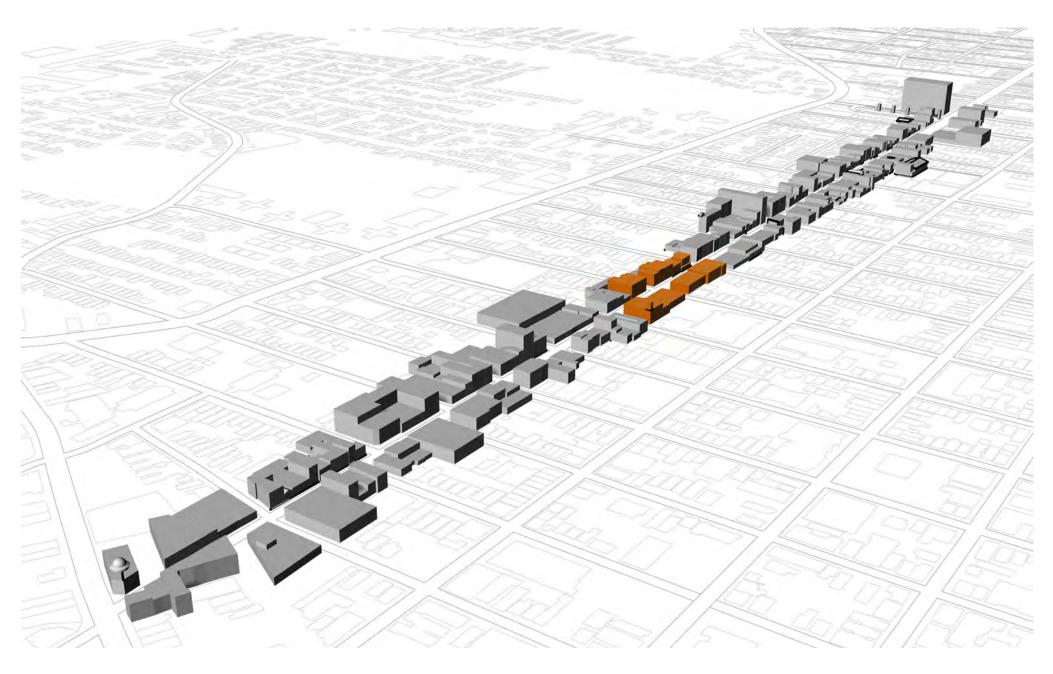




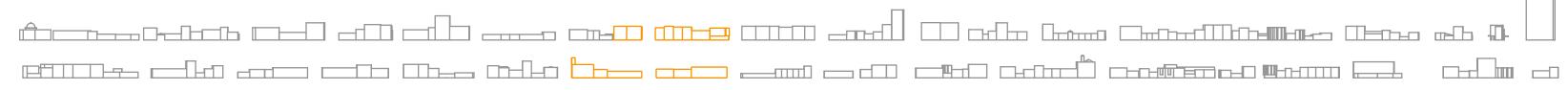


Today's Bergenline Avenue

Physical Characteristics



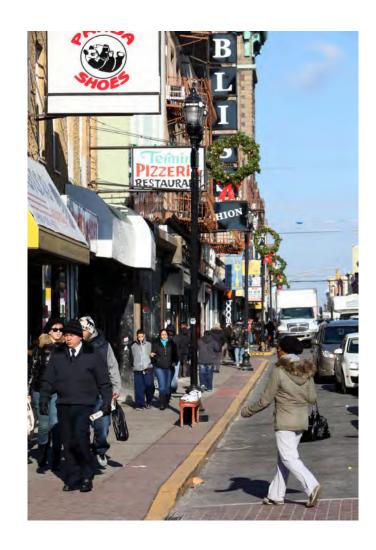




