

## Co-op Coalition Survey: Co-ops with Roof Terraces (6-2020)

Thanks to the 22 people who responded. Below is a table with the responses. Co-ops with roof terraces/gardens have a yellow sun ☀ at the beginning of their responses; the one sun highlighted in green 🌳 is a co-op planning on constructing one.

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In a message dated: Thu, May 21, 2020 10:48 am

A Coalition member is interested in learning which co-ops have roof gardens/terraces. In addition to their interest (their question follows), this may be an opportunity to do an article in our newsletter illustrated with photos of your roof areas! Please let us know if your co-op has public and/or private roof areas. "Reply" by Friday, June 5. We will share the results with everyone a few days later. Thanks, again, for helping out one another and perhaps being part of a news article!  
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*We have a gardening committee that is interested in seeing roof top gardens at other coops to gather ideas, etc. Which co-ops have public and/or private roof top gardens? Thanks for your help!*

DC Cooperative Housing Coalition  
[www.CoopsDC.org](http://www.CoopsDC.org)

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1832 Biltmore – no roof terraces or patios  
Haddington (1840 Biltmore St) – no roof terraces or patios  
Lehigh (2605 Adams Mill Rd) – no roof terraces or patios

<25 units	No roof terraces or patios
<25 units	No roof terraces or patios
<25 units	Do not have a roof deck.
<25 units	We don't.
25 – 49 units	No roof terraces or patios
25 – 49 units	We don't have a roof garden or roof terrace. We don't have the kind of roof that would allow that. The roof is only accessible by a steep vertical ladder. The only people who go there are roofers, satellite dish installers, and a/c unit inspectors--and Board members if they need to inspect some problem.
25 – 49 units	☀ We have a roof deck that is available to all residents. There is no roof garden and there are no private areas.
25 – 49 units	[Our co-op] does not have any rooftop amenities.
25 – 49 units	☀ [Our co-op] has a public wood roof deck -- but no roof garden. (We do have a beautiful garden on the ground bordering our building.)
25 – 49 units	Sorry, engineers say our roof won't hold up people. No roof area.
25 – 49 units	Our co-op does Not use the roof as public space. We had an engineering study done (more than twenty years ago) and learned that the construction of our roof would not support the additional weight of any deck or structure. Re-engineering the construction of our roof would be prohibitively expensive.
25 – 49 units	☀ Our building has a nice, medium-sized roof deck. The deck has a couple of potted plants, but we have no roof garden. A couple of years ago, the idea of a roof garden was considered, but its initial plan involved people walking on the roof surface, which is not allowed. So the idea was dropped.
25 – 49 units	No. We have rejected proposals to use the rooftop in the past due to objections from top floor owners.

25 – 49 units	☀️ Our co-op] has a shared rooftop. We have it noted in our rules, there cannot be more than 50 people on the roof at one time.
25 – 49 units	☀️ It looks like the question itself is about rooftop <i>gardens</i> , not simply roof areas (as in the subject line). We have a public rooftop area, but no garden.
50 – 99 units	[Our co-op] doesn't have a roof deck or garden, alas.
50 – 99 units	No, we have leased our rooftop area to cell companies instead.
50 – 99 units	🌱 We currently do not have a private or public roof area, but we plan to create one when we replace the roof, which we plan to do within the year.
100 – 199 units	Roof Gardens are a bad idea in my experience. Not because of the concept, but because of the repercussions of having the weight and water containment which can cause roof leaks over time. The day you need to perform the roof replacement can also pose issues. Unless you can work with an engineer to account for weight and proper drainage, I would never do a roof garden. You should also be sure you have a water source such as a hose bib on the roof. Potted plants on a deck would be as far as I would take it.
200+ units	We don't have a roof deck.
200+ units	☀️ Our co-op has more than 30 private roof terraces and 5 large public terraces.
200+ units	[Our co-op] does not have any public roof areas/gardens. [Our co-op] now has a 'solar farm' on the roof of our [building]. There's very little clear space as was is not solar, consists of vent fans, a cooling tower and a cell tower & related equipment.  Would advise any coop considering adding public roof space to consult with their insurance company first.