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May 10, 2017

City of Portland
Public Works
ATTN: Steve Farley, Interim Operations Director
55 Portland Street
Portland, ME 04101

City of Portland
Inspections Department
ATTN: Jonathan Rioux, Inspections Director
389 Congress Street
Room 315
Portland, ME 04101

RE: 657 Congress Street; Sidewalk Damage and Sidewalk Tile

Dear Mr. Farley and Mr. Rioux:

I am writing on behalf of Geoffrey Rice, the member owner of 657 Congress, LLC, the entity that owes the property at 657 Congress Street.

At Mr. Rice's request, I recently went to inspect the West South/west side of the 657 building. Enclosed are photographs of the corner where 657 Congress Street meets Avon Street as it abuts Avon Street (adjacent the Joe's Smoke Shop). The contractor was on site and Mr. Rice is pleased with the new sidewalk installation running down Avon Street immediately adjacent the 657 building.

My inspection revealed a problem that may be on the Public Works' calendar, but about which Mr. Rice voiced his concern as follows:

The sidewalks and curbing installed by the development meet current City requirements and specifications, including gravel, granite curbing, pavement and brick. The sidewalk immediately in front of 657 Congress was replaced with brick some 20 years ago.

The area between the new sidewalk (in brick, existing) and the new sidewalk (in brick being installed by the developer of the Joe's Smoke Shop property) is cement with rebar. In the photos, you can see patchwork performed on the sidewalk. The old cement is crumbling and the

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rebar is revealed. The curbing at the corner of Congress and Avon tips into the Congress Street pedestrian walkway. The curbing at the street is crumbling from truck traffic abuse, but was crumbling in any event. Importantly, the curb tips down toward Avon Street. Without the benefit of a replacement curb tip down on the roof side of the Avon Street right-of-way, any pedestrian in a wheelchair is forced to exit from the Joe's Smoke Shop property into the Congress Street right-of-way before turning into the pedestrian crosswalk, and then up the tip down just to continue to navigate to the sidewalk on the other side in front of 657.

The broken curb and the misaligned curb tip-downs are an accident in the making.

This particular location near Longfellow Square has been substantially upgraded. Now that Joe's Smoke Shop is a residential tower and the 660 Congress Street building is a \$2 million glorious restoration (from what was a boarded up fire hazard), it is time to act.

Also Mr. Rice pointed out that the vault to the Trelawny Building is at that same corner. He expressed concern that the brick could come dislodged as work is performed and cause water infiltration. I assured him that I would notify you that the vault is right at that corner beneath the brick. Please make a note of it.

Please let me know if this curbing and curb tip down is scheduled, and when. If not scheduled, whether this is part of a review by Public Works.

Regards,



Paul S. Bulger

PSB/cmk

Enclosures

cc: Geoffey Rice (w/encls.)