Planning for the Future

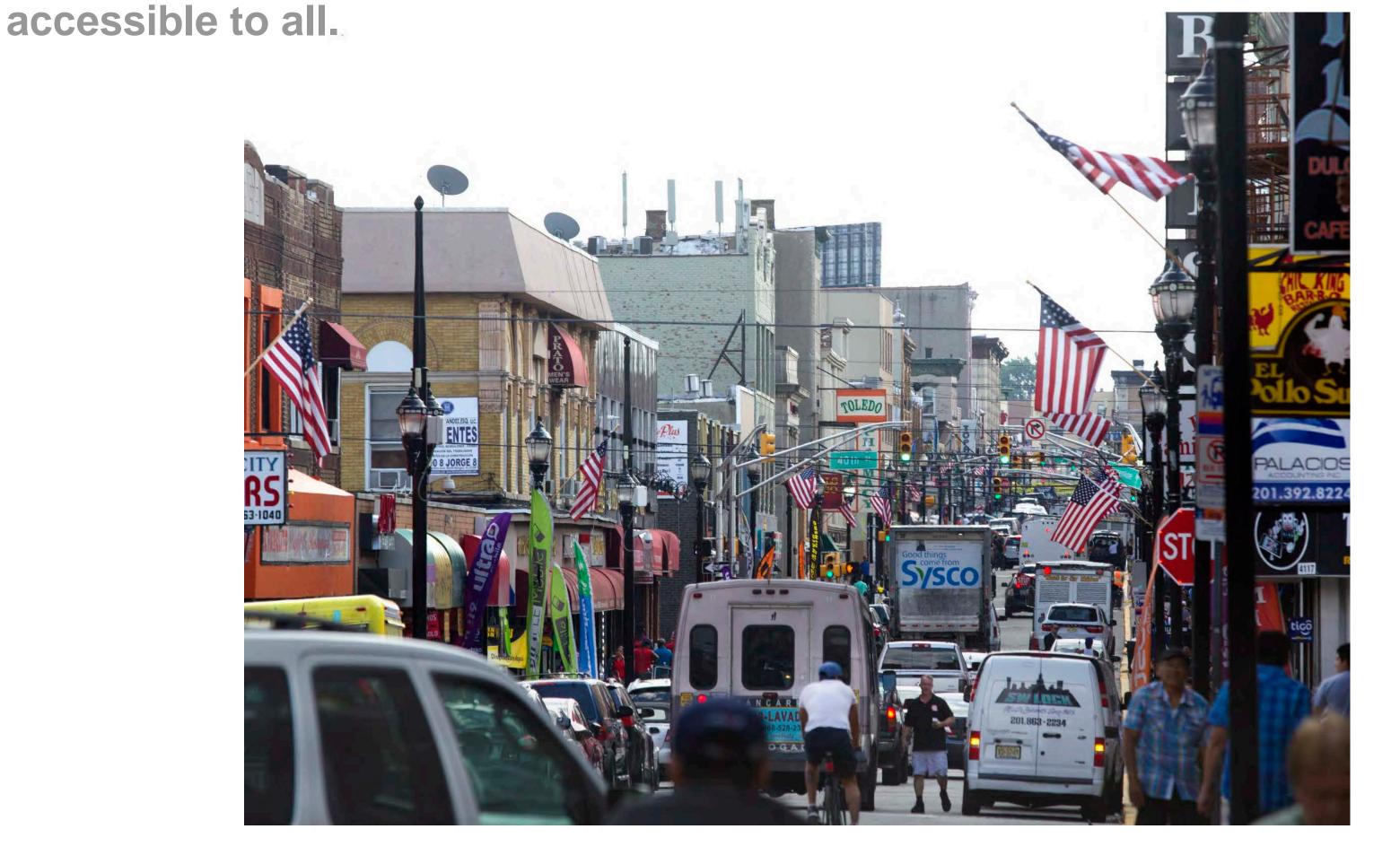
Union City's Need for Action:

- 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.



