

The Commons: Largo-Kettering Branch Library

the
Neighborhood
DesignCenter

9601 Capital Ln.
Largo, MD 20774
Project #: 3705
July 2022

Table of Contents

Introduction	03
First Stakeholder Meeting.....	04
Goals & Principles.....	05
Existing Conditions Analysis.....	06
Key Challenges.....	07
Second Stakeholder Meeting	
Option 1.....	08
Option 2.....	09
Final Concept Design	
Space Diagram.....	10
Overall Plan.....	11
Axon Views.....	12
Finish Palette.....	14
Renderings.....	15



Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Project Partners

The Commons
Largo-Kettering
Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Introduction



Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Project Partners

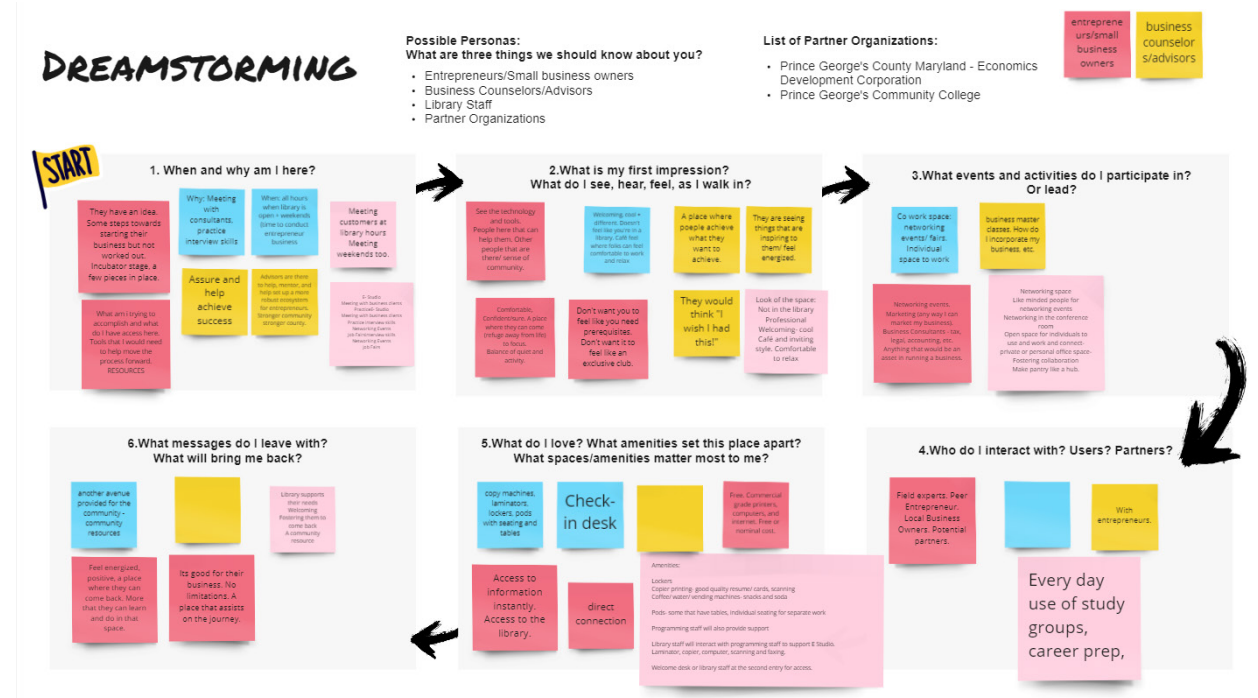
The Commons
Largo-Kettering
Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

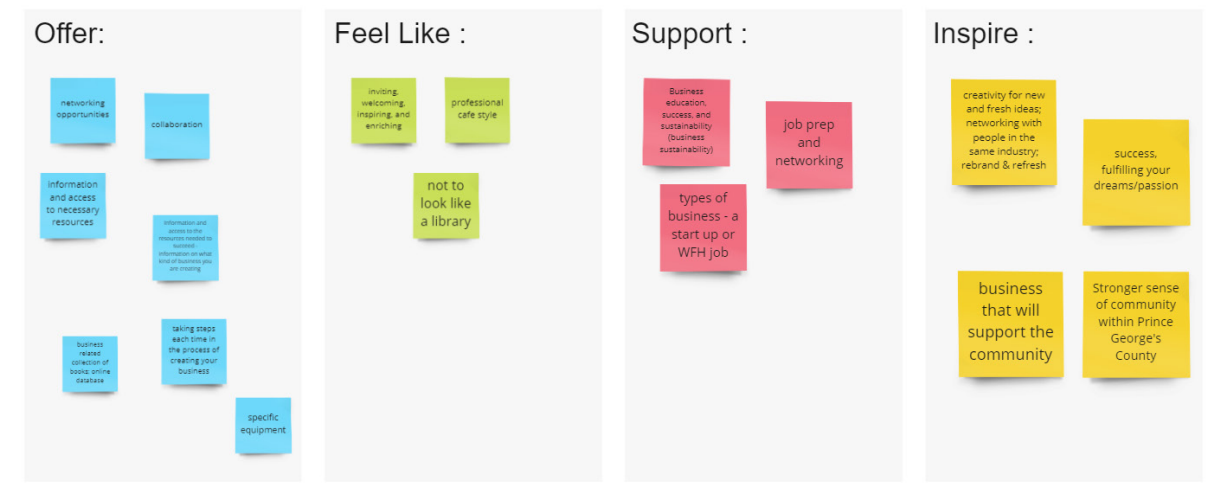
First Stakeholder Meeting

Visioning Activities



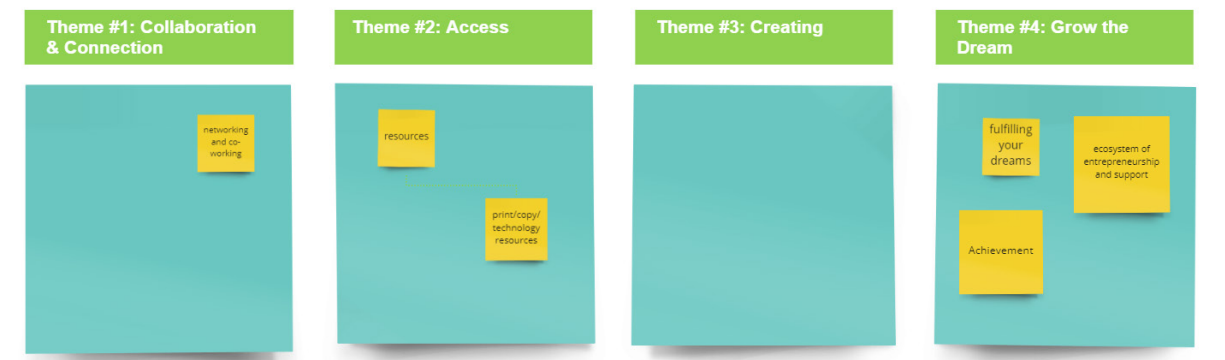
This presentation was with the larger PGCMLS leadership team, NDC, and Gensler. The focus group visioning session included activities to ideate and establish goals of what the Largo-Kettering E-Studio would be.

VALUES AND VISION



IMPORTANT THEMES

What are the top 4 themes that we've heard today? Are these goals or priorities for the EStudio space?



Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler
Project Partners

The Commons
Largo-Kettering
Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Goals & Principles

When you're in the E/Studio, the space should feel...**professional** and **inspirational**.

The users of the E/Studio should feel **comfortable** and **confident** coming to use the amenities at the E/Studio.

The E/Studio should facilitate **business mentorship, collaboration, and growth** opportunities for users that are unique and individual to their business.

The E/Studio should provide **resources** and **technology** needed to run a successful business.

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

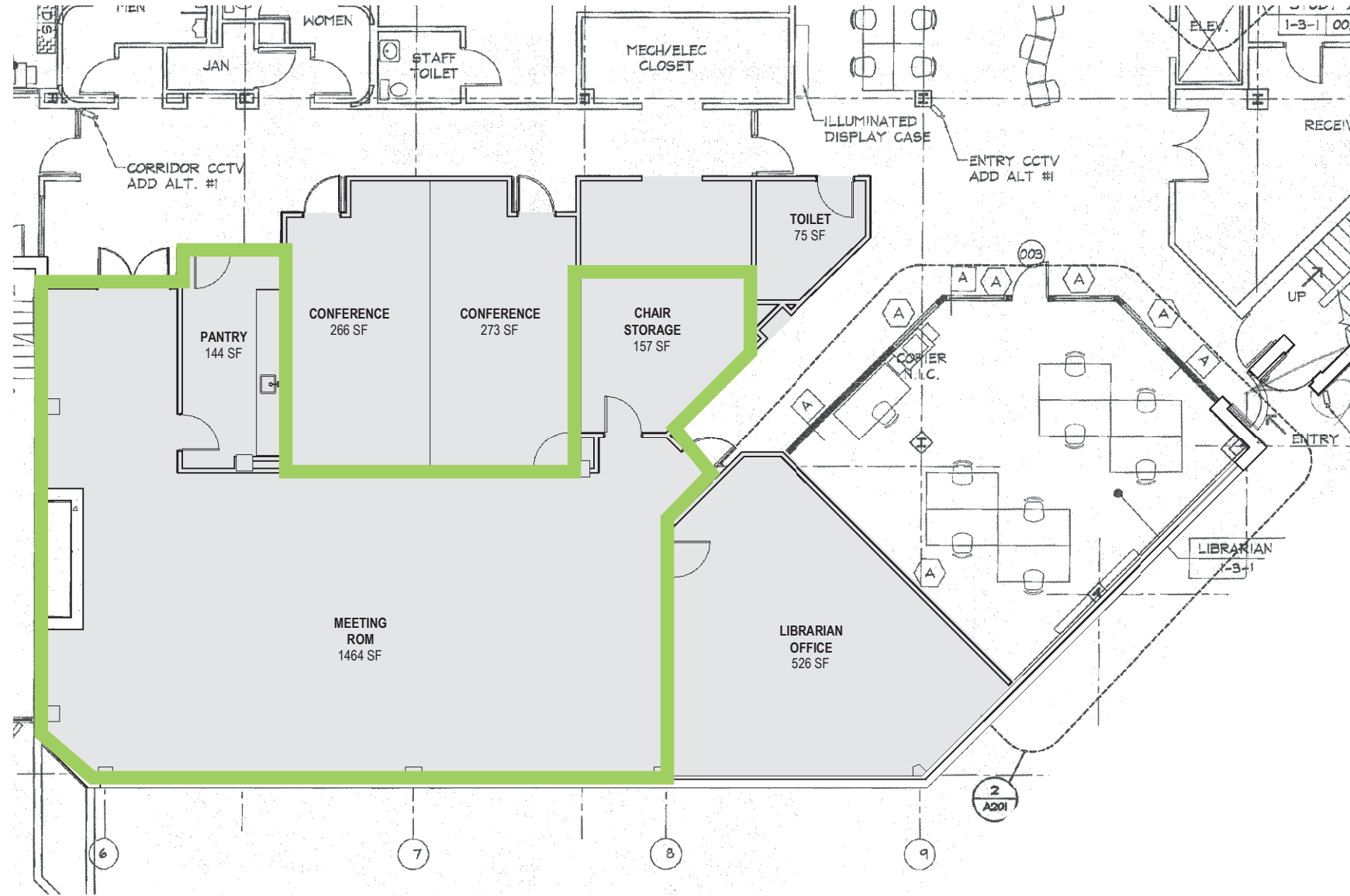
The Commons
Largo-Kettering
Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Page 5

Existing Conditions Analysis



The proposed E/Studio at the Largo Kettering Branch Library is located at the lower level. There are two ways to approach the space from outside. From the main level, there are stairs that lead into the E/Studio. From the site parking area, by virtue of the slope of the site, there is a side access that is ADA compliant. The E/Studio consists of an entry area, with meeting room, and a smaller storage room. There is a pantry that is enclosed for use by the staff.

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Key Challenges

Spatial Challenges

- Entry Sequence
- User Experience
- Proximity to Librarian's Office

Programmatic Challenges

- Quiet Zone
- Copy/Resource Center
- What happens at the entry space?
- Technology required relative to user needs and capabilities

