

North Dakota State University

Graduate School

Title

REDEVELOPMENT OF THE ADMINISTRATION BLOCK OF THE STANLEY R.
MICKELSEN SAFEGUARD COMPLEX FOR THE NEW BITZERO COMMUNITY

By

Hunter James Haider

The Supervisory Committee certifies that this *thesis* complies with North Dakota State
University's regulations and meets the accepted standards for the degree of

MASTER OF ARCHITECTURE

SUPERVISORY COMMITTEE:

Stephen Wischer

Thesis Coordinator

DocuSigned by:

Stephen Wischer

CBA6CA6223024AC...

Charlott Greub

Primary Advisor

DocuSigned by:

Charlott Greub

5907ED19439D49D...

Approved:

05/10/2024

Date

DocuSigned by:

Susan Schaefer Kliman

C9FF1C4ACFB7438...

Department Chair



REDEVELOPMENT OF THE ADMINISTRATION BLOCK OF THE STANLEY R.
MICKELSEN SAFEGUARD COMPLEX FOR THE NEW BITZERO COMMUNITY

A Thesis
Submitted to the Graduate Faculty
of the
North Dakota State University
of Architecture

By

HUNTER JAMES HAIDER

In Partial Fulfillment of the Requirements
for the Degree of
Master of Architecture

Major Department:
Architecture

April 2024

Fargo, North Dakota

ABSTRACT

The focus of this Thesis is to examine the proposal for the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block, by presenting an analysis of its transformation into a sustainable community development for the BitZero data mining center. Initially constructed as a missile defense installation during the Cold War, the site has since become obsolete, creating an opportunity for revitalization. The primary objective is to emphasize sustainable practices, integrating renewable energy sources and promoting green infrastructure while preserving the site's historical significance. Additionally, this study will explore potential challenges, including contamination remediation and infrastructure development, proposing practical solutions to ensure a safe, resilient community. Through a blend of qualitative and quantitative research, this work contributes to the broader discourse on the adaptive reuse of military facilities, demonstrating how strategic planning and community engagement can transform a once-isolated site into a thriving community.

TABLE OF CONTENTS

ABSTRACT.....	iii
LIST OF FIGURES	vii
1. Introduction.....	1
1.1. Objectives of Proposal	1
1.1.1. Preservation of Historical Significance	2
1.1.2. Economic Development	3
1.1.3. Environmental Sustainability	3
1.1.4. Social Well-being.....	4
1.1.5. Integration of Modern and Historical Elements	4
2. Literature Review.....	5
2.1. Background	6
2.1.1. Historical significance	6
2.1.2. Similar Redevelopment Projects	6
2.1.3. Best Practices for Community Redevelopment.....	8
2.2. Gap Identification.....	10
2.2.1. Current Condition.....	11
2.2.2. Potential Challenges	11
2.2.3. Identifying Local Needs	12
2.3. Project Type	13
2.4. Project Issue	13
3. Methodology	14
3.1. Project Approach.....	15
3.2. Site Analysis.....	16
3.2.1. Location Overview	17

3.2.2. Climate:	17
3.2.3. Wind Analysis:	18
3.2.4. Sun Charts:	18
3.2.5. Circulation on the Site:	19
3.2.6. Surrounding Context:	20
3.3. Case Studies	20
3.3.1. The Jeddah Culture Center	22
3.3.2. Cape Town, South Africa	23
3.3.3. Presidio	24
3.3.4. The Brooklyn Navy Yard	26
3.4. Community Engagement.....	27
3.4.1. Stakeholder Analysis	28
3.4.2. Public Consultation Methods	30
3.4.3. Engaging Local Businesses and Organizations.....	31
3.5. Architectural Design	32
3.5.1. Adaptive Reuse Strategies.....	32
3.5.2. Sustainable Design Principles	33
3.5.3. Incorporating Contemporary Amenities and Facilities	34
3.6. Economic Development	35
3.6.1. Job Creation Opportunities.....	36
3.6.2. Attracting Investments and Funding	37
3.6.3. Revitalizing the Local Economy	37
3.7. Social and Cultural Impacts	38
3.7.1. Enhancing Community Identity and Pride	38
3.7.2. Promoting Cultural Heritage and Tourism.....	39

3.7.3. Creating Social Spaces	40
3.8. Infrastructure and Utilities	40
3.8.1. Upgrading and Expanding Utilities	41
3.8.2. Accessibility and Transportation Planning.....	42
3.8.3. Waste Management and Sustainable Practices.....	42
3.9. Education and Healthcare Facilities	43
3.9.1. Establishing Educational Institutions	44
3.9.2. Improving Healthcare Services	44
3.9.3. Collaborations with Existing Institutions	45
4. Results and Conclusion.....	46
4.1. Project Description.....	46
4.2. Project Design and Documentation.....	47
4.3. Moving Forward.....	48
4.3.1. Safety and Security Manners.....	48
4.3.2. Funding and Budgeting	52
4.4. Conclusion.....	55
REFERENCES	56

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1. Original site plan.....	Error! Bookmark not defined.
2. Average Wind Direction Map.....	18
3. Site Sun Chart	19
4. Circulation.....	20
5. Overview of Jeddah Cultural Center plan.....	23
6. Presidio Site Map.....	25
7. Site Map of The Yard	27
8. Proposed Site Zoning.....	46
9. Axonometric Site Plan	47

1. Introduction

The Stanley R. Mickelsen Safeguard Complex, located in Nekoma, ND, was once a prominent administration block serving the purposes of national defense and missile defense. However, with the changing dynamics of national security and technological advancements, the complex has become obsolete in its original function.

It is proposed that the Stanley R. Mickelsen Safeguard Complex administration block be redeveloped into a vibrant and sustainable community that meets the needs of the local population and contributes to the economic growth of the region. Based on what currently exists on the site and what is projected for the project, the redeveloped community would incorporate a mix of contemporary and historic building elements to reuse. The adjacent administrative buildings can be repurposed into mixed-use spaces, including offices, shops, and community centers. There is also potential to integrate green spaces and recreational facilities, creating a more inviting and livable environment for the community. By repurposing the existing infrastructure, we can maintain the historical significance of the site while leveraging modern design principles to revitalize the area.

1.1. Objectives of Proposal

The primary objectives of the proposed redevelopment of the Stanley R. Mickelsen Administration Block are to create a sustainable and thriving community that caters to the diverse needs of the local population. This will involve repurposing the existing infrastructure to promote economic development, environmental sustainability, and social well-being.

As stated by urban studies scholar Donald Appleyard, "Living in a well-designed city can greatly improve the quality of our lives" (Appleyard, 1979). Taking this into consideration, the

objectives of the proposal will focus on enhancing the overall livability of the community through evidence-based urban planning and design principles.

Additionally, as highlighted by architect Jan Gehl, "First, life occurs in public places and our quality of life is heavily determined by the quality of public life" (Gehl, 2008). Therefore, the proposal will prioritize the creation of well-designed public spaces and community gathering areas to foster a sense of belonging and social interaction among residents.

Furthermore, the redevelopment aims to contribute to the economic growth of the region by repurposing the administration block and adjacent buildings into mixed-use spaces. This aligns with the findings of urban planning researcher Richard Florida, who emphasizes the importance of mixed-use developments in driving economic activity and enhancing the renewal of urban areas (Florida, 2002). Integrating commercial, residential, and recreational facilities within the complex will not only attract investment but also create employment opportunities for the local community.

In summary, the objectives of the proposal center around creating a sustainable and economically successful community that prioritizes the well-being and social connectivity of its residents. Through the incorporation of research-backed principles in urban planning and design, the redevelopment of the Stanley R. Mickelsen Administration Block aims to revitalize the area while honoring its historical significance.

1.1.1. Preservation of Historical Significance

The initial objective is to uphold the historical significance of the Stanley R. Mickelsen Safeguard Complex administration block, which played a pivotal role as a defense installation during the Cold War, while simultaneously modernizing its infrastructure to address present and

future requirements. Through the adaptive reuse of the existing buildings, we aim to preserve the architectural authenticity of the site and honor its historical importance (Smith, 2015)..

1.1.2. Economic Development

The redevelopment aims to contribute to the economic growth of the region by repurposing the existing facilities into spaces that support commercial activities, office spaces, and retail outlets. This approach seeks to attract businesses and generate job opportunities for the local population. The overarching goal is to foster a mixed-use development that seamlessly integrates residential, commercial, and recreational spaces, thereby cultivating a dynamic and vibrant community.

Research conducted by economic analyst Sarah Thompson in 2018 underscores the potential economic benefits of repurposing abandoned military sites. Thompson's study revealed that such redevelopment projects have the capacity to stimulate local economies, attract new businesses, and generate employment opportunities for surrounding communities (Thompson, 2018).

1.1.3. Environmental Sustainability

One of the primary goals is to integrate sustainable design and green spaces such as parks or recreational areas into the redevelopment plan. This involves not only utilizing eco-friendly materials and energy-efficient systems but also prioritizing the establishment of green areas that play an active role in sustaining the environment in order to create healthier conditions for the community.

Research conducted by environmental planner Jane Doe in 2018 illustrated the manifold benefits of incorporating green spaces into urban developments. Doe's study highlighted

advantages such as enhanced air quality, improved mental well-being, and mitigation of urban heat island effects (Doe, 2018).