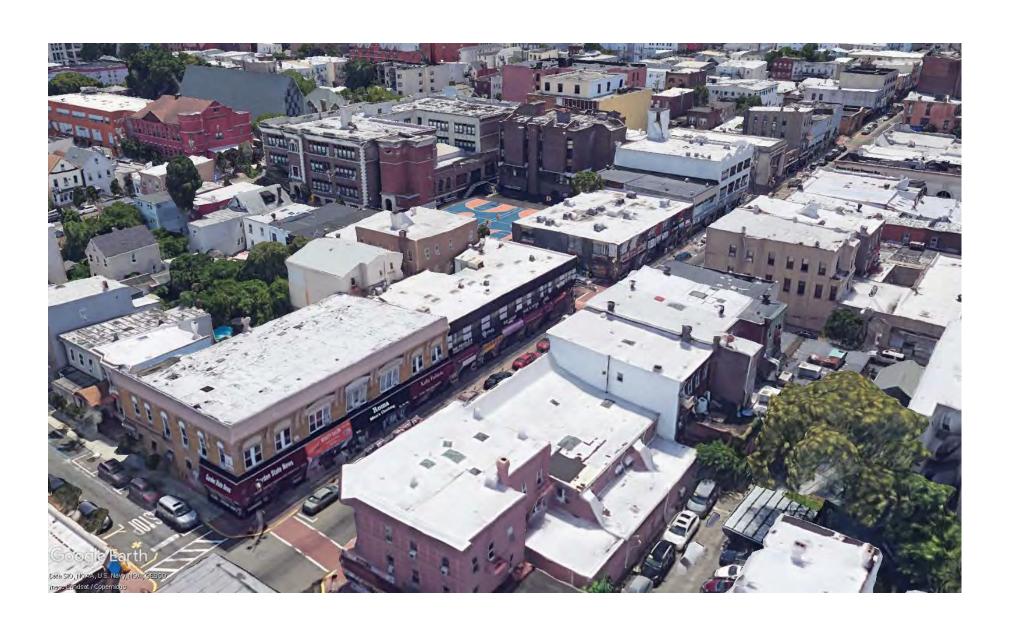


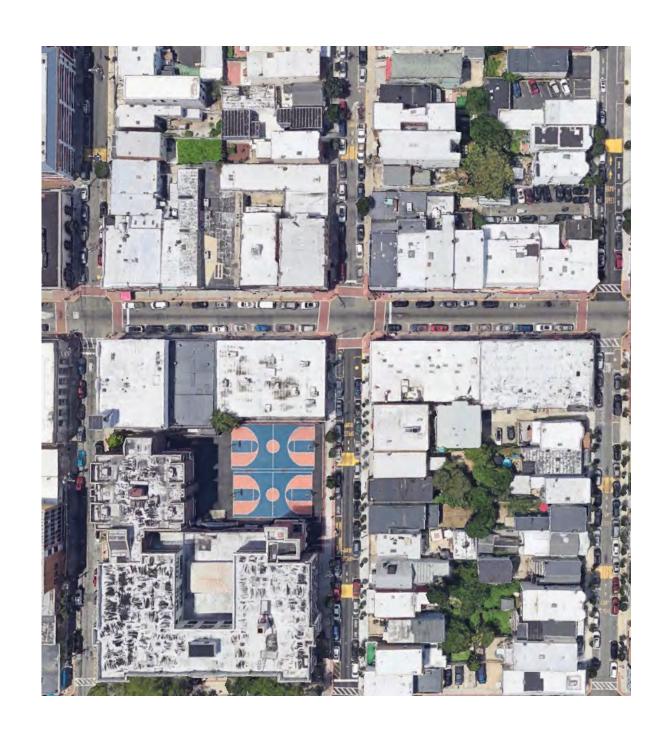
Solution: A skyward expansion making Bergenline Avenue rooftops



