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As temperatures rise, we look at some of the city's hottest rooftops

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Summer has just arrived, which means that for the next few months the word "rooftop" will not be synonymous with the word "frostbite."

As the days grow warmer, more of New York City's rooftops are being commandeered for film screenings, outdoor parties and makeshift speakeasies.

New York City is undergoing a rooftop renaissance of sort, with elevated outdoor spaces becoming a necessity for almost every luxury residential project. This begs the question: what makes a great rooftop?

According to Kathy Braddock, the managing director at real estate brokerage William Raveis New York City, it requires the correct combination of several elements.

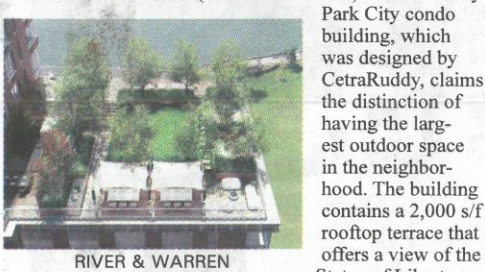
"It doesn't take a lot of money to make a great rooftop, you just have to have a good eye," she said.

"Beautiful plantings, foliage and a sense of a garden by combining greenery and flowers make a rooftop pleasant. Separate seating areas, in the way of little nooks separated by foliage is important. Comfortable seating of course, and awnings are nice if they are legal on the particular rooftop so you can use it in light rain, since umbrellas are tricky on a roof.

"Another aspect is easy accessibility. Some rooftops have convoluted access points; you have to take an elevator to a bank of stairs, etc. If you can have an elevator that goes directly to the roof, it makes it accessible for all ages and everyone in the building."

In this edition of *Broker's Weekly*, we look at some of the best rooftops in New York City's collection of luxury condo buildings. Some have features like pools while others aspire to be substitutes for parks. We're selected them based on location, apartment prices and environmental impact — you decide which one is the best:

1. River & Warren (212 Warren Street) – This Battery



RIVER & WARREN

Park City condo building, which was designed by CetraRuddy, claims the distinction of having the largest outdoor space in the neighborhood. The building contains a 2,000 s/f rooftop terrace that offers a view of the Statue of Liberty

from the Hudson River waterfront. According to Street-easy, available units in the property range in price from \$2.3 million to \$5.4 million.

2. BKLYN Air (309 Gold Street) – BKLYN Air is the name attached to a 40-story property in Downtown Brooklyn that offers residents access to a 50-foot outdoor heated rooftop pool called "Sky Pool." The building also has a landscaped lounging deck called "Sky Deck," which promises to provide prospective residents with their



BKLYN AIR

262-unit luxury condo building in Hell Kitchen contains a rooftop terrace that offers unobstructed views of the



FIFTY THIRD AND EIGHTH

Manhattan skyline, Hudson River and Central Park. It also has a lush garden that comes with barbecue grills, picnic tables and a sundeck. Gaining constant access to this space requires a more modest investment than in most Manhattan luxury buildings. Fifty Third and Eighth fits into the sub-\$3 million mold known as "affordable luxury."

4. 51 Jay Street – This converted DUMBO

warehouse, which is being developed by Slate Property Group and Adam America Real Estate, will contain a rooftop terrace that provides views of the Manhattan skyline. The 74-unit property, which is expected to be completed later this year, is now already 75 percent sold, according to its website.



51 JAY STREET

5. The Grand at Sky View Parc (40-26 College Point Boulevard) – This three-tower condominium in Flushing, Queens contains a six-acre rooftop that comes with two tennis courts, a basketball court, running track, putting green and a playground. Residents also have the benefit of living in an



SKY VIEW PARC

"own backyard in the clouds." The lounge area, which is 40 stories high, offers 360 degree views of Manhattan and Brooklyn.

3. Fifty Third and Eighth (301 West 53rd Street) – HFZ Capital's

apartment that's approved by cosmic forces. Developer Onex Real Estate Partners hired feng shui experts to work on the property, leading to the installation of elements such as landscaped plants, fountains and curved roofs. The 14-acre complex will be expanded to six buildings over the next few years. The fourth tower, where sales launched early last year, generated \$85 million worth of contracts within its first weekend.

6. Emerald Green (310 West 38th Street) – This 24-story luxury rental built by Glenwood Management joins this list on the strength of its environmental impact. According to representatives for the property, the rooftop is "focused on green features" and is off-limits to residents. The space, which has two lush terraces that offer views of the Empire State Building, comes fitted with reflective heat pavers and a special rainwater retention system. The building's residents are not entirely shut off from the outdoors. The property has a landscaped terrace.



EMERALD GREEN

7. Waverly Brooklyn (500 Waverly) – Orange Man-agement's 48-unit building in Clinton Hill contains a 2,053 s/f landscaped and furnished rooftop garden. The property, which topped out two months ago, was once the site of a parking lot. The building is at the intersection of Waverly Avenue and Fulton Street, just a few blocks away from Barclays Center.



WAVERLY BROOKLYN

8. Liv@ Murray Park North (11-35 45th Avenue) – This 39-unit condo building in Long Island City will have both a fitness center and a residents-only deck at its rooftop area. The property, which was designed by architect Raymond Chan, has six floors filled with studio to two-bedroom units. According to a report from the *New York Post*, the asking price for apartments in the building start at \$400,000. The building is expected to be completed later this year.



LIV@ MURRAY PARK NORTH