



#### Langley, BC:

Located at the intersection of 200<sup>th</sup> Ave. and Willowbrook Drive near Langley's busy big-box retail 'Power Centre', Logan Creek Plaza was developed in the mid-1990's with low-rise food and service outlets. In 1998 the owners, MEM Holdings Ltd. / Pacific Group, a Surrey-based developer first approached The Colborne Architectural Group to design a 50,000 sq. ft. four storey office-retail complex to complete their existing retail development. Market demand for office-commercial fell however and after several marketing efforts by MEM, The Brick Warehouse, a national furniture chain, committed to a lease on the condition that their store design criteria could be met on this site.

The new building design was to be typical large format retail – high bay, minimal interior column and controlled display windows. With access and grade parking options limited due to the existing plaza layout, CAGP was able to develop the design for a 36,000 sq. ft. single-storey building with servicing, retail frontage and signage to meet all of The Brick's requirements. The tilt-up structure is embellished with applied masonry pilasters and concrete panel treatment to suggest a 'pedestrian arcade'. The Brick's signature main entry 'tower' sign elements are clad in pre-finished metal panel – a more contemporary look to their traditional pre-painted vertical metal siding. Exterior colours were selected to feature The Brick's image as well as integrate comfortably with adjacent retail buildings. Substantial new landscaping surrounds the building and surface parking areas to soften visual impact.

To successfully achieve the tight, tenant-imposed construction schedule, CAGP was required to conduct protracted negotiations with the Township of Langley for approval of the new project and to meet or revise several technical conditions set under the previous mixed-use Development Permit.

This project was fast-tracked and completed on budget, late 2002, at a construction cost of \$1.5M.