Selecting a Site

Bergenline Avenue's 40th St. Intersection

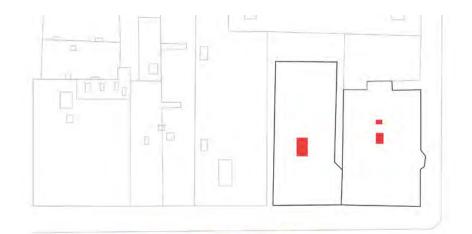


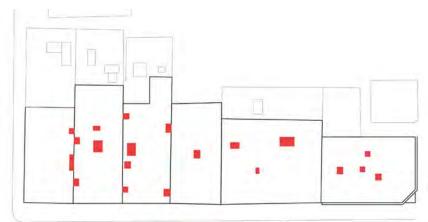


Building Heights

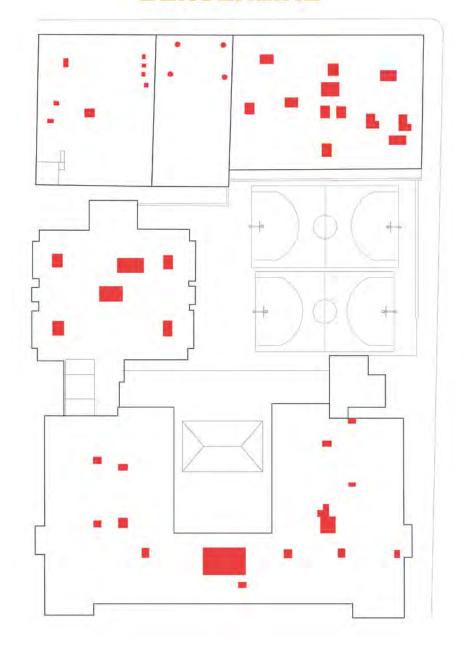


Obstacles of Rooftops