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

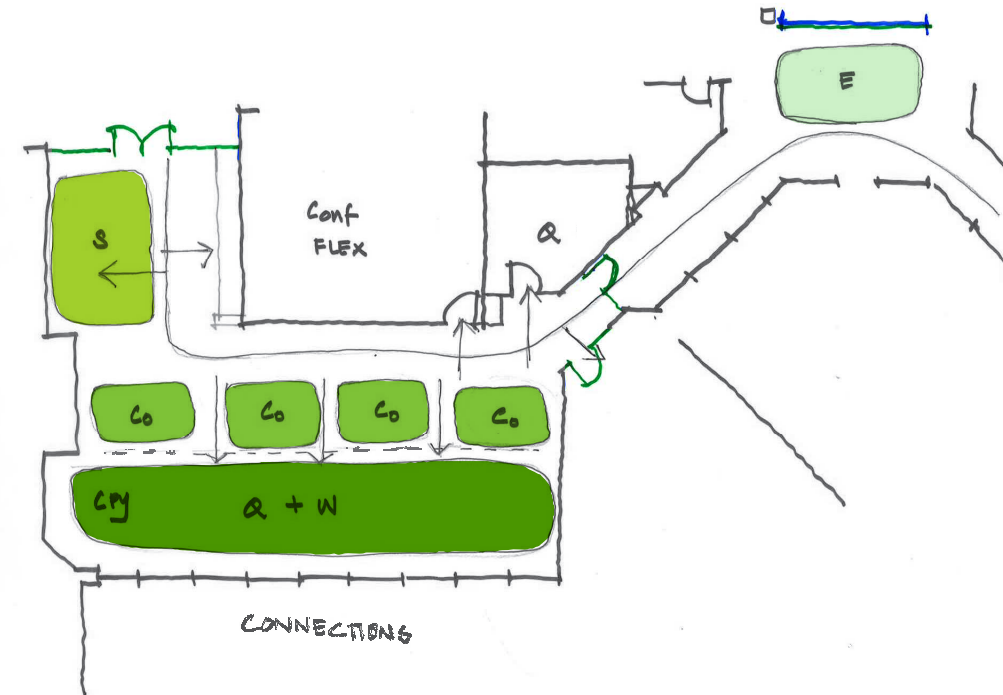
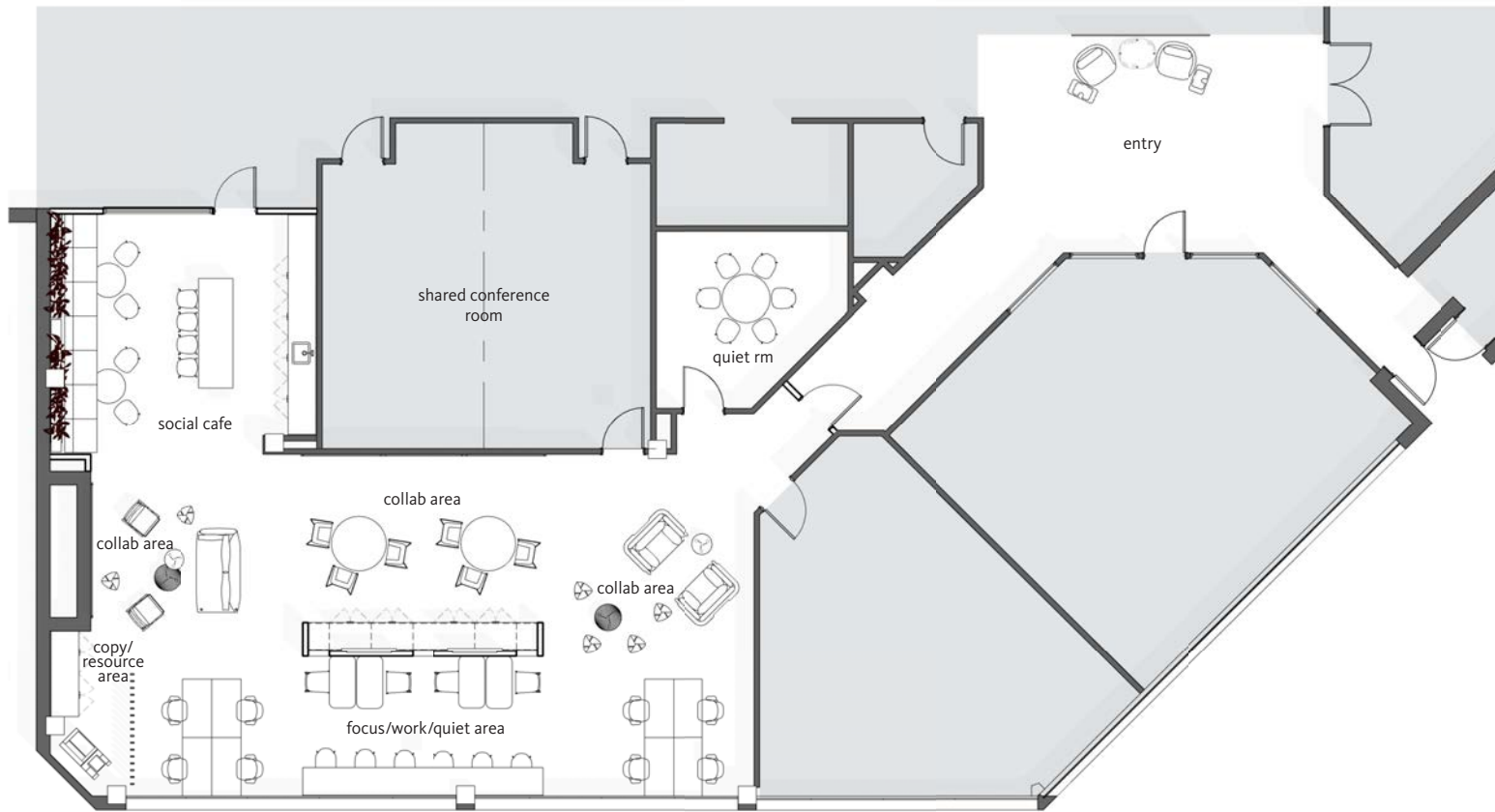
The Commons
Largo-Kettering
Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Second Stakeholder Meeting

Design Option 1



Description:

Building “connections” to support business endeavors. “Connecting” the two approach points. Providing a “pathway” to collaborate, engage, and reflect upon personal business objectives. Connecting people to resources to enable growth. Connections fostering growth, innovation, and networking opportunity.

This option in plan remains very close to what the concept diagram envisioned; a space with direct and open circulation. In this option, spatial “bands” organize the space by work mode. The louder collaboration space is adjacent to the circulation with the quieter focus space against the window. The social zone provides a space for connecting with other business owners and is the culmination of the circulation pattern from the main entrance.

Stakeholder Comments:

- Library Team preferred this option
- Lots of variety of workspaces and plenty of seating for visitors! Love bar seating at window
- Add bookshelf units at central millwork element
- Remove glass at secondary social cafe entrance and add glass separating wall between social cafe and collab areas
- Add privacy panels at workstations
- Need more quiet space. Make quiet room into 2 spaces with acoustic separation from the adjacent restroom
- Entry acts as welcome lounge

ndc

Community Design Works
CDBG funded through Prince
George’s County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

