



office panels & furniture

## R-Squared Office Panels & Furniture, Inc.

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From the Desk of  
Joe Balas  
President  
R-Squared Office Panels & Furniture Inc.

RE: Markley Lowell Site

I am the owner of the property located at 56 Newhall Street Lowell, MA, directly to the North of the Markley site. My property has the largest section of shared property line with the Markley site out of all of the abutting properties. I'm writing this letter in support of the work that Markley has done on the site and for the neighborhood, and for the work they have proposed to the Planning Board.

Prior to Markley's purchase of the property at 2 Prince Avenue, it was an eyesore being used, in part, as a recycling location for electronics and objectionable materials. The property was kept in very poor condition with heavy overgrown vegetation throughout. There was a dilapidated building directly adjacent to my site, there was a good deal of graffiti, there was a large amount of garbage and other materials left on site, the walls to the brook in between our properties had fallen in, and there was a good amount of garbage in the brook. Markley quickly changed all of that upon purchasing the property in 2015.

Markley has removed the trash and debris, tore down dilapidated structures, restored and painted the main part of the building, made major landscaping improvements including contouring the land, adding attractive perimeter barriers, planting trees and shrubs, and cleaned out the brook and restored the collapsed walls

By its presents, Markley has helped reduce crime in the area and contributed to local charities and businesses. Markley has helped improve the neighborhood in many ways, and I believe all of the neighbors have benefitted from that.

Throughout its project, Markley has communicated its plans and sought my input when they know their work will impact my site. When their work impacts me, they have taken reasonable precautions to minimize some difficult construction issues. Any issues during construction are vastly outweighed by the aesthetic improvements and security at the site. As to the day-to-day operation at the site, I have not observed any issues with generators, cooling towers and other equipment at the site. I routinely see their security personnel patrolling, especially in off hours.

In summary, Markley has dramatically improved the site, contributed to the local economy, and helped improve property values through aesthetic and security improvements. I can not imagine an operation in a building of that size that would not lead to more noise, traffic and other environmental issues than Markley. It is an ideal use of the site for the Lowell and the neighborhood.

For all the reasons above, I believe Markley's business operation should receive continued support of all impacted parties and that their current request of the planning board should be approved.

Sincerely,

Joe Balas

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