

**Testimony before the Committee on Housing and Buildings
of the New York City Council
By Ryan J. S. Baxter, Assistant Vice President
Real Estate Board of New York
October 15, 2015**

The Real Estate Board of New York, representing almost 17,000 owners, developers, managers, and brokers of real property in New York City, thanks you for the opportunity to testify on proposals regarding bicycle access in buildings.

REBNY consistently lends its expertise to helping both the City and the State achieve the goal of more sustainable cities. Our owners, managers, and developers are similarly interested, and their work is defining sustainability in dense urban environments around the world.

REBNY agrees that increased bicycle transportation is important for New York City's sustainability goals. We would like to share some of our members' concerns with Int. No.s 405, 695, and 795 to facilitate their passage.

Our members highlighted potential issues regarding tenant safety, owner liability, and property damages. In light of the existing bicycle access laws, we request the following amendments be made to address our members' apprehensions:

- The addition of clarifying language to explain that "to the extent practicable" allows for plans that do not grant cyclists access to hazardous areas where freight may be handled, such as loading docks and equipment rooms;
- The addition of language to allow bicycle access plans to take into account passenger traffic, in the hopes of lowering the risk of cyclists negatively impacting other tenants during peak times as well as potentially damaging property; and
- The inclusion of new language to remind tenants of their responsibility to store bicycles in a safe, code-compliant area outside of shared spaces in order for their employees to receive bicycle access.

With modifications to address the aforementioned concerns, REBNY supports Int. No.s 405, 695, and 795. Thank you again for the opportunity to comment. We look forward to continuing our conversations with the Council to continue improving these introductions.