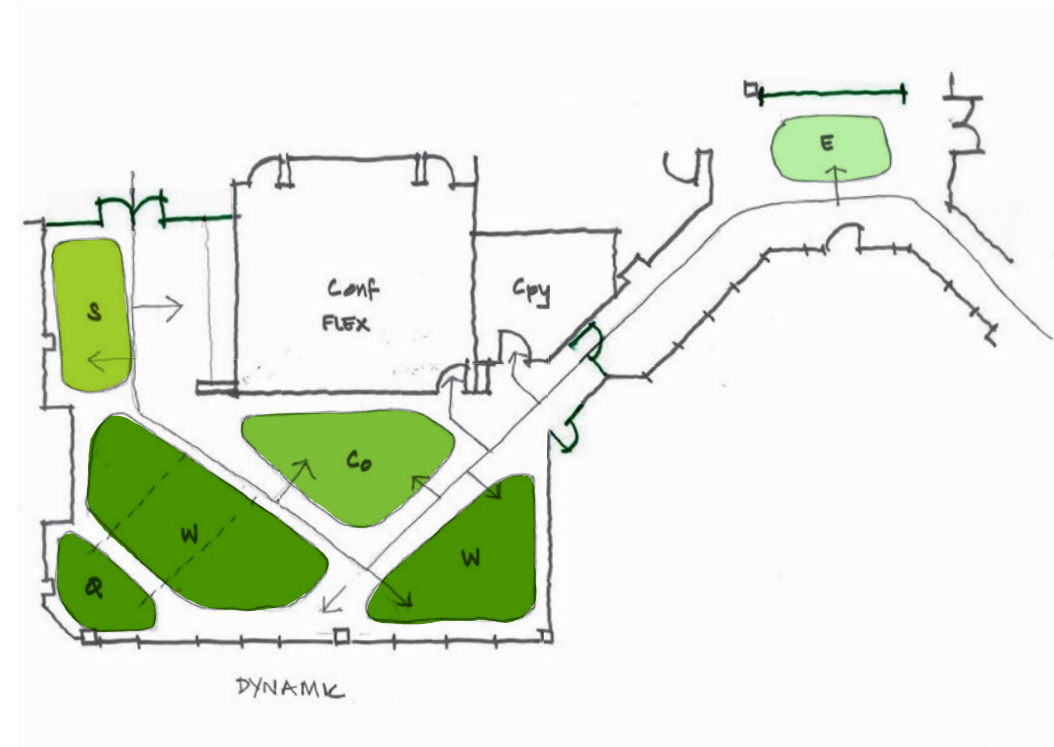
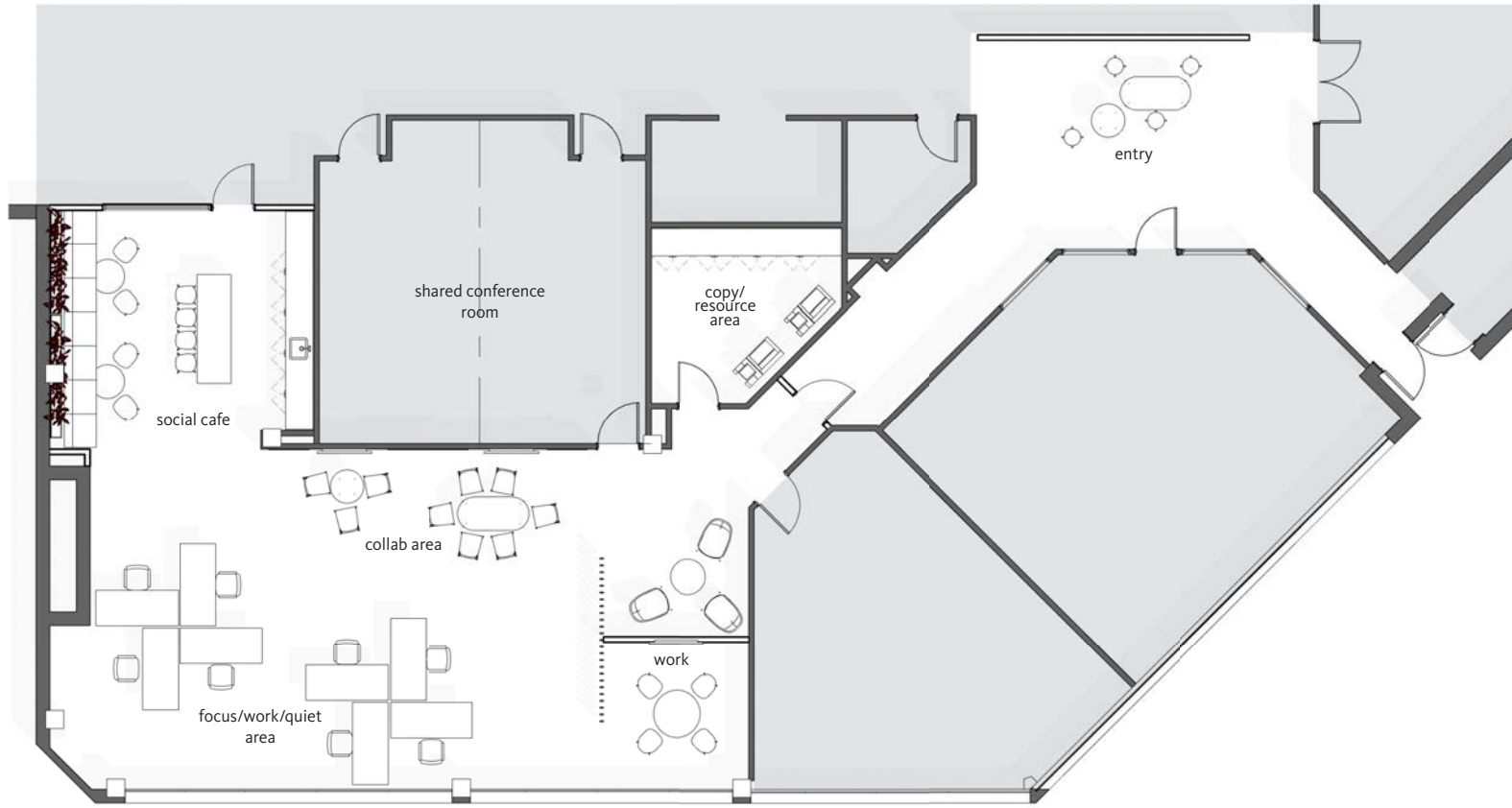
The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Second Stakeholder Meeting

Design Option 2



Description:

Enabling a dynamic approach to business endeavors. “Connecting” the two approach points in a dynamic manner to foster a creative mind set.

From the parti, the zones were envisioned as having varying functions. The circulation dynamically moves people through the space between collaboration and work areas. Varying types of seating are available for different activities, whether individual work or small group meetings. The work areas remain adjacent to the window wall allowing for focused, individual work with views to the outside. The collaboration space acts as a central hub people pass by during their time in the space. The social cafe is separated but still visible to the rest of the space remaining a key spot for connection.

Stakeholder Comments:

- The 3 person lounge would be a good addition to the other option for soft seating at the main entry
- Feels more like an office for one company than many smaller companies
- Flexibility is a plus!
- Prefer more variety of seating options
- Acoustic concerns about the small, open conference room

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

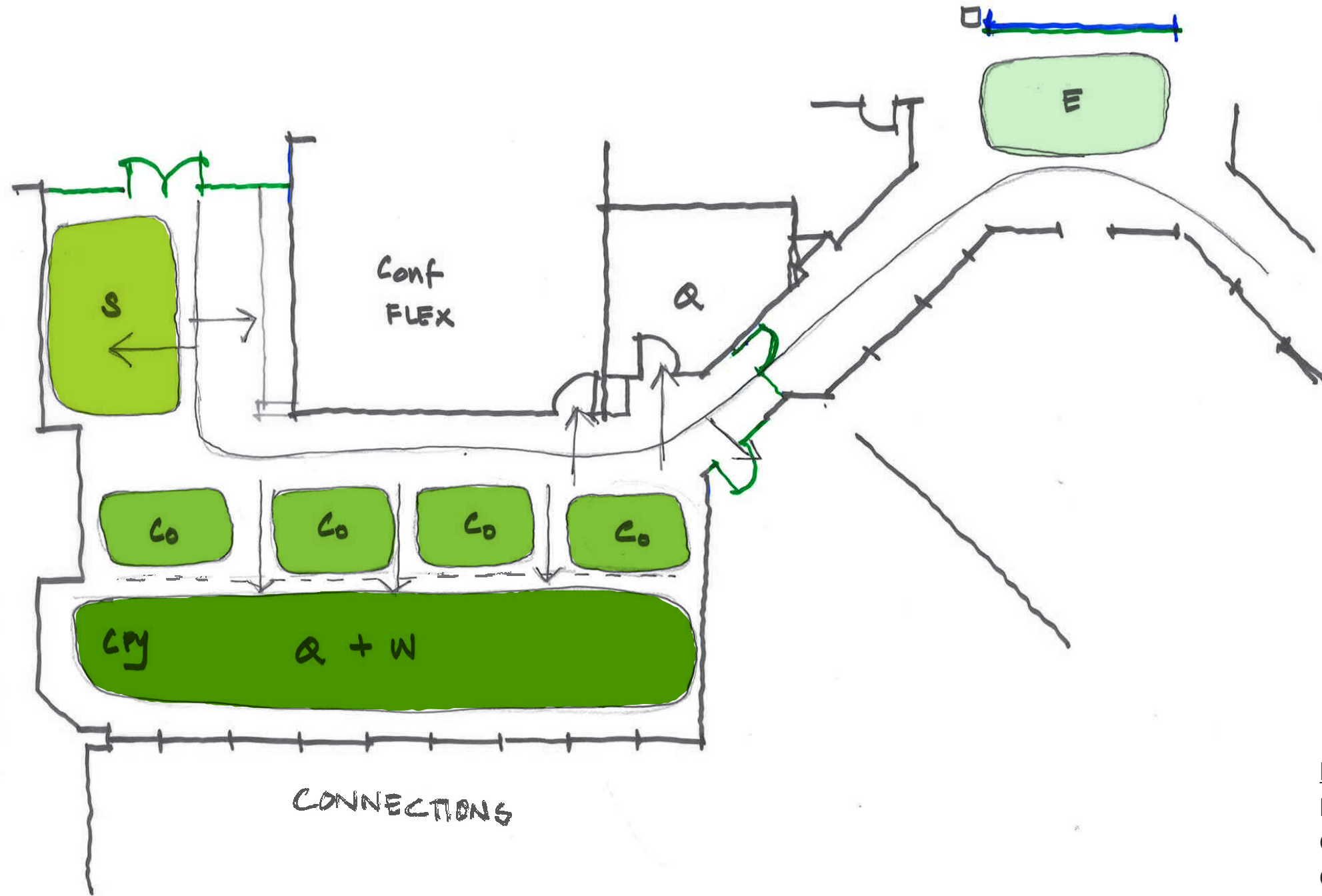
The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Space Diagram