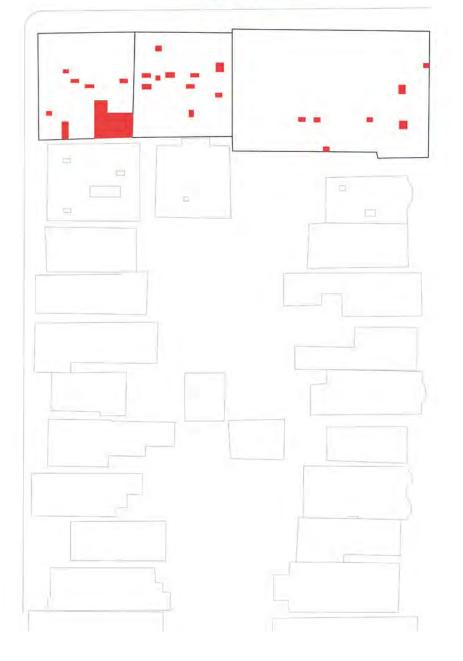


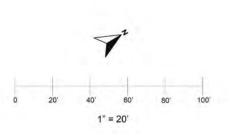


BERGENLINE











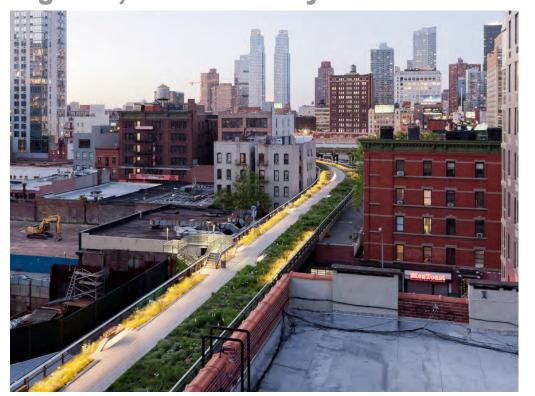




Case Studies for Rooftop Expansions

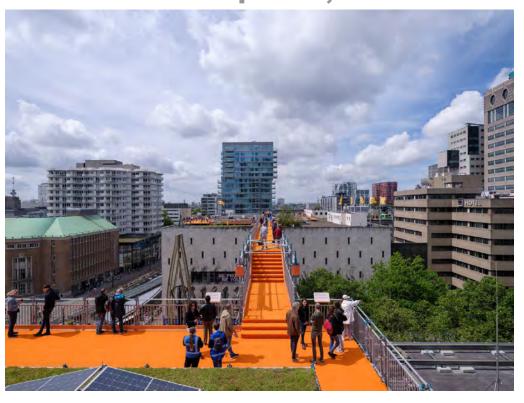