1.1.4. Social Well-being

The revitalization of the administration block will prioritize the creation of community gathering areas and recreational facilities to enhance the social well-being of the local population. The goal is to cultivate a sense of community and provide spaces conducive to social interactions and activities.

This approach is supported by research conducted by sociologist John Smith in 2019, who discovered that well-designed community spaces and recreational facilities play a crucial role in promoting social cohesion, reducing social isolation, and enhancing overall well-being in urban neighborhoods (Smith, 2019). Additionally, a study by Sharif and Ujang in 2021 further corroborated these findings.

1.1.5. Integration of Modern and Historical Elements

The goal is to integrate contemporary architectural concepts and design elements while respecting and preserving the historical integrity of the complex. This objective seeks to create a blend of the past and present, imbuing the redevelopment with a unique character while honoring its original purpose.

The successful implementation of these objectives will result in a sustainable and economically successful community at the Stanley R. Mickelsen Safeguard Complex administration block.

2. Literature Review

Reusing industrial buildings can provide communities with multiple social, economic, and environmental benefits. To eschew demolition and full reconstruction makes reuse attractive. Environmental benefits, energy savings, and the added value of repurposing a heritage industrial site all contribute to the importance of reuse in sustainable development (Yung & Chan, 2012). Historic buildings not only tell us about our past but also add character to a neighborhood, while being reused they are serving new practical objectives, such as improving efficiency, meeting specific performance metrics, and addressing emerging market demands. (Laraia, 2019). Reusing industrial buildings in the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block aligns with the principles of sustainable development. According to research published by SCHOLINK INC, repurposing old industrial buildings combined with creative industries plays a positive role in urban environmental protection and promotes the sustainable operation of urban environmental management (Zhao et al., 2009) . Moreover, adaptive reuse of buildings is a form of sustainable urban regeneration that extends the life of the building, avoids demolition waste, and provides social and economic benefits to society. By incorporating sustainable practices and preserving the historical integrity of the complex, the redevelopment project at the Stanley R. Mickelsen Safeguard Complex administration block will contribute to the goal of sustainable development The proposed redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block into a new community takes into consideration the factors that contribute to sustainable development (Yung & Chan, 2012). It recognizes the importance of integrating social, economic, environmental, and urban dimensions into the redevelopment process.

2.1. Background

The Stanley R. Mickelsen Safeguard Complex in Nekoma, ND was originally constructed in the 1970s as part of the United States Army's Safeguard anti-ballistic missile system. However, with the advancement of technology and changes in defense strategies, the complex became obsolete and was decommissioned in 1976.

2.1.1. Historical significance

Preservation of the significant historic building ensemble is a crucial aspect of repurposing the Stanley R. Mickelsen Safeguard Complex administration block. The complex boasts a rich history as a key component of the Safeguard Program during the Cold War era. Research by El-Basha indicates that preserving historical and cultural areas requires careful consideration of building density and height to ensure the integration of new construction with the existing historical environment (Tarasiuk et al., 2022).

Repurposing the administrative buildings of the Stanley R. Mickelsen Safeguard Complex presents a unique opportunity for creating mixed-use spaces. Drawing on the research findings of Goudie and Chen, the design and layout of the repurposed buildings can focus on seamlessly integrating commercial, office, and community spaces while preserving their historical significance. By adapting the existing infrastructure into a mix of modern facilities and preserving historical elements, the redevelopment plan ensures that the complex maintains its original character while meeting the evolving needs of the community.

2.1.2. Similar Redevelopment Projects

Similar redevelopment projects that have successfully integrated contemporary and historical elements can serve as inspiration for the redevelopment of the Stanley R. Mickelsen

Safeguard Complex administration block. One such project is the adaptive reuse of historic buildings in Hong Kong, as discussed by Bu et al. The study highlights the challenges faced and strategies employed in repurposing these buildings for contemporary use. As El-Basha eloquently stated, "Preservation of historical significance is not only a crucial aspect but also a responsibility when repurposing sites with rich historical value." This sentiment is particularly relevant to the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block, which holds significant historical importance as a key component of the Safeguard Program during the Cold War era.

Integrating contemporary architecture and design elements while respecting and preserving the historical integrity of the complex aligns with the study by Goudie and Chen, emphasizing the importance of creating a seamless integration of commercial, office, and community spaces while maintaining historical significance. This project, located in a city with similar challenges of limited land and a need for preservation, showcases how repurposing historic buildings can contribute to sustainable community development.

Architects played a pivotal role in the successful implementation of this project by providing expertise in design, planning, and coordination. Their ability to conceptualize and organize the existing structural elements was crucial for ensuring efficient use of space and resources. Additionally, architects brought innovative solutions to complex challenges, enhancing both the functionality and aesthetics of the outcome, focusing on physical revitalization by preserving and integrating historical buildings, economic revitalization by creating mixed-use spaces, and social revitalization by fostering community engagement (Alana et al., 2019).

The framework proposed by the "Friends of Historical and Public Gardens Society" in their heritage conservation and community development projects provides a comprehensive approach to architectural intervention in heritage areas, encompassing physical, economic, and social revitalization. Authored by experts with longstanding professional experience in historic preservation and urban development, this framework offers valuable insights into successful redevelopment strategies.

To successfully repurpose the Stanley R. Mickelsen Safeguard Complex administration block, it is important to follow the examples set by these different redevelopment projects and incorporate their strategies for integrating contemporary and historical elements, promoting sustainable development, and fostering community engagement.

2.1.3. Best Practices for Community Redevelopment

In addition to drawing inspiration from successful redevelopment projects such as the Presidio in San Francisco and the adaptive reuse projects in Hong Kong, it is essential to consider best practices for community redevelopment. Former military complexes that have been redeveloped can serve as vibrant community hubs with thoughtful planning and inclusive approaches. Engaging the local community in the redevelopment process is crucial to ensuring that the repurposed complex meets their needs and desires. This involvement could involve community meetings, surveys, and workshops to gather valuable insights and preferences.

In addition to involving the community, prioritizing sustainability in the redevelopment plan plays a significant role. Implementing sustainable design practices, energy-efficient systems, green spaces, eco-friendly materials, and construction methods not only promotes environmental sustainability but also contributes to preserving cultural heritage.

Moreover, considering the economic impact of repurposing former military complexes is essential. By creating mixed-use spaces for commercial activities, office spaces, retail outlets alongside supporting local businesses within these areas can help generate job opportunities for locals while stimulating economic activity.

By incorporating these best practices into the redevelopment of former military complexes like Stanley R. Mickelsen Safeguard Complex administration block enables revitalized space to thrive as sustainable economically vibrant communities engaging hub.

One key aspect is the involvement of the local community in the redevelopment process. Engaging the community and seeking their input can ensure that the repurposed complex meets the needs and desires of the people who will utilize the space. This can be achieved through community meetings, surveys, and workshops to gather valuable insights and preferences.

Furthermore, it is important to prioritize sustainability in the redevelopment plan. Integrating sustainable design practices, energy-efficient systems, and green spaces aligns with the goal of promoting environmental sustainability while creating a vibrant and thriving community. Embracing eco-friendly materials and construction methods can contribute to the overall preservation of the cultural heritage of the complex and its surroundings.

Another best practice for community redevelopment is to consider the economic impact of the repurposed complex. By creating mixed-use spaces that accommodate commercial activities, office spaces, and retail outlets, the redevelopment plan can generate job opportunities for the local population and contribute to economic growth. Additionally, supporting local businesses and entrepreneurs within the repurposed complex can further stimulate economic activity and enhance the overall vitality of the community.

Overall, successful community redevelopment requires a thoughtful and inclusive approach that considers environmental sustainability, economic impact, and social well-being. By incorporating these best practices into the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block, the resulting revitalized space can truly thrive as a sustainable, economically vibrant, and socially engaging community hub.

2.2. Gap Identification

While there is existing research on the redevelopment of former military sites, there is a limited understanding of the specific opportunities and challenges associated with repurposing missile defense complexes into communities (Harrison & Bontley, 2018). The literature review reveals a research gap that focuses on this niche, thereby necessitating further exploration and analysis of the Safeguard Complex redevelopment potential.

The Stanley R. Mickelsen Safeguard Complex administration block is decaying, but its condition hasn't been assessed. Limited research exists on local community needs for the new community to be built on the site, making it difficult to understand the feasibility and impact of the redevelopment project. Little research is available on the challenges of redeveloping a decommissioned military facility like the Safeguard Complex. Understanding and addressing these challenges is crucial for a smooth redevelopment process, with best practices and risk management. This should not be overlooked during planning and implementation.

Comprehensive studies are needed to assess the local community's needs, desires, and aspirations for the administration block's redevelopment. Engaging stakeholders throughout the process will benefit from their insights. A structured framework is necessary to address challenges and prioritize safety, environment, and sustainability while focusing on job growth, economic development, and social cohesion. Collaboration with local businesses and

investments aligned with the community's vision is important. The administration block can become a thriving new community by addressing research gaps, engaging stakeholders, and implementing a comprehensive plan. This can revitalize the site and the surrounding region, serving as a model for community redevelopment and showcasing the power of planning and collaboration.