Description:

Building “connections” to support business endeavors.
 “Connecting” the two approach points.
 Providing a “pathway” to collaborate, engage, and reflect upon personal business objectives.
 Connecting people to resources to enable growth.
 Connections fostering growth, innovation, and networking opportunity.

Key

- E - Entry/Meet and Greet
- Co - Collaboration
- Q+W - Quiet and Work Area
- S - Social
- CPY - Copy
- New Construction

ndc

Community Design Works
 CDBG funded through Prince
 George's County DHCD

NDC Volunteers: Simi Marinho,
 Alejandro Finol, Amthul Ibramsha,
 Cheryl Dixon, Feyi Quadri, Kim
 Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
 Angelica Arias



Gensler

Project Partners

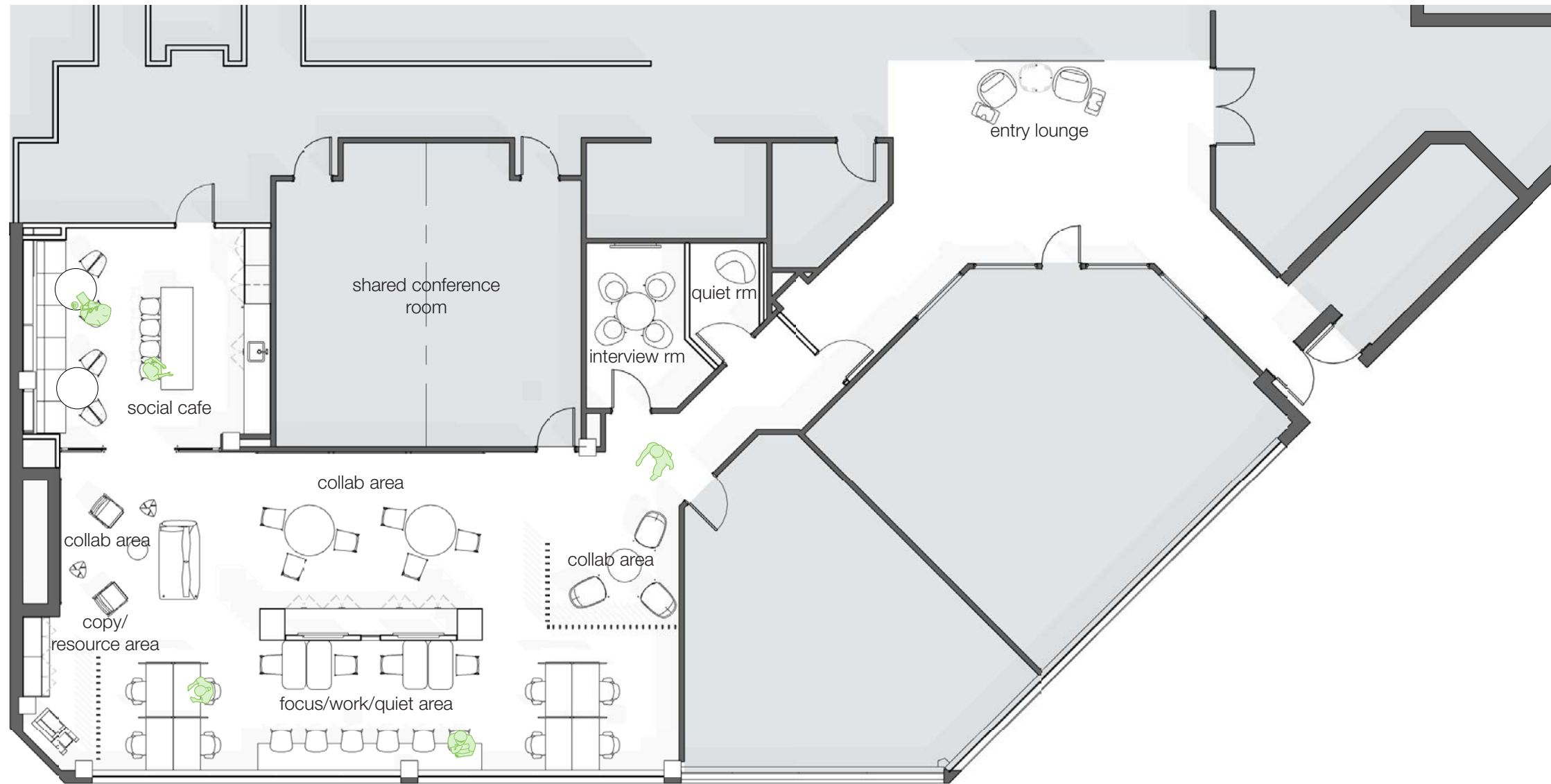
The Commons
 Largo-Kettering
 Branch Library

For conceptual purposes only. Not for
 regulatory approval, permitting, or
 construction. NDC and its volunteers
 assume no responsibility or liability
 for its technical accuracy nor for any

Project #: 3705
 July 2022

Final Concept Design

Overall Plan



Description:

This option in plan remains very close to what the concept diagram envisioned; a space with direct and open circulation. In this option, spatial “bands” organize the space by work mode. The louder collaboration space is adjacent to the circulation with the quieter focus space against the window. The social zone provides a space for connecting with other business owners and is the culmination of the circulation pattern from the main entrance.

The collaboration “band” acts as a barrier from the circulation to the quiet work zone. The collaboration zone is porous for people to filter through into the focus work area.