Highline, New York City





Rotterdam Rooftop Walk, Netherlands





Skywalking Stockholm, Sweden



Form Inspiration



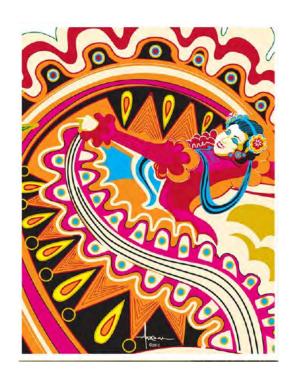








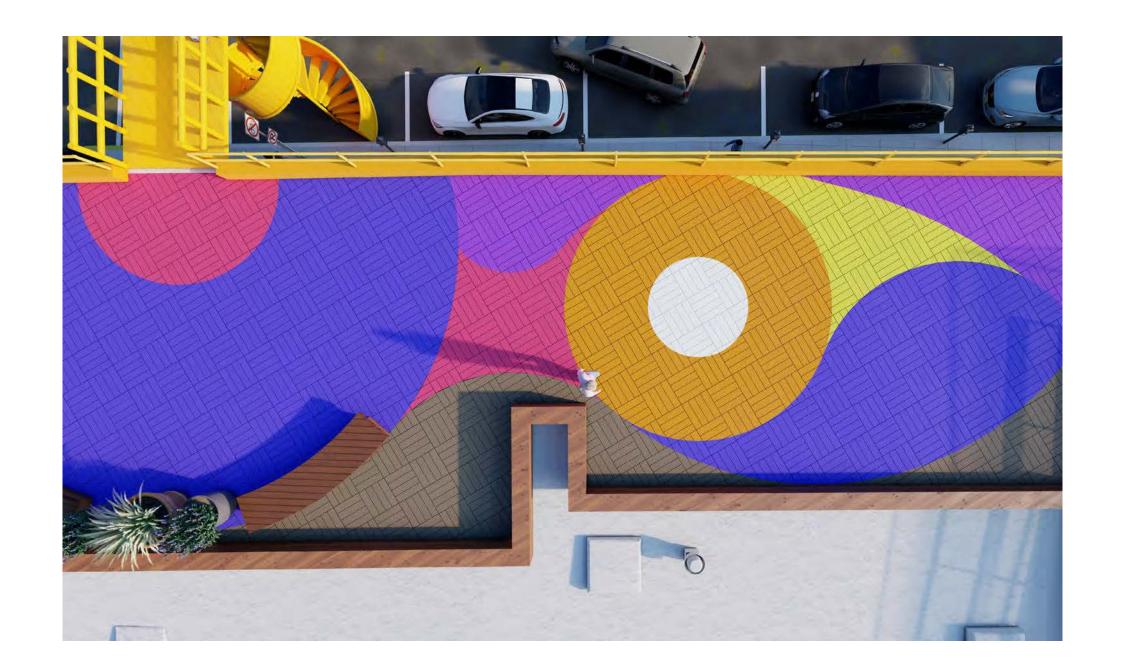




Form