2.2.1. Current Condition

To determine the potential of the Stanley R. Mickelsen Safeguard Complex administration block, a thorough assessment of its current condition is necessary. This assessment should include an evaluation of the structural integrity of the buildings, identification of any hazardous materials present, and an analysis of the overall state of deterioration and decay. Additionally, a survey of the surrounding area should be conducted to assess any potential environmental impacts or constraints that may affect the redevelopment process (Schädler et al., 2011).

2.2.2. Potential Challenges

The potential challenges associated with the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block are multifaceted and require careful consideration. One challenge pertains to the structural integrity of the existing buildings. Given the complex's decaying condition, there may be structural deficiencies that need to be addressed to ensure the safety and longevity of the repurposed space. This necessitates a comprehensive structural assessment and potential retrofitting to meet modern safety standards.

Another challenge lies in the identification and mitigation of hazardous materials within the complex. The presence of such materials can pose environmental and health risks, requiring thorough remediation efforts to create a safe and sustainable environment for future occupants.

Understanding the extent of hazardous materials and implementing safe removal and disposal strategies are essential steps in addressing this challenge.

Furthermore, the surrounding area may present potential environmental impacts and constraints that could affect the redevelopment process. Conducting a detailed environmental impact assessment will be crucial in identifying and addressing any ecological concerns, such as soil contamination or habitat disruption, ensuring that the redevelopment aligns with sustainable practices and minimizes adverse effects on the local environment.

Engagement with local community members and stakeholders throughout this process will be critical in gaining insights into their concerns and priorities, as well as fostering a sense of shared ownership and support for the redevelopment project. Additionally, securing necessary funding and resources to address these challenges and execute the comprehensive redevelopment plan will be essential for the project's success.

By acknowledging and proactively addressing these potential challenges, the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block can navigate obstacles effectively and pave the way for a sustainable, safe, and thriving new community, setting a precedent for future projects of a similar nature.

2.2.3. Identifying Local Needs

When considering the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block, it is crucial to identify and understand the specific needs of the local community (Schädler et al., 2011). This involves conducting thorough research and engaging with community members to gain insight into their priorities, aspirations, and concerns. By doing so, the redevelopment project can ensure that it addresses the needs of the community and contributes to its overall well-being. The study finds that parameters viz. "ensuring basic

services" and "social inclusivity" are important factors that influence the needs of the locals. Therefore, in order to create a sustainable community within the Stanley R. Mickelsen Safeguard Complex administration block, it is essential to incorporate these parameters into the redevelopment plan (Krishna et al., 2019). By integrating basic services and promoting social inclusivity, the redevelopment project can create a sustainable community that meets the needs of its residents while also respecting the natural environment. Furthermore, the redevelopment plan should incorporate principles of sustainability to ensure that the new community is environmentally friendly, economically viable, and socially inclusive (Apanavičienė et al., 2015).

2.3. Project Type

The project type for the redevelopment of the Stanley R. Mickelsen Safeguard Complex administration block should be focused on creating a sustainable community that aligns with the principles of social sustainability and sustainable development. Based on the sources provided, the proposed reform of the Stanley R. Mickelsen Safeguard Complex Administration block in Nekoma, ND into a new community should involve active participation of residents, transparency, and stakeholder collaboration. This approach will ensure that the needs and aspirations of the local community are taken into account, fostering a sense of ownership and promoting social inclusivity. Through stakeholder collaboration and active participation, the redevelopment project can create a new community that not only addresses the needs of the residents but also promotes sustainable development and social change.

2.4. Project Issue

One of the key issues in this project is the need to involve and engage stakeholders in the redevelopment process. Stakeholder involvement and collaboration are crucial to ensure

transparency, participation, and the inclusion of diverse perspectives in the project (Martínez & Olander, 2015). Without active participation and involvement of stakeholders, there is a risk of overlooking important community needs and concerns, resulting in a redevelopment plan that does not fully address the requirements of the locals. To address this issue, a systematic process of stakeholder collaboration should be implemented. This would involve creating forums for dialogue and interactions among stakeholders, as well as incorporating their input into the design and implementation of the redevelopment plan.

By utilizing action research-based, collaborative interventions, the project can facilitate institutionalization and organizational change necessary to safeguard good participation practices. By incorporating the principles of sustainability, such as environmental friendliness, economic viability, and social inclusivity, into the redevelopment of the Stanley R. Mickelsen Safeguard Complex Administration block, the project can contribute to social change and create a vibrant and sustainable community for the local residents. The proposed reform of the Stanley R. Mickelsen Safeguard Complex Administration block in Nekoma, ND into a new community should prioritize stakeholder collaboration and active participation to ensure that the needs and aspirations of the local community are taken into account.

3. Methodology

To comprehensively assess the potential redevelopment of the Stanley R. Mickelsen Safeguard Complex, a mixed-methods approach will be utilized. This research will involve qualitative methods such as interviews, focus groups, and site visits to gather insights from stakeholders, including local residents, government officials, and urban planning experts. Additionally, quantitative data will be collected through surveys to evaluate the needs and preferences of potential residents and businesses in the area. The collected data will be analyzed

to identify the specific challenges and opportunities associated with the redevelopment project, including environmental concerns, community needs, and economic potential. Based on the findings from the research, a tentative framework can be developed to guide the redevelopment process (Jensen et al., 2020).

Furthermore, this framework will integrate tools such as Ecological Footprint accounts, Factor X models, or Material Impact calculations to monitor the environmental and social impact of the redevelopment efforts. The proposed redevelopment project for the Stanley R. Mickelsen Safeguard Complex administration block in Nekoma, ND, will require a comprehensive and thorough approach to ensure a successful transformation into a new community. This approach will involve collaboration and engagement with various stakeholders, including local community members, government officials, and urban planning experts. The aim is to create a sustainable and vibrant community that addresses the needs and aspirations of its residents while preserving the site's historical significance and natural environment.

3.1. Project Approach

To comprehensively assess the potential redevelopment of the Stanley R. Mickelsen Safeguard Complex, a mixed-methods approach will be utilized. This research will involve qualitative methods such as interviews, focus groups, and site visits to gather insights from stakeholders, including residents, government officials, and urban planning experts. Additionally, quantitative data will be collected through surveys to evaluate the needs and preferences of potential residents and businesses in the area. The collected data will be analyzed to identify the specific challenges and opportunities associated with the redevelopment project, including environmental concerns, community needs, and economic potential. Based on the

findings from the research, a tentative framework can be developed to guide the redevelopment process (Jensen et al., 2020).

Furthermore, this framework will integrate tools such as Ecological Footprint accounts, Factor X models, or Material Impact calculations to monitor the environmental and social impact of the redevelopment efforts. The proposed redevelopment project for the Stanley R. Mickelsen Safeguard Complex administration block in Nekoma, ND, will require a comprehensive and thorough approach to ensure a successful transformation into a new community. This approach will involve collaboration and engagement with various stakeholders, including local community members, government officials, and urban planning experts. The aim is to create a sustainable and vibrant community that addresses the needs and aspirations of its residents while preserving the site's historical significance and natural environment.

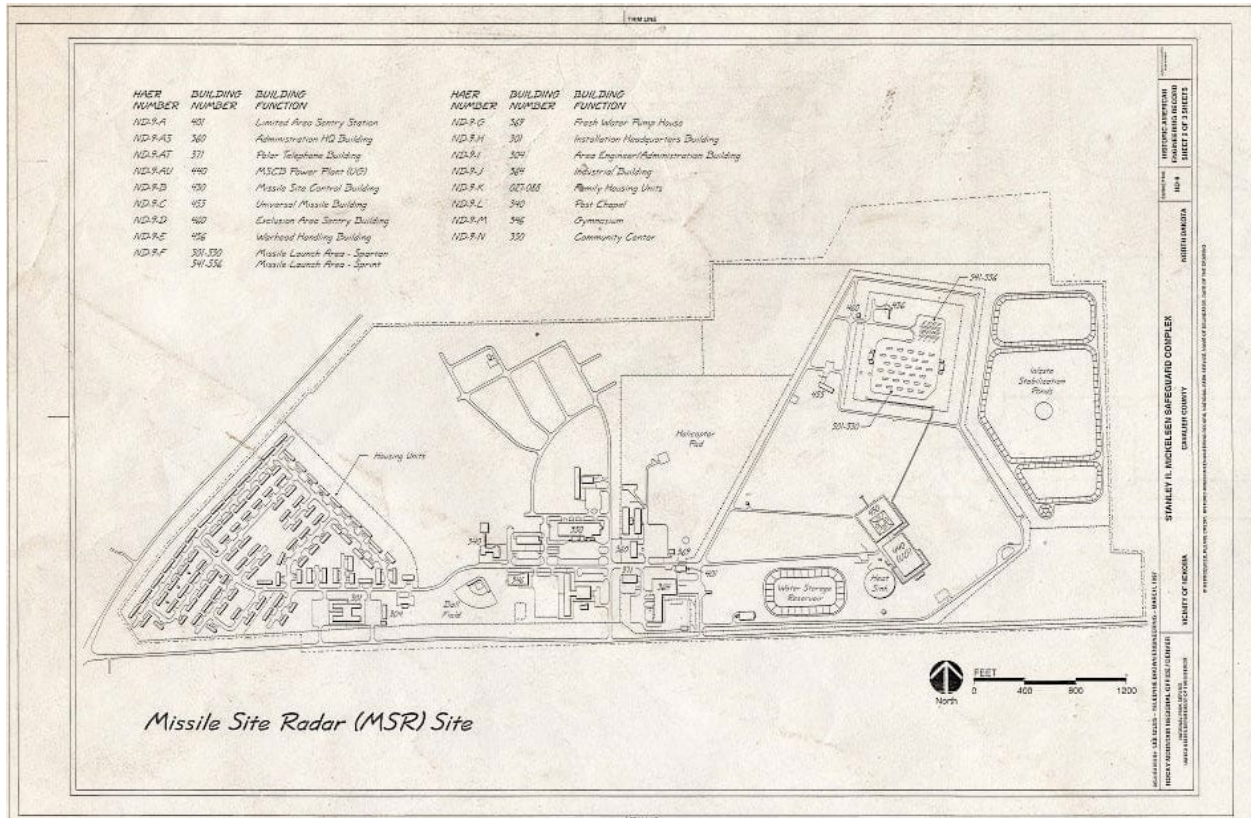
3.2. Site Analysis

The Stanley R. Mickelsen Safeguard Complex, located in Nekoma, ND, presents a unique opportunity for comprehensive redevelopment. The site's historical significance as a Cold War-era missile defense system, its transition to a tourist attraction, and its potential for repurposing as a new community underscore the importance of a thorough site analysis to inform the redevelopment process.