Stakeholder Comments:

- The 3 person lounge would be a good addition to the other option for soft seating at the main entry
- Feels more like an office for one company than many smaller companies
- Flexibility is a plus!
- Prefer more variety of seating options
- Acoustic concerns about the small, open conference room

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

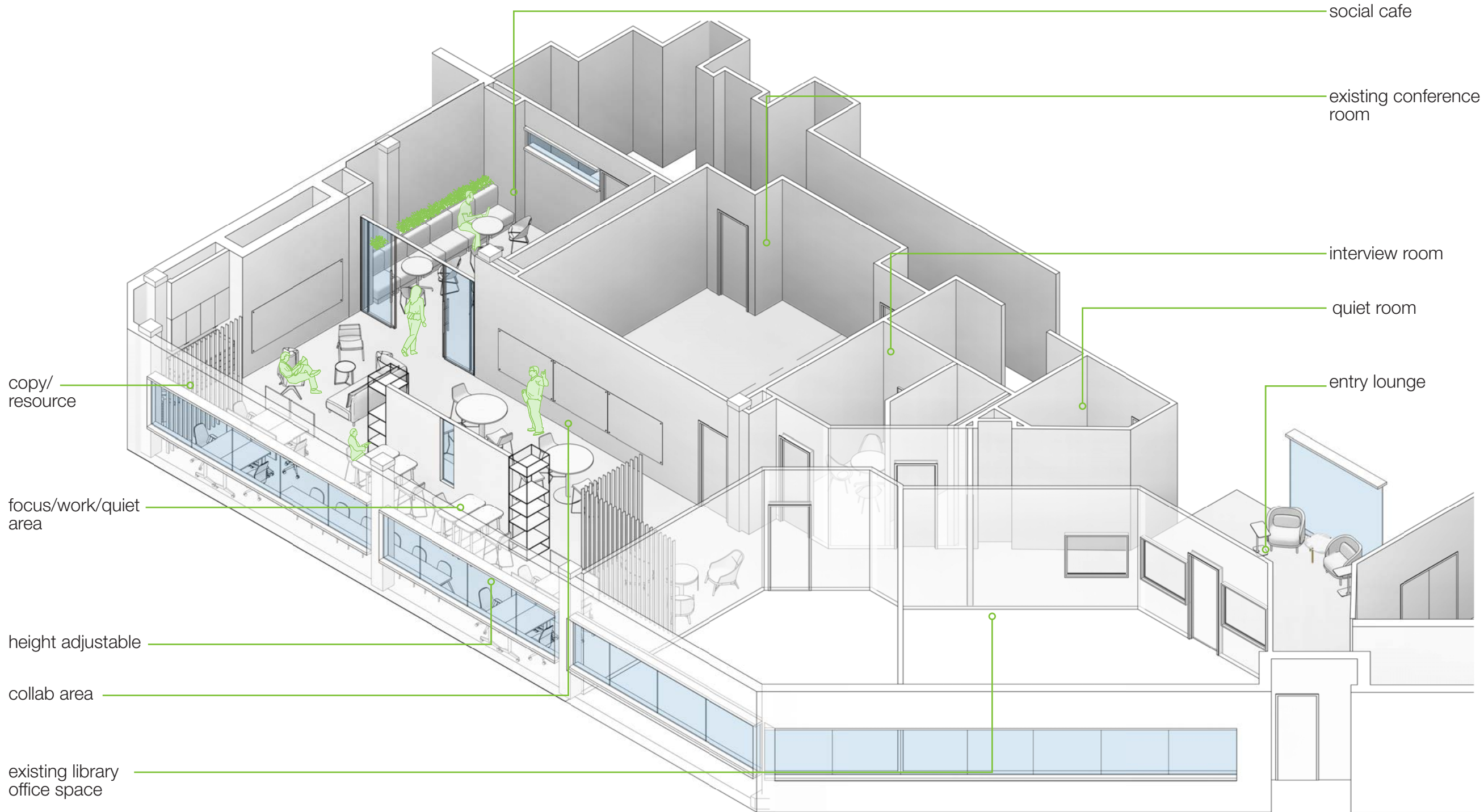
The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Axon View 1



ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

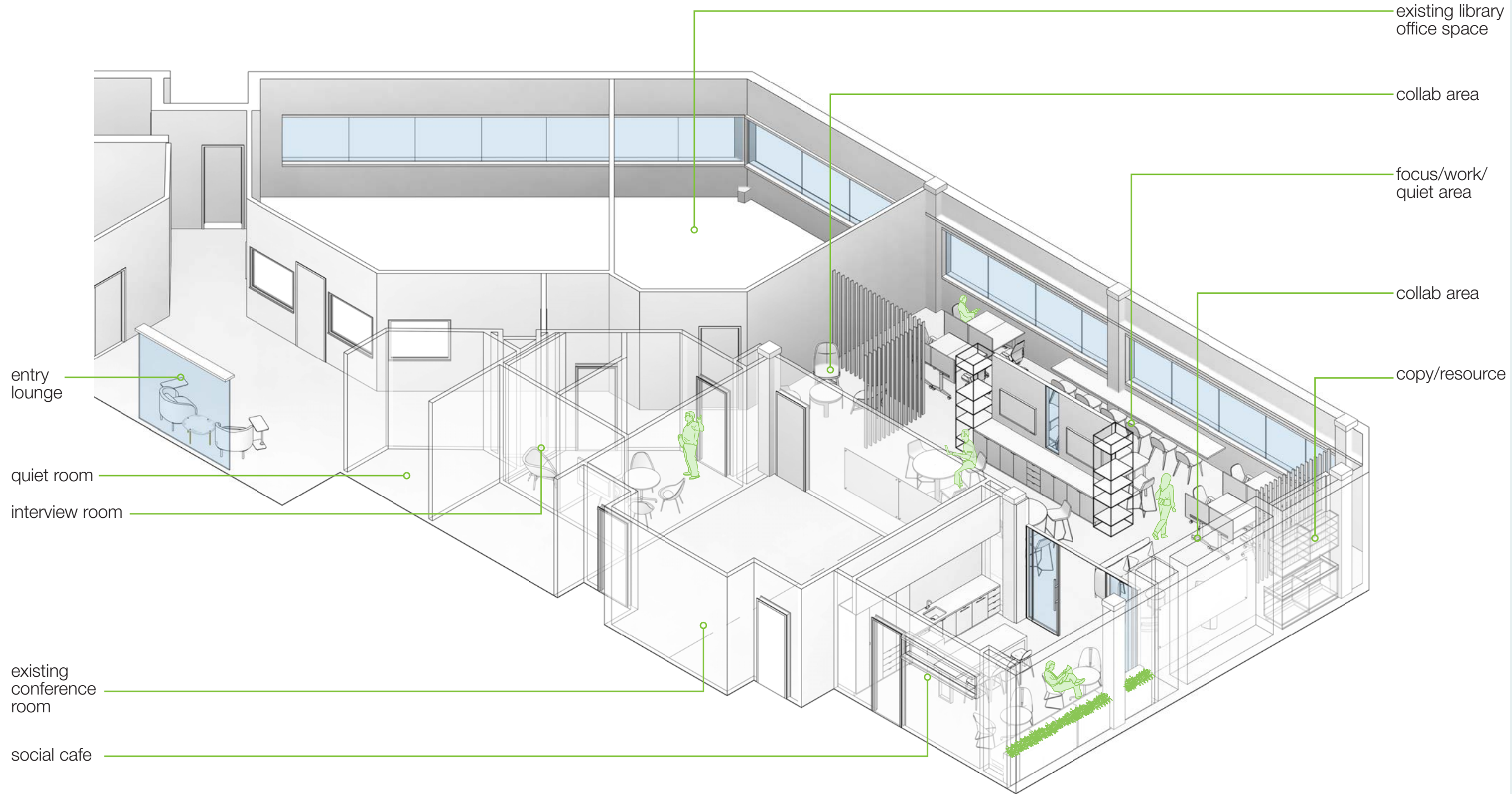
The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Axon View 2



ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

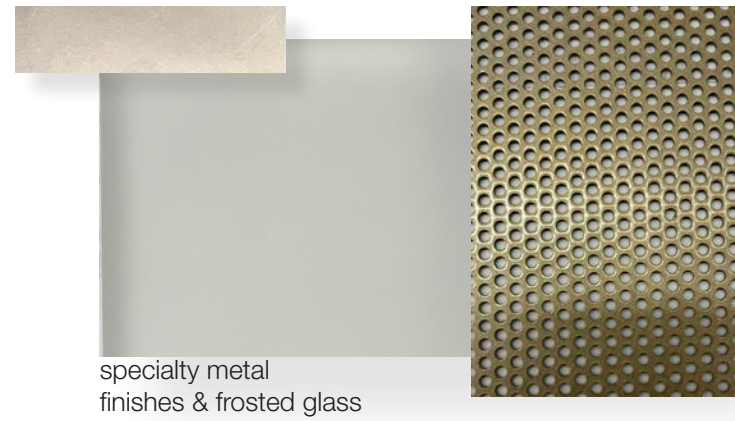
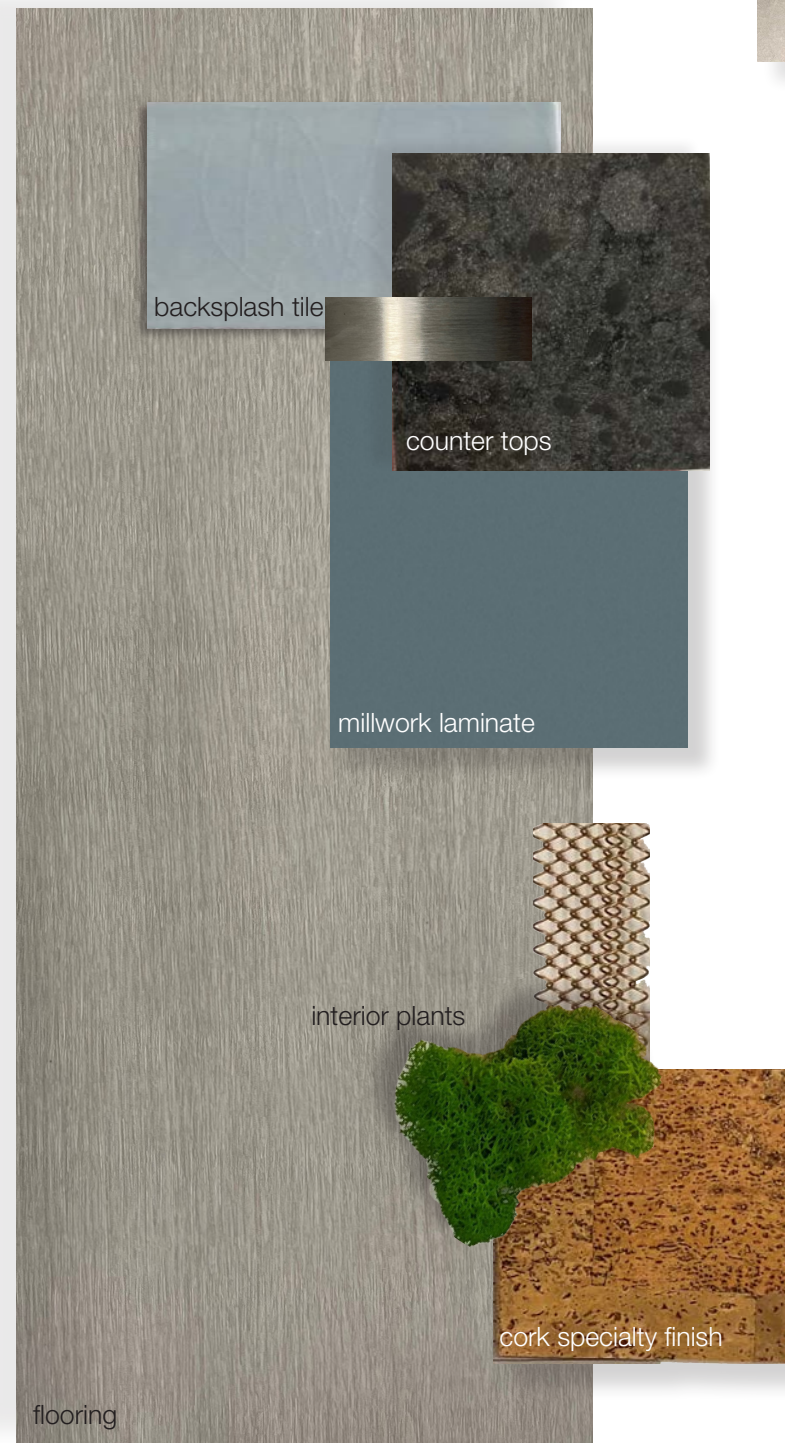
The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

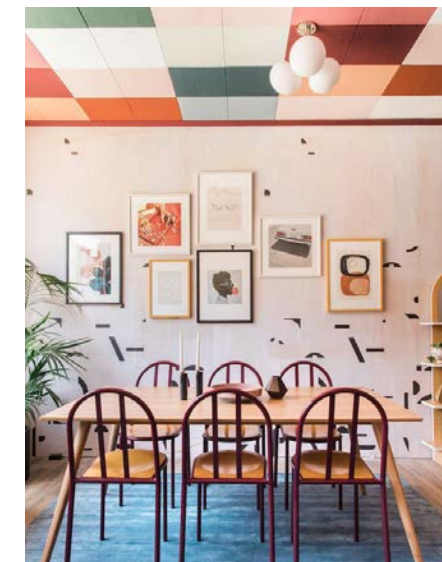
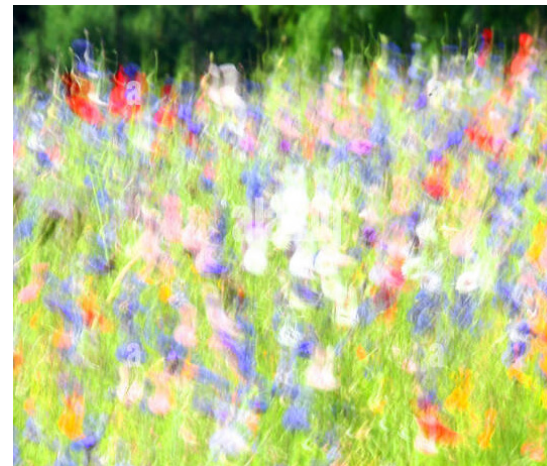
Project #: 3705
July 2022

Final Concept Design

Finish Palette



Finish Concept & Application Images



ndc

Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Entrance Rendering



Description:

This first view shows what a guest would see upon entering the E/Studio. Immediately guests are presented with a lounge area. This serves as the grounding interior element in the room. Beyond, there is the central dividing element at the main collaboration zone and the main work/focus area.