Painted Pavers





2 x 2' Wood Deck Tiles



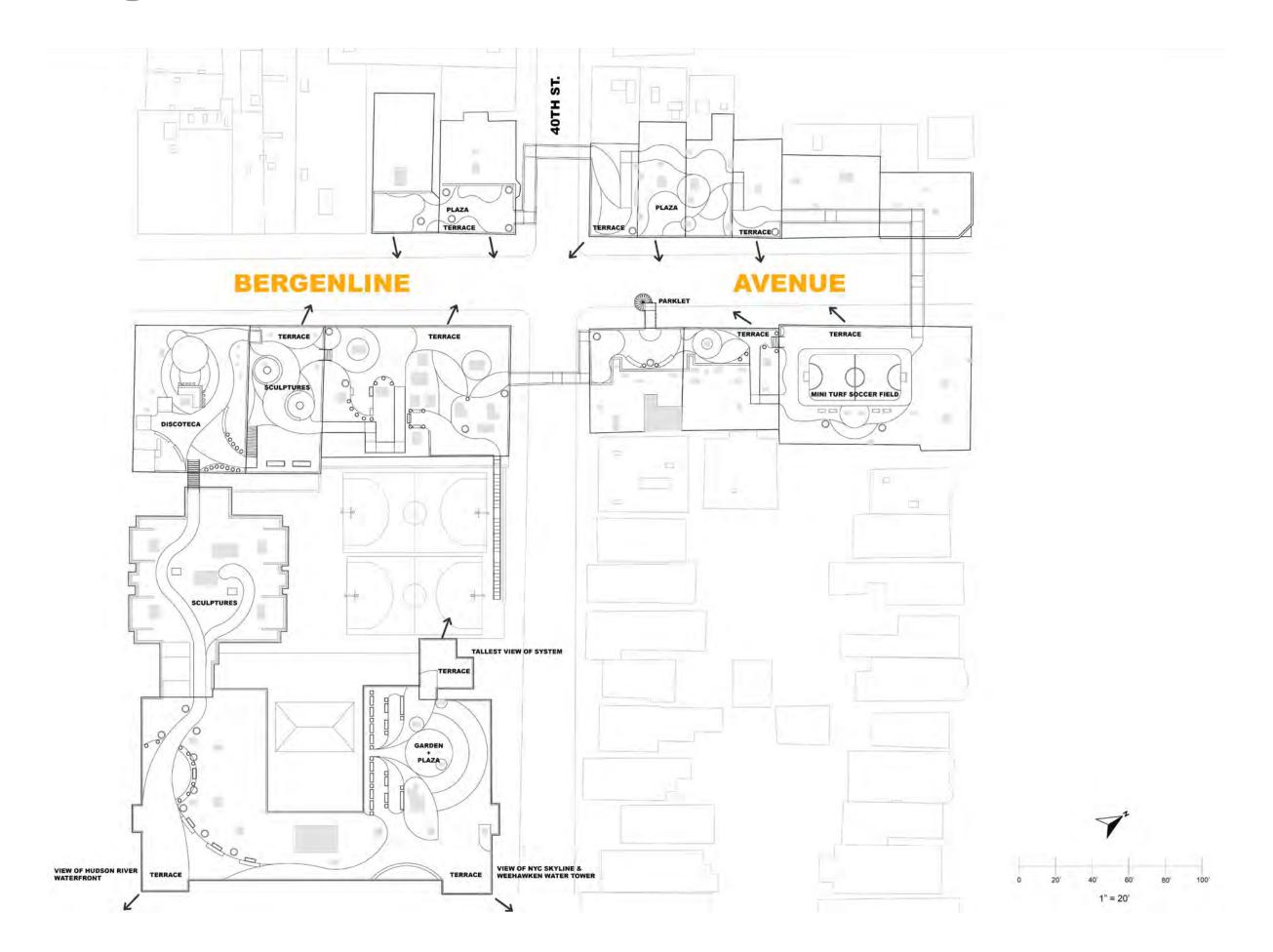
Artificial Turf



Plant Tray - Modular Green Roof System

TileTech Paver Systems

Programming

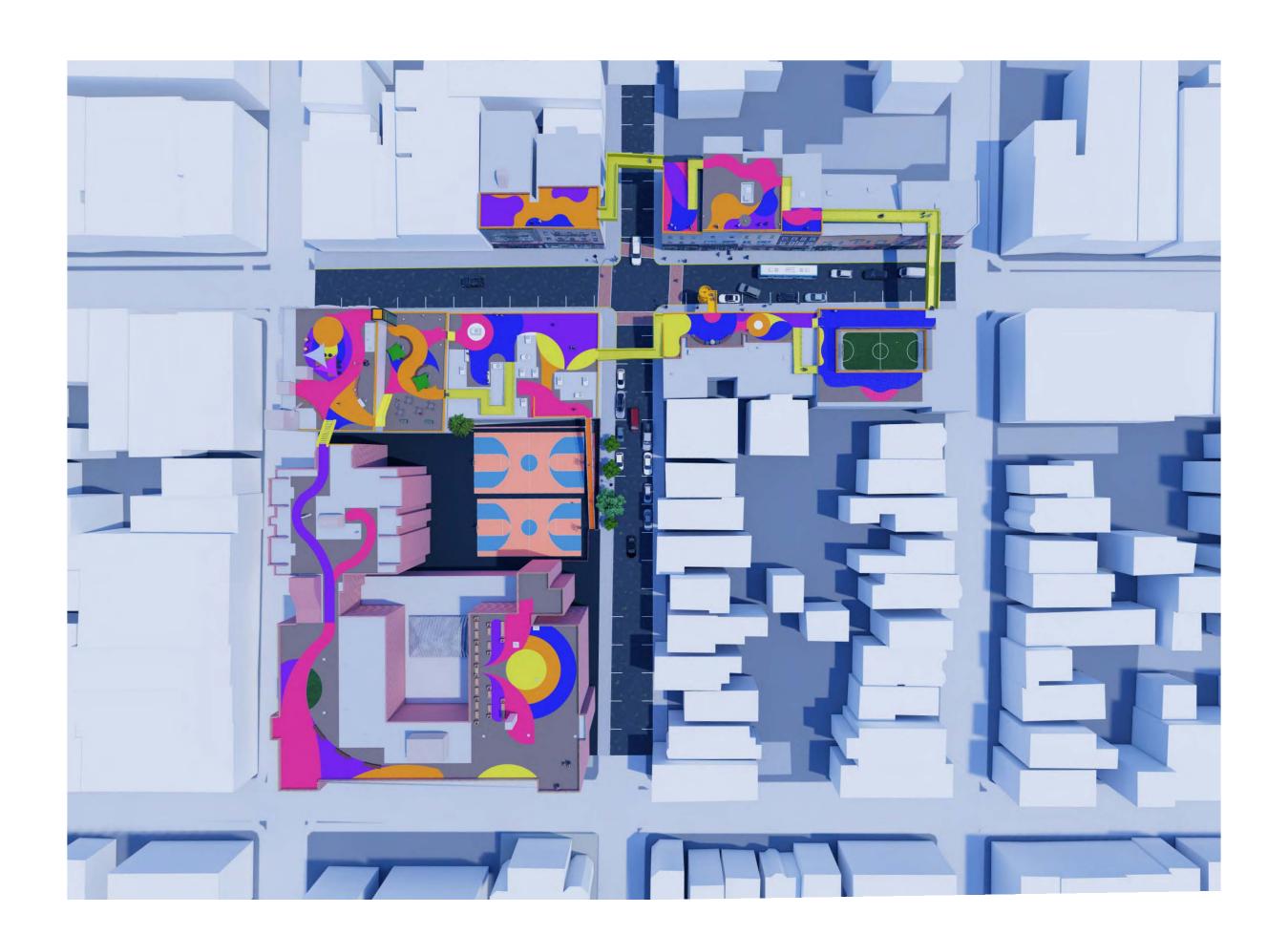