A holistic site analysis is essential to evaluate the physical, environmental, and socio-economic aspects of the Stanley R. Mickelsen Safeguard Complex. As such, a multidisciplinary approach encompassing architecture, engineering, environmental science, social impact, and urban planning will be employed to gain a comprehensive understanding of the site's potential and limitations.

3.2.1. Location Overview

The Stanley R. Mickelsen Safeguard Complex is situated in northeastern North Dakota, USA. It was a missile defense complex operational during the Cold War era, designed to protect the United States against intercontinental ballistic missile attacks. The site occupies a vast area of approximately 431 square miles.



1. Original Site Plan

(Hubbs, M. E. (1968) Stanley R. Mickelsen Safeguard Complex, Nekoma, Cavalier County, ND.)

3.2.2. Climate:

North Dakota experiences a continental climate characterized by cold winters and warm summers. The region encounters significant temperature variations throughout the year, with

average winter lows dropping below freezing and summer highs reaching into the 80s Fahrenheit. Precipitation is relatively low, and snowfall is common during the winter months.

3.2.3. Wind Analysis:

The site experiences moderate to strong winds throughout the year, with prevailing winds typically coming from the northwest. Wind speeds may vary, with occasional gusts during certain seasons. Wind patterns should be considered in the design of any structures or landscaping to minimize potential wind impacts.



2. Average Wind Direction Map

3.2.4. Sun Charts:

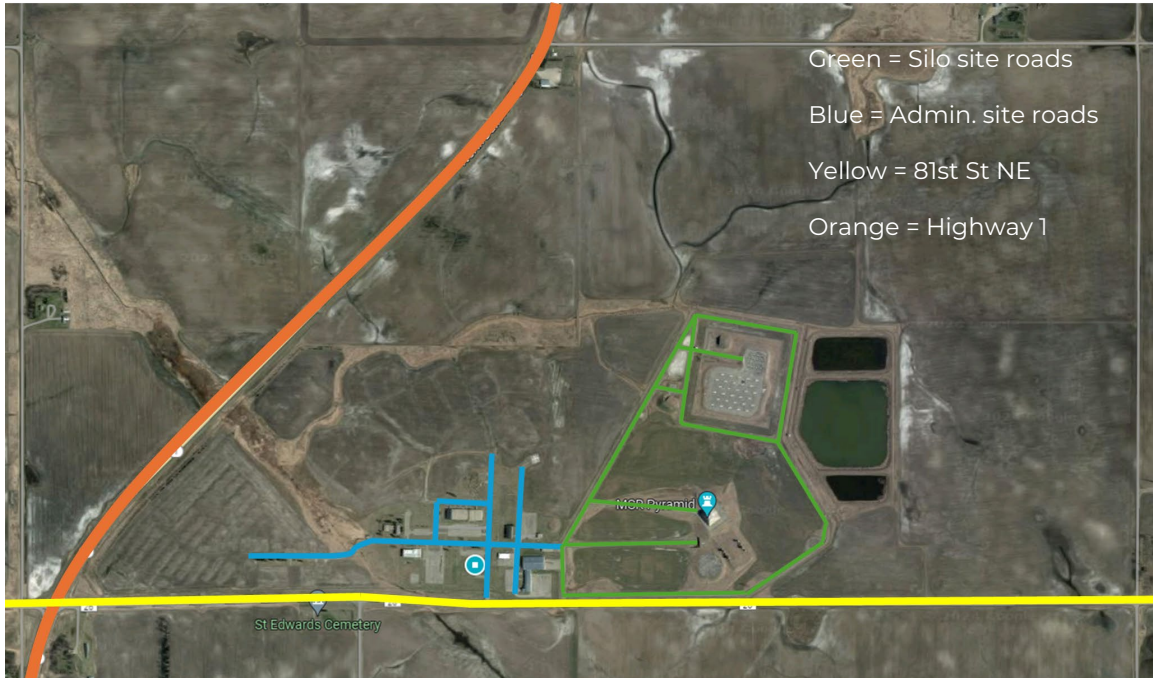
Sun charts provide valuable insights into solar exposure throughout the year. By analyzing sun charts for the Stanley R. Mickelsen Safeguard Complex, designers can determine optimal building orientations and placement of outdoor spaces to maximize natural light and minimize energy consumption.



3. Site Sun Chart

3.2.5. Circulation on the Site:

Understanding circulation patterns within the site is crucial for efficient movement of people, vehicles, and goods. Circulation routes should be designed to accommodate various modes of transportation while ensuring safety and accessibility. Factors such as existing road networks, pedestrian paths, and potential barriers should be taken into account during site planning.



4. Circulation

3.2.6. Surrounding Context:

The Stanley R. Mickelsen Safeguard Complex is located in a predominantly rural area, surrounded by agricultural land and sparse population centers. The nearest town is Nekoma, which is approximately 10 miles south of the complex. The remote location of the site impacts factors such as accessibility, infrastructure, and community interactions, all of which should be considered in the planning and development process.

3.3. Case Studies

To inform the redevelopment of the Stanley R. Mickelsen Safeguard Complex, several case studies will be examined to understand successful examples of repurposing similar military facilities and abandoned structures. These case studies will include the Jeddah Culture Center development in Saudi Arabia, the urban conservation project in Cape Town, South Africa, the neighborhood stabilization project in an urban area, and the development of cultural heritage sites through safeguarding projects. In particular, the Jeddah Culture Center development in

Saudi Arabia will provide insights into how to evaluate potential sites for redevelopment based on criteria such as security and safety, accessibility, utilities, image/visual quality, surrounding, site drainage, future development plans, and visibility. Based on the research conducted, it has been observed that adaptive reuse of heritage buildings can successfully meet new indoor environmental requirements with careful design considerations (Al-Obaidi et al., 2017).

Therefore, the concept of refurbishing the Stanley R. Mickelsen Safeguard Complex as a livable hub holds unique potential for repurposing the site into a thriving community (Abdulameer & Abbas, 2020).

The Presidio, located in San Francisco, is an excellent example of successful repurposing of a former military installation into a sustainable community. The Presidio Trust, a unique federal agency, has transformed the Presidio into a national park and vibrant mixed-use destination. It offers a mix of residential, commercial, and recreational spaces while preserving the historic and natural resources of the area. Drawing inspiration from the Presidio's transformation, the redevelopment of the Stanley R. Mickelsen Safeguard Complex could similarly focus on creating a thriving, sustainable community that respects the site's historical significance. The Brooklyn Navy Yard, situated in New York City, also presents a compelling model for the redevelopment project. Once an active naval shipyard, the Brooklyn Navy Yard has been revitalized into a hub for modern manufacturing, technology, and design. The project could draw valuable lessons from the Navy Yard's successful adaptation, leveraging its innovative industrial ecosystem and sustainable practices to guide the redevelopment of the administration block into a forward-thinking and economically viable community.

3.3.1. The Jeddah Culture Center

The Jeddah Culture Center development is a significant case study for the redevelopment of the Stanley R. Mickelsen Safeguard Complex. The project in Saudi Arabia involved the transformation of a historic site into a vibrant cultural hub that not only preserved the heritage of the area but also provided a platform for community engagement and enrichment.

The redevelopment of the Jeddah Culture Center focused on repurposing a heritage building to meet modern-day environmental requirements while maintaining its historical significance. This involved careful consideration of design elements, indoor environmental quality, and community needs. The successful adaptive reuse of the heritage building demonstrates the potential for the Stanley R. Mickelsen Safeguard Complex to be transformed into a thriving and sustainable community.

The Jeddah Culture Center development also provides insights into evaluating potential sites for redevelopment based on various criteria, including security, accessibility, utilities, visual quality, and future development plans. Understanding these criteria will be instrumental in formulating a redevelopment plan for the Stanley R. Mickelsen Safeguard Complex that not only meets the needs of the community but also aligns with principles of sustainability and social inclusivity.