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

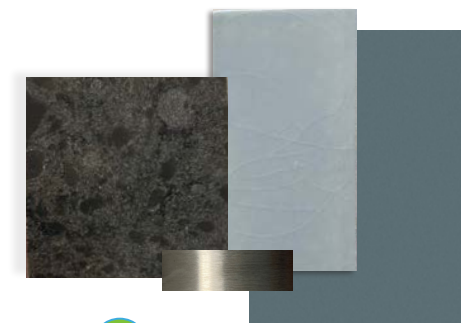
Entrance Rendering Materials



lighting ideas



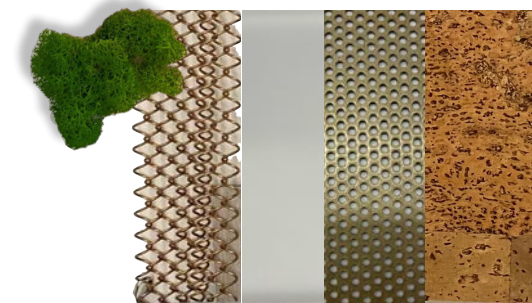
1 wood look LVT as baseline floor



2 porcelain tile, glossy laminate, quartz countertop, hardware



3 upholstery ideas



4 specialty finish ideas: bronze coil, acoustic wallcovering, patterned metal, texture glass, moss

ndc

Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Focus/Work/Quiet Area Rendering



Description:
This render shows the view of the main focus/work/quiet area. This area features multiple seating types for guests to choose from for their typical daily work. It is partially partitioned off by the central storage element and a slatted screen. In the background, the orange color block signals the location of the copy/resource center.

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

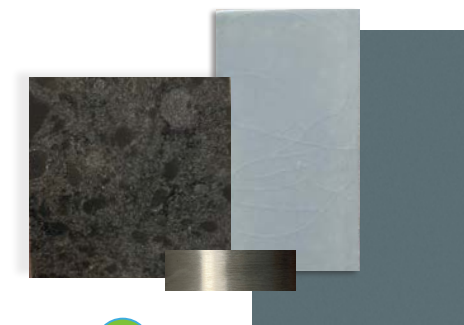
Focus/Work/Quiet Area Rendering Materials



lighting ideas



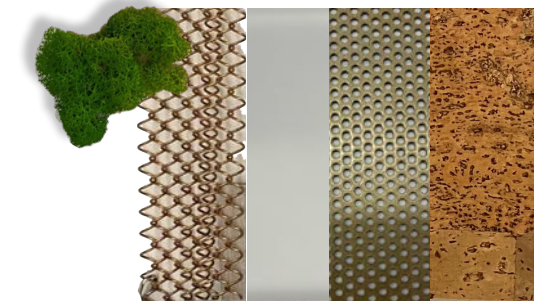
1 wood look LVT as baseline floor



2 porcelain tile, glossy laminate, quartz countertop, hardware



3 upholstery ideas



4 specialty finish ideas: bronze coil, acoustic wallcovering, patterned metal, texture glass, moss

ndc

Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Collab Areas Rendering



Description:

This next render shows the main collaboration area. The main dividing partition includes millwork storage for supplies, resources, and technology as well as open shelving for quick access to books and other resources for guests. Whiteboards and TV monitors are also available for presentations and working meetings. The lounge collaboration setting offers a more informal collaboration area with flexible furniture and a smart board on the adjacent wall (out of view).

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

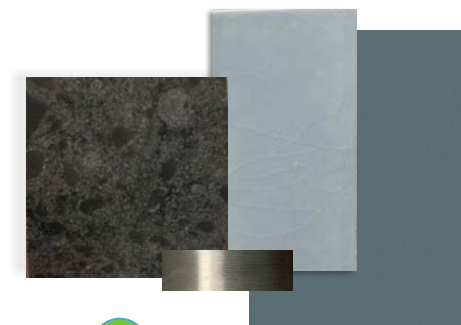
Collab Area Rendering Materials



lighting ideas



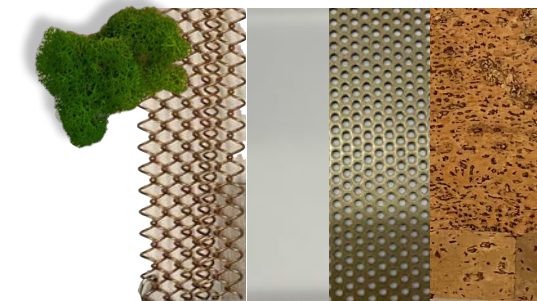
1 wood look LVT as baseline floor



2 porcelain tile, glossy laminate, quartz countertop, hardware



3 upholstery ideas



4 specialty finish ideas: bronze coil, acoustic wallcovering, patterned metal, texture glass, moss

ndc

Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Project #: 3705
July 2022

Final Concept Design

Social Cafe Rendering



Description:

This final render shows the social cafe which features an island and banquette seating for socializing and collaborating. The cafe will have a coffee station, refrigerator, and sink available for use throughout the day. Contrasting finishes, bright colors, and natural elements like cork and planters provide a modern space for guests to take a break or collaborate.

ndc

Community Design Works
CDBG funded through Prince
George's County DHCD

NDC Volunteers: Simi Marinho,
Alejandro Finol, Amthul Ibramsha,
Cheryl Dixon, Feyi Quadri, Kim
Gabosch, Lindsay Nier

NDC Staff: Sophie Morley,
Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for
regulatory approval, permitting, or
construction. NDC and its volunteers
assume no responsibility or liability
for its technical accuracy nor for any

Project #: 3705
July 2022

Page 21

Final Concept Design

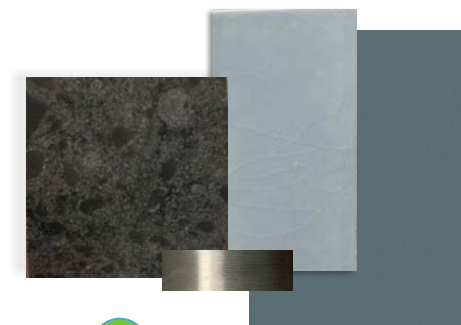
Social Cafe Rendering Materials



lighting ideas



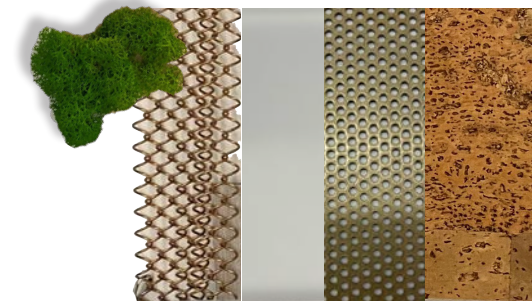
1 wood look LVT as baseline floor



2 porcelain tile, glossy laminate, quartz countertop, hardware



3 upholstery ideas



4 specialty finish ideas: bronze coil, acoustic wallcovering, patterned metal, texture glass, moss

ndc

Community Design Works
CDBG funded through Prince George's County DHCD

NDC Volunteers: Simi Marinho, Alejandro Finol, Amthul Ibramsha, Cheryl Dixon, Feyi Quadri, Kim Gabosch, Lindsay Nier

NDC Staff: Sophie Morley, Angelica Arias



Gensler

Project Partners

The Commons Largo-Kettering Branch Library

For conceptual purposes only. Not for regulatory approval, permitting, or construction. NDC and its volunteers assume no responsibility or liability for its technical accuracy nor for any

Project #: 3705
July 2022