Circulation

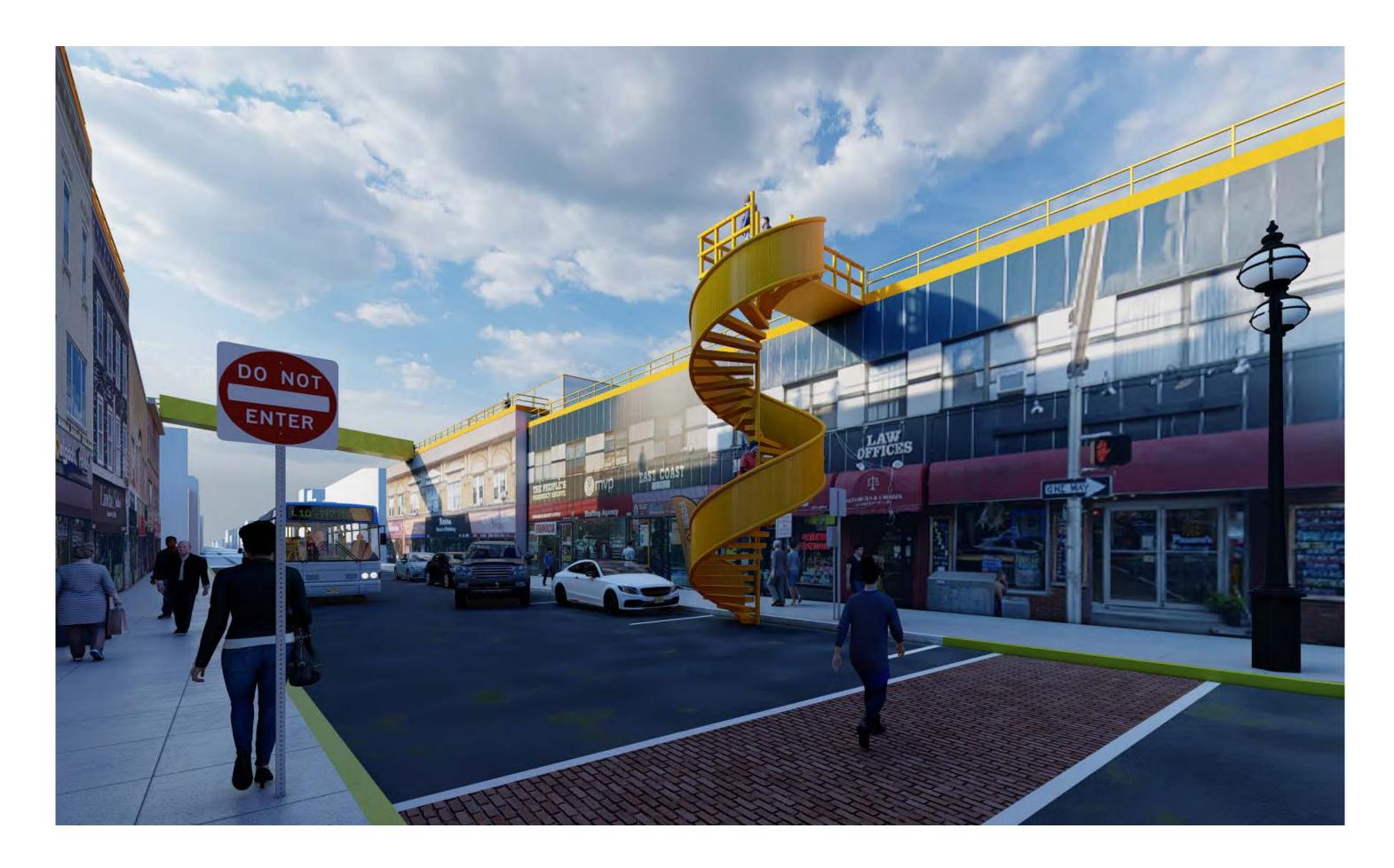


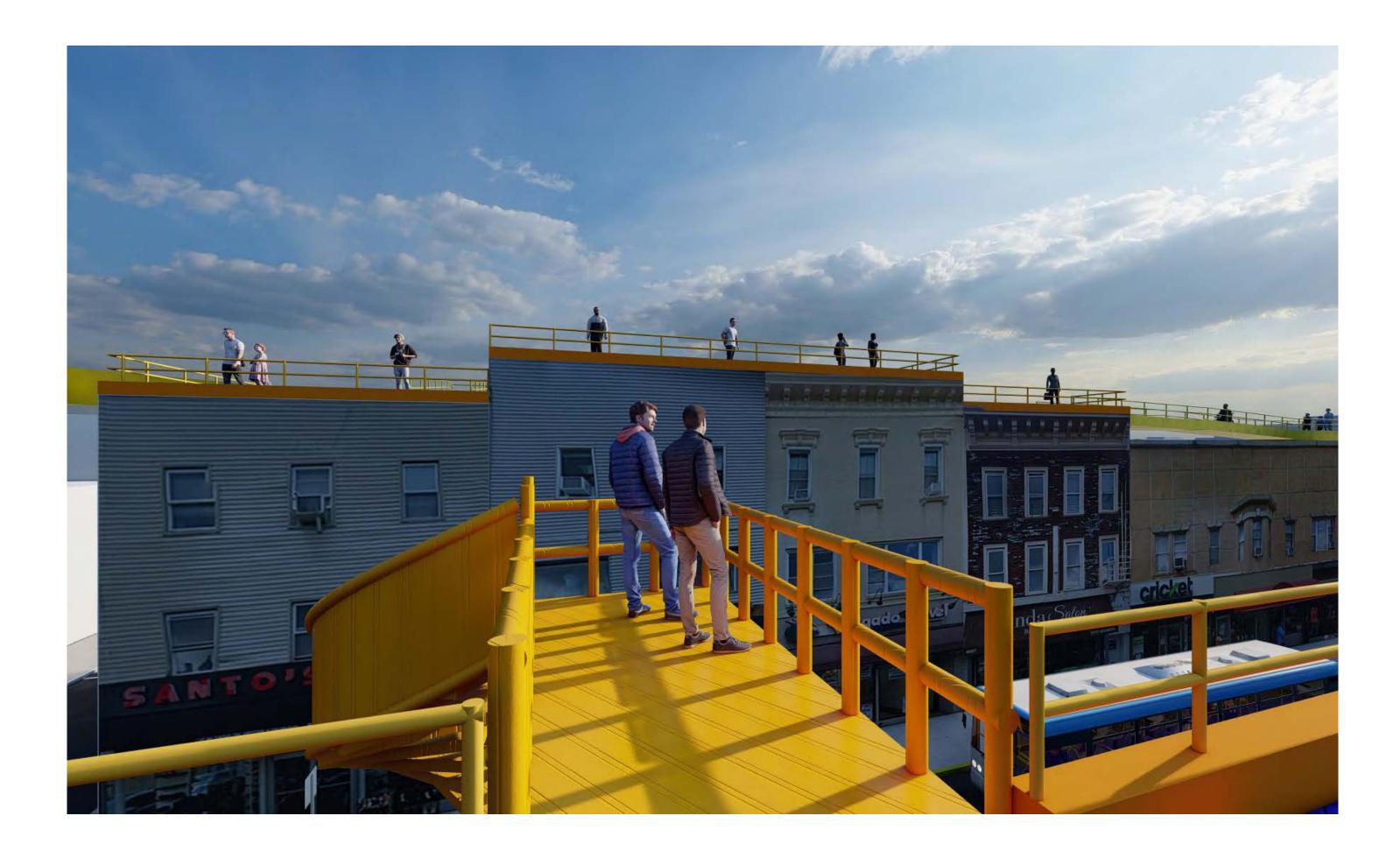
ADA Accessibility





Entrance 1: Parklet Staircase





Entrance 2: Bergenline Views





Entrance 3: Staircase Jungle Gym