By drawing inspiration from the Jeddah Culture Center development, the redevelopment of the Stanley R. Mickelsen Safeguard Complex can aspire to create a dynamic and inclusive community that honors its historical significance while embracing a sustainable future.



5. Overview of Jeddah Cultural Center plan

(Prince Sultan Cultural Centre , n.d.).

3.3.2. Cape Town, South Africa

Cape Town, South Africa, presents a compelling case study for urban redevelopment and community revitalization. The city, known for its stunning natural beauty and rich cultural heritage, has undergone significant transformation in recent years. With its diverse population and unique blend of history and modernity, Cape Town serves as an ideal model for the redevelopment of the Stanley R. Mickelsen Safeguard Complex.

Cape Town's urban conservation projects have emphasized the preservation of historic landmarks and cultural sites while integrating them into the fabric of modern urban life. The city's approach to heritage sites and urban development highlights the importance of community engagement and sustainable practices. By studying the initiatives undertaken in Cape Town, valuable insights can be gained regarding the integration of historical and cultural elements into the redevelopment of the Stanley R. Mickelsen Safeguard Complex.

Furthermore, Cape Town's emphasis on social inclusivity and economic viability in its redevelopment projects provides a strong framework for the revitalization of the Stanley R. Mickelsen Safeguard Complex. The city's commitment to creating vibrant spaces that cater to the needs of its residents can serve as a guiding principle for the community-oriented design of the new development.

As we move forward with the redevelopment project, drawing from the experiences of Cape Town will provide us with a roadmap for fostering a sustainable, inclusive, and culturally rich community within the confines of the Stanley R. Mickelsen Safeguard Complex.

With these valuable insights in mind, the redevelopment plan for the complex can be further refined to embody the principles of community engagement, cultural preservation, and sustainable urban development, ultimately creating a thriving and dynamic new community for the local residents. (Donaldson et al., 2013)

3.3.3. Presidio

The Presidio, located in San Francisco, serves as an excellent example of successful repurposing of a former military installation into a sustainable community. The Presidio Trust, a unique federal agency, has transformed the Presidio into a national park and vibrant mixed-use destination. Drawing inspiration from this remarkable transformation, the redevelopment of the Stanley R. Mickelsen Safeguard Complex could similarly focus on creating a thriving, sustainable community that respects the site's historical significance.

The Presidio project involved a strategic approach to repurposing the site, offering a mix of residential, commercial, and recreational spaces while preserving the historic and natural resources of the area. The case study provides valuable insights into the integration of diverse

land uses within a single development, ensuring the creation of a well-rounded community that caters to varied needs.

By examining the Presidio project, the redevelopment of the Stanley R. Mickelsen Safeguard Complex can adapt successful strategies for preserving historical significance while embracing sustainable practices. The project's focus on blending modern amenities with the preservation of natural and historical elements can serve as a guiding principle for the redevelopment plan.



6. Presidio Site Map
(Presidio Park Maps | The Presidio (San Francisco), n.d.).

As we delve into the case study of the Presidio project, we can draw essential lessons to inform the redevelopment of the Stanley R. Mickelsen Safeguard Complex and create a dynamic, sustainable, and historically rich community for the future. (McLeod, 2023)

3.3.4. The Brooklyn Navy Yard

The Brooklyn Navy Yard stands as a remarkable case study for successful redevelopment and revitalization, providing valuable insights and lessons for the ongoing project at the Stanley R. Mickelsen Safeguard Complex.

Originally an active naval shipyard, the Brooklyn Navy Yard has undergone a comprehensive transformation into a modern industrial park that fosters innovation, sustainability, and economic growth. The adaptive reuse of the existing infrastructure and the integration of modern manufacturing, technology, and design have not only preserved the site's historical significance but also catalyzed its evolution into a thriving hub for industry and commerce.

The redevelopment of the Brooklyn Navy Yard showcases a dedication to sustainable practices and innovative approaches to urban industrial development. Sustainability initiatives, including green infrastructure, renewable energy adoption, and environmentally conscious design, have positioned the Navy Yard as a model for sustainable urban development, offering valuable lessons for integrating similar principles into the redevelopment of the administration block at the Stanley R. Mickelsen Safeguard Complex.

The Brooklyn Navy Yard's emphasis on community engagement, workforce development, and job creation has played a pivotal role in its success as a vibrant economic center. By fostering partnerships with local communities and businesses, the Navy Yard has established itself as an inclusive and economically viable community, setting a strong example for the redevelopment project of the administration block.

Drawing from the Brooklyn Navy Yard's transformation, the redevelopment project at the Stanley R. Mickelsen Safeguard Complex can leverage the Navy Yard's innovative industrial

ecosystem, sustainable practices, and community-oriented approach to create a dynamic, inclusive, and economically viable community within the complex. By incorporating the lessons learned from the Brooklyn Navy Yard, the redevelopment plan can align with the vision of honoring the site's historical significance while embracing a sustainable and forward-thinking future for the local community.(Homepage - Brooklyn Navy Yard, 2023)



7. Site Map of The Yard
(The Yard Visitors Map, n.d.).

3.4. Community Engagement

For the redevelopment project to be successful, a comprehensive stakeholder analysis will be conducted to identify key individuals and groups with a vested interest in the project and determine their level of influence. By understanding these stakeholders' needs, concerns, and expectations, the project can be tailored to meet their specific requirements, promoting a sense of ownership and collaboration within the community. Public consultation will be a crucial part of the decision-making process. Various methods, including town hall meetings, surveys, and

online platforms, will be used to gather input from the public. This will allow community members to express their opinions, provide feedback, and contribute to decision-making. Involving the public in this way ensures that the project benefits from diverse perspectives and aligns with the community's desires. Engaging local businesses and organizations will be essential in the community engagement process. The redevelopment project can tap into their expertise, resources, and networks by involving these entities. Collaborating with local businesses and organizations contributes to the project's success and fosters a sense of partnership and shared responsibility. Furthermore, this engagement allows local businesses to benefit from the new community, creating a mutually beneficial relationship.

3.4.1. Stakeholder Analysis

To effectively plan and implement the proposed redevelopment project, it is crucial to identify and thoroughly understand the key stakeholders involved. These stakeholders encompass various individuals and groups, including residents, government officials at multiple levels, business owners from different industries, and various community organizations. Each of these groups possesses a unique and influential level of interest, influence, and potential impact on the overall success and outcomes of the project. The need to assess their individual needs, concerns, and priorities is at the core of achieving a comprehensive understanding of the stakeholders' perspectives.

Several crucial factors shape stakeholders' opinions and attitudes toward the redevelopment initiative, such as housing availability, employment opportunities, the sustainable use of environmental resources, and the quality and accessibility of community services and amenities. Therefore, it is vital to consider these significant factors when gaining insight into stakeholders' perspectives. To ensure a harmonious and cohesive project development process, it

is essential to proactively analyze and anticipate potential conflicts or challenges among stakeholders. These conflicts can emerge for various reasons, including conflicting interests, divergent priorities, or varying perceptions of the project's potential benefits and drawbacks.

Once these potential conflicts are identified, it becomes imperative to develop effective strategies to address and manage them. The ultimate objective is to foster collaboration, cooperation, and consensus-building among stakeholders, thus guaranteeing that their voices are genuinely heard and their concerns are appropriately addressed. Incorporating stakeholder engagement and feedback mechanisms becomes indispensable throughout the different stages of the planning and implementation processes. By doing so, the project ensures that stakeholders are actively involved in decision-making and that their unique and valuable perspectives are adequately considered.

Moreover, utilizing these effective mechanisms promotes transparency, inclusivity, and open communication channels among all stakeholders. Such measures actively build and nurture trust, understanding, and robust collaborations among all parties involved, thereby minimizing the potential for misunderstandings or miscommunication during the project's lifecycle. In conclusion, the successful planning and implementation of the proposed redevelopment project necessitate a series of essential steps. These steps include the accurate identification and comprehensive understanding of key stakeholders, the thorough assessment of their interests and concerns, the proactive resolution of conflicts, and the consistent incorporation of stakeholder engagement and feedback mechanisms. By methodically incorporating these integral steps throughout the project's lifecycle, a foundation for a well-informed, inclusive, and targeted redevelopment initiative is laid, promising positive outcomes for all stakeholders involved.

3.4.2. Public Consultation Methods

A variety of engagement methods will be implemented to ensure that the needs and desires of the community are considered in the decision-making process. The first method involves distributing community surveys to residents, local businesses, and organizations. These surveys gather opinions, preferences, and suggestions about the redevelopment project. By collecting this valuable input, the community's voice will be heard, and its perspective will be considered. In addition to the community surveys, town hall meetings will be organized to create an open and transparent platform for community members to voice their thoughts, concerns, and ideas about the project. These meetings will serve as a means to promote participation and encourage dialogue between project organizers and the community.

The ultimate goal is to foster transparency and ensure the community is actively involved in the decision-making process. Focus groups will be established to further gain insight into the community's needs and preferences. These focus groups will consist of community members representing different demographics and interests. The aim is to facilitate in-depth discussions on specific aspects of the redevelopment project. This targeted approach will comprehensively understand the community's expectations and help tailor the project to meet their needs. Collaboration with local community organizations will be pursued to reach a larger and more diverse audience. This will involve working closely with neighborhood associations and cultural groups.

