



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Adrienne Nelson, Associate Planner  
Date: March 9, 2026  
Re: NEW Prosperity Center Façade Requirements

Per the request of the Industrial Park Commission, and in relation to the site plan application submitted by Prosperity In LLC for 101 E County Road JJ, staff has done research into the historical enforcement of the façade requirements laid out in the covenants governing the NEW Prosperity Center.

### **Background**

The [covenants](#) governing the NEW Prosperity Center were established October 24<sup>th</sup>, 2006. In section eight of the covenants, standards for facades were set as follows:

“Buildings, including sheds or out-buildings, shall be completed with each side of the building in decorative masonry, textured pre-fabricated concrete, smooth concrete finish, or other textured non-metallic surface as approved by the Commission. Exemptions may be made for decorative bands not exceeding four (4) feet in width, windows, door treatments, loading docks, and dock doors. An exemption may also be made for side of buildings designated for future expansions provided such building sides are treated with spray-on textured finish to imitate a non-metallic surface. This exemption may apply to office areas as approved by the Commission if attached as part of an industrial building as to duplicate a flat textured surface. Paint is not a substitute.”

Since the implementation of these covenants, the following site plans for properties located within the NEW Prosperity Center have been reviewed and approved by the Industrial Park Commission:

**Albany International (3601 Electric City Boulevard)**

- **Original Plan**
  - **Façade Type:** Pre-cast panel
  - **IPC Approval:** 10/27/2006
- **Expansion**
  - **Façade Type:** Same as existing
  - **IPC Approval:** 6/12/2013



**Liebovich Steel and Aluminum (3801 Electric City Boulevard)**

- **Façade Type:** Pre-cast concrete with the exception of the west wall for expansion purposes, used decorative steel bands
- **IPC Approval:** 3/15/2007



### Holland Cold Storage (3600 Electric City Boulevard)

- **Original Plan**
  - **Façade Type:** Heavy-embossed 42" metal panels with no exposed fasteners that are embossed to provide a masonry appearance
    - **Reason:** The material that would meet the covenants is not approved for use in the interior of a cold storage facility and covering it would add significant costs to future expansions.
    - **Condition:** Contingent on written approval from Albany International and Liebovich Steel and Aluminum
  - **IPC Approval:** 4/15/2010
- **Expansion**
  - **Façade Type:** Same as existing
  - **IPC Approval:** 9/25/2013



### PolyFlex Inc. (311 Oak Grove Road)

- **Façade:** Masonry with two to three expansion areas treated with textured metal as well as a panel at the office area to accommodate future expansions
  - **Condition:** Contingent on compliance with all protective covenants and language determined by the City Attorney relative to enforcing a timeline on the façade treatment on the expansion panels.
- **IPC Approval:** 4/2/2014



**CentralStar Cooperative, Inc. (200 Kelso Road)**

- **Façade:** Per the minutes “the covenants do not require masonry – just not a steel façade”. It appears to be mostly vinyl with some masonry.
- **IPC Approval:** 7/13/2016



**Velocity Water Works (100 Kelso Road)**

- **Original Plan**
  - **Façade Type:** Decorative split face, LP Smart siding, and EIFS
  - **IPC Approval:** 7/31/2019
- **Expansion**
  - **Façade Type:** Same as existing
  - **IPC Approval:** 2/10/2022



**Modix USA Corporation (3700 Electric City Boulevard)**

- **Façade:** Mix of masonry and vinyl
- **IPC Approval:** 11/12/2020, façade approved specifically on 3/30/2021



**Straightline Refrigeration (300 Kelso Road)**

- **Façade Type:** Masonry wainscoting and non-corrugated metal siding
- **IPC Approval:** 8/16/2023



**TANN Corporation (350 Oak Grove Road)**

- **Façade Type:** Granite stone insulated wall panels
- **IPC Approval:** 2/10/2022



### Klink Equipment (302 Oak Grove)

- **Façade Type:** Metal siding with deep ribbed pattern
  - **Reason:** This building has 56 overhead doors, and veneer or masonry between overhead doors crumble often and can therefore decrease the appearance of the building
- **IPC Approval:** 12/18/2023



### Prosperity In LLC (101 E County Road JJ)

- **Original Plan**
  - **Façade Type:** 50% split face masonry and 50% epoxy coated metal panels, east wall is an expansion wall area and has a simpler metal siding
  - **IPC Approval:** 7/25/2024
- **Altered Plan**
  - **Façade Type:** 50% split face masonry and 50% R Panel, east wall is an expansion wall area and has a simpler metal siding
    - **Reason:** The wait period for the previously proposed epoxy coated metal panels was six months.
    - **Condition:** No change to the previously proposed masonry
  - **IPC Approval:** 2/27/2025

### **Staff Recommendation:**

Discussion and direction to staff on how to proceed.