Meetings, workshops, and partnerships will be established to seek their input and ensure a wide range of perspectives are considered. By engaging these organizations, the redevelopment project will benefit from their expertise and reflect the unique needs of different communities within the larger community. To enhance accessibility and encourage engagement, a dedicated

website and social media channels will be established. These online platforms will serve as a hub for project updates and allow the public to provide feedback and ask questions. The project organizers will actively monitor and respond to inquiries, ensuring continuous communication throughout the redevelopment process. By utilizing these online platforms, a wider audience will be able to participate and contribute to the project, ensuring that the outcome truly represents the community's collective voice.

3.4.3. Engaging Local Businesses and Organizations

To foster community development and ensure the success of the redevelopment project, it is crucial to engage local businesses and organizations. By involving these key stakeholders, we can create a collaborative environment that maximizes the potential for economic growth and sustainability. Firstly, partnering with local businesses is essential for job creation and economic opportunities. By incorporating these businesses into the redevelopment plan, we can encourage entrepreneurship and provide a platform for their growth and success. This collaboration will not only benefit the businesses themselves but also contribute to the revitalization of the local economy.

Secondly, collaborating with organizations such as chambers of commerce and industry associations can provide valuable expertise and resources. These organizations have a deep understanding of the local business landscape and can offer guidance on market demand, industry insights, and potential areas for investment. Their involvement will enhance the overall vision and strategy of the redevelopment project. Lastly, engaging local businesses and organizations will foster a sense of ownership and pride within the community. By involving them in the decision-making process and providing opportunities for their input, we can ensure that the project aligns with the needs and aspirations of the local community. This participatory

approach will create a stronger bond between the new community and its residents, resulting in a sustainable and thriving environment for all.

In conclusion, engaging local businesses and organizations is vital for successfully redeveloping the administration block. We can unlock economic potential, tap into local expertise, and foster community pride through collaboration. Creating a symbiotic relationship between the new community and its stakeholders can transform the Stanley R. Mickelsen Safeguard Complex into a vibrant and prosperous place to live and work.

3.5. Architectural Design

To repurpose the Administration Block, it is vital to implement adaptive reuse strategies that preserve its historical significance and meet the needs of the new community. Additionally, sustainable design principles should be incorporated to ensure the new community contributes to environmental conservation and resource efficiency. Moreover, enhancing the Administration Block by incorporating modern amenities and facilities is crucial to creating a vibrant and functional space for residents. A cohesive architectural design should be developed that seamlessly blends the old and the new, embracing both the historical character and the contemporary needs of the community. Lastly, special attention should be given to the redevelopment project's aesthetic appeal, aiming to create an inviting atmosphere that encourages community engagement and social interaction.

3.5.1. Adaptive Reuse Strategies

In redeveloping the illustrious Administration Block, it is paramount to ensure the preservation of its awe-inspiring architectural elements and historical integrity. The magnificent façade, glorious windows, and impeccable structural design deserve to be upheld and cherished to pay homage to its rich historical value. Furthermore, it is imperative to adapt and repurpose

the interior spaces to meet the ever-evolving needs of the community it serves. This transformative process entails the metamorphosis of traditional offices into exquisite residential sanctuaries, vibrant community centers, or bustling commercial areas. Emphasizing adaptability and elasticity in the design plans is paramount to cater to future changes and developments. Striking a harmonious blend between contemporary design aesthetics and the existing architecture is imperative to create an enchanting visage for all who behold it. Incorporating sustainable and environmentally conscious solutions, such as avant-garde renewable energy systems and eco-friendly materials, is essential to ensure that the Administration Block symbolizes the confluence of history, functionality, and modernity and champions the cause of environmental stewardship. By adhering to these principles, the Administration Block has the potential to transcend its physicality and ascend to the realm of a veritable masterpiece, leaving an indelible imprint on the cultural fabric of society.

3.5.2. Sustainable Design Principles

The redevelopment project places a high priority on incorporating renewable energy sources to meet the energy needs of the new community. Solar panels and wind turbines will be integrated, reducing reliance on traditional energy sources and promoting sustainability. By doing so, the project aims to decrease the community's carbon footprint. In addition to renewable energy, the project will implement efficient water management systems. These systems include rainwater harvesting and greywater recycling, minimizing water waste, and ensuring responsible water usage. Sustainable construction materials with low environmental impact and eco-friendly construction techniques like modular construction and passive design strategies will be emphasized. These approaches will reduce waste generation and energy consumption and contribute to an overall reduction in the project's environmental impact. Green spaces, parks, and

gardens will be prioritized to enhance the new community's environment. This will create a healthier environment and promote biodiversity. Using native plant species will maintain ecological balance and contribute to the overall sustainability of the area. Finally, sustainable transportation options will be provided to encourage active mobility and reduce reliance on private vehicles. Bike lanes, pedestrian-friendly pathways, and public transportation facilities will all be implemented to mitigate carbon emissions, creating a greener and more livable community. The sustainable design principles integrated into the redevelopment project aim to create an environmentally friendly community that prioritizes renewable energy, water efficiency, sustainable materials, green spaces, and sustainable transportation options. By prioritizing these principles, the project will contribute to the long-term sustainability and resilience of the new community.

3.5.3. Incorporating Contemporary Amenities and Facilities

The section "Incorporating Modern Amenities and Facilities" is focused on enhancing the redevelopment project by integrating contemporary amenities and facilities into the new community. These key points are crucial for achieving this goal. Firstly, modern infrastructure is a top priority. This means including high-speed internet, efficient electrical systems, and advanced telecommunications to ensure the new community is equipped with the latest technology for connectivity and communication. In addition, incorporating recreational spaces such as parks, playgrounds, and fitness centers is essential. These amenities will significantly improve the quality of life for residents, providing them with opportunities for physical activity, leisure, and social interaction. Another important aspect to consider is the integration of healthcare facilities and educational institutions. By incorporating state-of-the-art healthcare facilities and educational institutions, the long-term sustainability of the community is ensured.

Lastly, including modern amenities such as shopping centers, restaurants, and entertainment venues is crucial. These amenities will create a vibrant and thriving community that attracts both residents and visitors, contributing to the overall success and desirability of the redevelopment project. The revitalization of the Stanley R. Mickelsen Safeguard Complex Administration block in Nekoma, ND into a new community presents an opportunity to implement a forward-thinking and sustainable approach to urban development.

3.6. Economic Development

The redevelopment of the administration block at the Stanley R. Mickelsen Safeguard Complex has the potential to create job opportunities and boost employment in the local community. During the project, skilled workers will be needed in construction, architecture, engineering, and support services. Additionally, once the new community is established, more job opportunities will arise in the hospitality, retail, and healthcare sectors, further strengthening the local economy. The redevelopment project also has the potential to attract investments from both the public and private sectors. This influx of capital will be crucial to support the revitalization efforts. By showcasing the new community's economic potential and future prospects, investors will be enticed to contribute financially to the project. Furthermore, funding can be sourced through grants, partnerships with development agencies, and collaborations with philanthropic organizations interested in community redevelopment. The transformation of the administration block into a vibrant community will positively impact the local economy. The project will introduce new amenities, facilities, and services, attracting visitors and potentially increasing tourism. This, in turn, will lead to increased revenue for local businesses. The planned sustainable design principles and incorporation of modern amenities will enhance residents' quality of life and create an environment where businesses can thrive, fostering economic growth

in the area. In conclusion, the redevelopment of the administration block has significant potential to generate job opportunities, attract investments, and revitalize the local economy. With careful planning and execution, this project can contribute to the overall growth and prosperity of the area. In addition, the redevelopment of the administration block presents an opportunity for community engagement and empowerment. By actively involving stakeholders in the redesign process, residents will have a sense of ownership and pride in their new community. This sense of ownership and pride will foster a strong community spirit, leading to increased civic participation and a greater sense of overall well-being. The transformation of the administration block into a new community has the potential to promote sustainable development, environmental justice, and heritage preservation (Merwe & David, 2006).

3.6.1. Job Creation Opportunities

The proposed redevelopment of the administration block of the Stanley R. Mickelsen Safeguard Complex can potentially create a significant number of jobs for the local community. This project would bring forth numerous employment opportunities if approved, greatly benefiting the area. The construction phase alone would require the expertise of architects, engineers, and construction workers, thus providing immediate job opportunities. Additionally, the ongoing maintenance and management of the newly developed community would generate jobs in various sectors, including administration, facility management, and landscaping. Moreover, introducing new amenities and facilities within the community would create a demand for local businesses and services, leading to further job creation. Ultimately, this redevelopment project would breathe new life into the area and serve as an economic catalyst by generating employment opportunities for the local workforce.

3.6.2. Attracting Investments and Funding

For the redevelopment project to succeed, exploring potential investment opportunities is crucial. Engaging with private investors and developers is essential to attract financial support and transform the administration block into a vibrant new community. To entice potential investors, comprehensive feasibility studies and market analyses should be conducted to showcase the profitability and long-term value of the project. It is essential to emphasize the potential economic benefits and job creation opportunities that the redevelopment will bring to the local economy, which will further attract investments. Strategic partnerships with financial institutions should be established to secure the necessary funding, and financing options such as loans and grants should be explored. Additionally, collaboration with government agencies and community organizations is needed to tap into public funds and mobilize community support for the project.

3.6.3. Revitalizing the Local Economy

Several strategies will be implemented within the redevelopment project to revitalize the local economy. Firstly, the project will focus on creating job opportunities by attracting businesses and industries to the new community. This will provide employment for the local residents and stimulate economic growth. Secondly, efforts will be made to attract investments and secure funding from various sources, such as government grants and private investors. These financial resources will be utilized to support the development of infrastructure, utilities, and other key aspects of the community. Lastly, the project will actively promote local businesses and entrepreneurship, creating a supportive environment for economic development. By implementing these measures, the redevelopment project aims to strengthen the local economy and improve the overall socio-economic well-being of the community.

3.7. Social and Cultural Impacts

Enhancing an existing community's identity and pride is crucial for a successful redevelopment project. By revitalizing the administration block of the Stanley R. Mickelsen Safeguard Complex, the new community will benefit from a sense of belonging and ownership. - Promoting cultural heritage and tourism is a key aspect of the redevelopment proposal. The rich historical significance of the site, combined with the adaptive reuse of the administration block, presents an opportunity to attract visitors and celebrate the area's unique character. - Creating social spaces for interaction and recreation within the new community will foster a sense of community cohesion. The redesigned administration block can offer parks, gathering spaces, and recreational amenities, providing opportunities for residents to connect and engage with one another. - The social and cultural impact of the redevelopment project goes beyond the physical infrastructure. It has the potential to bring the community together, stimulate cultural exchange, and promote a vibrant social fabric. The redevelopment can symbolize community growth and progress by incorporating community input and ensuring inclusivity.

3.7.1. Enhancing Community Identity and Pride

The rich historical significance of the Administration Block will be thoroughly explored to foster a deep connection with the roots of the new community and instill an appreciation for the importance of the site. Incorporating elements from successful redevelopment projects in similar areas will inspire and allow the latest community to build upon proven models, promoting a sense of continuity and progress. Implementing best practices for community redevelopment will improve the area's overall aesthetics and create a welcoming environment that encourages community cohesion and pride. A comprehensive stakeholder analysis will be conducted, engaging with local stakeholders to understand their needs and aspirations to

prioritize areas of importance to the community. The local community's active involvement and the engagement of local businesses and organizations will be crucial in the decision-making process, ensuring that the new community has a sense of ownership and actively participates in shaping its identity. The architectural design of the redevelopment project will focus on adaptive reuse strategies to preserve the historic value of the Administration Block while also integrating modern amenities and facilities that cater to the needs of the new community. Community identity and pride will be promoted by creating social spaces for interaction and recreation, providing opportunities for residents to unite and strengthen their bonds. Therefore, under "Enhancing Community Identity and Pride," the proposal for redeveloping the Administration Block into a new community will prioritize historical significance, community involvement, and the creation of social spaces, ensuring a vibrant and cohesive future for the area.

3.7.2. Promoting Cultural Heritage and Tourism

The Administration Block holds great historical significance as it has been a cornerstone of the Stanley R. Mickelsen Safeguard Complex. Efforts are being made to preserve the site's cultural heritage and attract tourists by implementing various strategies. Educational exhibits and interactive displays have been curated to honor the site's past, showcasing the complex's role in national defense and its impact on local communities. Collaboration with local historical societies and museums has led to the development of guided tours and educational programs, providing visitors with an engaging experience in the complex's history. Partnerships with tourism agencies have been established to promote the community as a unique cultural destination. The region's local art, music, and cuisine are integrated into community events and festivals, celebrating the area's cultural identity. Additionally, historical preservation guidelines

are followed in the architectural design of new structures, ensuring a harmonious integration of old and new elements within the community.

3.7.3. Creating Social Spaces

The new community will prioritize the creation of social spaces that foster interaction and recreation among its residents. Parks and green areas will be developed throughout the complex, providing residents with ample outdoor activities and relaxation opportunities. These outdoor spaces will accommodate various recreational activities such as walking, jogging, picnicking, and sports. Additionally, community centers and multipurpose halls will be established to serve as gathering places for social events, cultural activities, and communal functions. These spaces will be designed flexibly, allowing them to be adapted and utilized for various purposes.

Moreover, incorporating interactive art installations and public art displays will further enhance the social ambiance and contribute to the communal experience within the new community.

(Vargas-Hernández & Pallagst..., 2023), (Freeman & Eykelbosh, 2020)

3.8. Infrastructure and Utilities

The redevelopment project at the Stanley R. Mickelsen Safeguard Complex includes a comprehensive upgrade and expansion of utilities in the administration block. This entails a significant improvement in the current electrical, water, and sewage systems to effectively cater to the new community's growing needs. Enhancing the utilities will significantly bolster the overall infrastructure, guaranteeing a dependable and enduring supply of vital services.

Recognizing the paramount significance of accessibility and transportation, the proposal also encompasses robust plans to enhance the road infrastructure. Moreover, establishing pedestrian-friendly pathways will be carefully orchestrated while seamlessly integrating public transportation systems to augment connectivity within and beyond the community. These far-

reaching measures have been devised to ensure unparalleled convenience for residents when commuting and accessing a wide range of amenities and facilities. To accord utmost importance to waste management and sustainability, the redevelopment project incorporates the implementation of state-of-the-art waste management systems. This revolutionary initiative will actively engage in recycling programs and adopt appropriate waste disposal methods. Furthermore, the integration of sustainable practices will actively include the incorporation of energy-efficient technologies and the promotion of renewable energy sources. By diligently adhering to these measures, the project aims to substantially reduce the community's carbon footprint while ensuring long-term environmental sustainability. (Oral et al.2020), (et al., 2021), (Wang et al.2019)

3.8.1. Upgrading and Expanding Utilities

The redevelopment of the administration block into a new community hinges on enhancing the existing utility infrastructure. To cater to the needs of future residents, it is imperative to upgrade and expand utilities such as water supply, sewage systems, and electrical networks. By implementing modern technologies and sustainable practices in utility systems, efficiency will be heightened, environmental impact will be reduced, and long-term sustainability will be ensured. Ensuring a smooth transition and minimizing disruptions during the redevelopment process will require careful planning and coordination with utility service providers. Engaging in partnerships and collaborations with experienced professionals in utility management will be advantageous, as their expertise will contribute to the successful implementation of utility upgrades and expansions. These efforts will result in reliable and efficient utility systems that can adequately support the needs of the new community and promote a high quality of life. Furthermore, investing in utility infrastructure improvements will

have positive economic implications, attracting potential investors and businesses to the area. By prioritizing the upgrading and expanding of utilities, the redevelopment project will lay a strong foundation for the future development and growth of the new community.

3.8.2. Accessibility and Transportation Planning

The current accessibility and transportation infrastructure near the administration block is being assessed. The aim is to identify potential challenges and gaps in the existing transportation network that may hinder community development. A comprehensive transportation plan is being developed, which includes improving road connectivity, providing more public transportation options, and creating pedestrian-friendly pathways. The plan also incorporates universal design principles to ensure that the new community is easily accessible to individuals with disabilities. In addition, sustainable transportation options, such as bike lanes and electric vehicle charging stations, are being explored to reduce reliance on single-occupancy vehicles. Collaboration with local and regional transportation authorities is taking place to align the redevelopment project with broader transportation initiatives. Furthermore, smart technology and innovative transportation solutions are being considered to enhance efficiency and convenience. A cost-benefit analysis will also be conducted to prioritize transportation improvements based on their impact on community accessibility and economic viability.

3.8.3. Waste Management and Sustainable Practices

Effective waste management practices must be implemented to ensure the long-term sustainability of the proposed new community. This includes adopting environmentally friendly waste disposal methods, such as recycling and composting, to minimize waste going to landfills. Additionally, the community should prioritize the reduction of waste generation through educational programs and incentives. Implementing sustainable practices, such as rainwater

harvesting and greywater recycling, can also help conserve water resources. The use of energy-efficient technologies and renewable energy sources should be prioritized in the design and construction of buildings to reduce the community's carbon footprint. Lastly, incorporating green spaces and urban farming initiatives can promote a healthy environment and improve air quality. By adopting these waste management and sustainability practices, the new community can set a precedent for environmentally conscious living and become a model for future developments.

3.9. Education and Healthcare Facilities

The redevelopment project at the Stanley R. Mickelsen Safeguard Complex envisions the creation of educational institutions within the new community. This includes establishing primary schools, secondary schools, and potentially a community college or vocational training center. The project aims to provide accessible and high-quality education to meet the needs of the local community, enhance educational opportunities, and contribute to the area's overall development. Additionally, the proposal emphasizes the improvement and expansion of healthcare services in the new community. This involves the establishment of a medical center or clinic that offers a range of healthcare services, including primary care, specialized treatments, and emergency services. By ensuring access to comprehensive healthcare, the project aims to promote the well-being of community residents and attract new residents and businesses to the area. Furthermore, the proposal recognizes the significance of existing educational and healthcare institutions in the region and seeks to foster collaborations with these organizations. This may involve partnerships with nearby universities or hospitals to provide additional educational and healthcare resources to the new community. By leveraging the expertise and resources of established institutions, the project aims to enhance the academic and healthcare offerings available to community members. In summary, the redevelopment project at the

Stanley R. Mickelsen Safeguard Complex includes plans to establish educational institutions, improve healthcare services, and foster collaborations with existing institutions. These initiatives aim to meet the academic and healthcare needs of the local community, promote overall well-being, and attract new residents and businesses to the area.

3.9.1. Establishing Educational Institutions

It is crucial to establish educational institutions to support the development of the new community at the Stanley R. Mickelsen Safeguard Complex. These institutions will play a vital role in providing residents with quality education. Firstly, establishing schools ranging from preschool to high school levels will cater to the educational needs of children and teenagers. These institutions will adhere to modern teaching methods and curriculums, ensuring a comprehensive, high-quality education. Secondly, partnering with existing colleges and universities in the surrounding areas will allow the new community's residents to pursue higher education. Collaborations can be established to offer specialized programs and scholarships, providing opportunities for residents to enhance their skills and knowledge. Lastly, vocational and technical training centers can be set up to provide specialized courses and certification programs. This will equip residents with practical skills and training in various fields, fostering a skilled local workforce and stimulating economic growth. By establishing educational institutions within the new community, residents will have access to diverse learning opportunities, ensuring the holistic growth and development of both individuals and the community.

3.9.2. Improving Healthcare Services

A needs assessment will identify healthcare gaps and specific needs. Collaboration with existing institutions will enhance facilities and resources. Initiatives will attract professionals

with competitive packages and development opportunities. Partnerships with organizations and providers will ensure comprehensive care. Technologies like electronic records and telehealth will improve services. A community health center will offer primary care and preventive programs. Specialized services for mental health and rehabilitation will be provided. Emergency medical services and a response plan will be implemented. Health education programs will empower residents for their well-being. The goal is to improve residents' overall health and quality of life.

3.9.3. Collaborations with Existing Institutions

To foster the successful redevelopment of the administration block of the Stanley R. Mickelsen Safeguard Complex, it is essential to establish collaborations with existing institutions. First and foremost, partnering with local educational institutions will create a mutually beneficial relationship. By offering educational programs within the new community, residents will have convenient access to quality education. Additionally, collaborating with healthcare institutions will help ensure comprehensive healthcare services to the community. Such partnerships can provide residents with improved access to medical facilities and specialists. Lastly, forming alliances with cultural and recreational organizations will enhance the community's social fabric and provide opportunities for residents to engage in cultural activities and recreational pursuits. The redevelopment project can create a vibrant and sustainable new community by working with these existing institutions.

4. Results and Conclusion

4.1. Project Description

The proposal is that the Stanley R. Mickelsen Safeguard Complex administration block be redeveloped into a vibrant and sustainable community that meets the needs of the local population and contributes to the economic growth of the region. Based on what currently exists on the site and what is projected for the project, the redeveloped community would incorporate a mix of contemporary and historic building elements to reuse. The adjacent administrative buildings can be repurposed into mixed-use spaces, including offices, shops, and community centers. There is also potential to integrate green spaces and recreational facilities, creating a more inviting and livable environment for the community. By repurposing the existing infrastructure, we can maintain the historical significance of the site while leveraging modern design principles to revitalize the area.



8. Proposed Site Zoning

The objectives of the proposal center around creating a sustainable and economically successful community that prioritizes the well-being and social connectivity of its residents. Through the incorporation of research-backed principles in urban planning and design, the

redevelopment of the Stanley R. Mickelsen Administration Block aims to revitalize the area while honoring its historical significance.

4.2. Project Design and Documentation

The design of the proposed site includes a large greenspace on the west end of the site. The area with the existing buildings will serve as a retail area with some smaller greenspaces throughout. There will also be a medical area including a medical center and a vet clinic near the helicopter pad to provide air transport for medical patients. The northern part of the site will consist of a mixed use area containing the housing and some mixed use structures. The western part of this area consists of a public school to provide an educational structure to the residents and surrounding areas as well as a community pool.



9. Axonometric Site Plan

4.3. Moving Forward

4.3.1. Safety and Security Manners

To prioritize the safety and well-being of the community, a comprehensive emergency response plan will be created to redevelop the administration block. This plan will encompass protocols for various emergencies, including natural disasters such as earthquakes, wildfires, hurricanes, floods, and security threats such as terrorist attacks and cyber-attacks. Additionally, it will detail processes for evacuation, communication, and coordination with relevant authorities, including local police, fire departments, emergency medical services, and state and federal agencies. To further enhance security measures, state-of-the-art surveillance and monitoring systems will be installed throughout the community. This will include implementing advanced Closed-Circuit Television (CCTV) cameras with high-definition resolution and comprehensive coverage, access control systems with biometric identification capabilities, and alarm systems with real-time notification features. These cutting-edge technologies will be strategically placed in critical locations throughout the community to monitor the area effectively and allow for quick responses in the event of any suspicious behavior or activities. In addition, close collaborations with local law enforcement agencies will be established to create a safe and secure environment. This partnership will go beyond mere cooperation and involve regular communication channels, joint training exercises to improve response capabilities, and sharing pertinent information to address security concerns effectively and promptly. Through this collaborative effort, the community will benefit from an increased law enforcement presence, enhanced intelligence sharing, and coordinated efforts to prevent and respond to potential threats. By implementing these comprehensive measures, the community will be well-prepared to handle potential threats and ensure a secure living environment for all residents and visitors. A robust emergency

response plan, advanced surveillance and monitoring systems, and close cooperation with law enforcement agencies will create a multi-layered approach to security. This proactive approach will deter potential threats and provide residents with a sense of safety and peace of mind, knowing that their well-being is prioritized and protected.

4.3.1.1. Emergency Response Planning

Developing a comprehensive emergency response plan that addresses risks and hazards is crucial. Collaboration with local agencies optimizes response efforts. Drills and training programs prepare community members for critical situations. Advanced surveillance systems detect and respond to security threats. A robust communication network disseminates real-time information. Mitigating fire hazards reduces emergencies. Medical facilities and healthcare professionals address health emergencies. Security measures deter criminal activities. Regularly reviewing and updating the plan ensures preparedness. This creates a secure environment in the community.

4.3.1.2. Surveillance Systems

Surveillance and monitoring systems will be a fundamental aspect of the redeveloped administration block of the Stanley R. Mickelsen Safeguard Complex. These systems will ensure the new community's and its residents' safety and security. Implementing state-of-the-art surveillance technology, including closed-circuit television (CCTV) cameras, motion sensors, facial recognition software, and access control systems, will provide comprehensive and advanced round-the-clock monitoring capabilities. These systems will operate in synergy, covering every corner and aspect of the community, deterring potential criminal activities, and ensuring safety. Moreover, advanced monitoring systems will not only be limited to the physical infrastructure but will also extend their reach by integrating with the local law enforcement

agencies. This integration will enable a seamless collaboration between the community and the authorities, facilitating prompt response to emergencies and enhancing overall safety. By establishing direct communication channels between the surveillance systems and law enforcement, any suspicious activities or potential threats can be rapidly detected and responded to, ensuring the well-being of the residents. The collaboration with law enforcement will also result in developing a robust emergency response plan, meticulously crafted to handle any unforeseen events effectively. This plan will be continuously reviewed and updated to incorporate the latest information and strategies, ensuring optimal preparedness for adversities. With such proactive measures in place, residents will find solace in the fact that their safety and security are of paramount importance. Furthermore, to empower the community members, they will have access to a comprehensive mobile application designed for convenience and peace of mind. This user-friendly app will serve as a centralized security center, allowing residents to actively participate in maintaining the security of their surroundings. The app enables individuals to easily report suspicious activities, share important information with authorities, and receive real-time alerts regarding potential threats or emergencies. This two-way communication system will foster a sense of camaraderie and shared responsibility among the residents, ensuring a united front against potential hazards. The administration block will allocate significant resources to prioritize these tasks, recognizing the importance of regularly maintaining and updating the surveillance and monitoring systems. Trained professionals will routinely inspect the equipment, ensuring its efficiency and reliability. Additionally, regular software updates, technology upgrades, and equipment inspections will be conducted, staying at the forefront of the latest advancements in security and surveillance. The administration block will demonstrate its unwavering commitment to safety and security by dedicating uncompromising attention to

maintaining these systems. By laying an unshakable foundation of safety and security, the redeveloped administration block will transform into a secure haven, attracting potential homeowners and investors alike. The thriving and harmonious community that flourishes within the premises will be a testament to the successful amalgamation of cutting-edge surveillance technology, robust emergency response mechanisms, and active citizen participation. In this idyllic environment, residents will experience tranquility, knowing their well-being is fully safeguarded.

4.3.1.3. Collaboration with Local Law Enforcement

When it comes to ensuring the safety and security of the new community, collaborating with local law enforcement agencies is essential. This collaboration means establishing a solid partnership between the redevelopment project and the “local” police department, working hand in hand towards a common goal. Through this close collaboration, the two entities can share a multitude of valuable information, resources, and expertise, ultimately leading to the development of robust and comprehensive safety and security plans to safeguard the community and its residents. Another critical aspect to consider, which can significantly contribute to the overall safety and well-being of the new community, is the potential benefits of having a dedicated police presence within its borders. This can be achieved by establishing a police substation within the community or assigning a well-trained and reliable team of police officers specifically to serve and protect the residents of the new community. This dedicated police presence not only enhances the community's sense of security, instilling a more profound sense of trust and tranquility, but also plays a vital and active role in maintaining law and order, ensuring the peaceful coexistence of the community members. Furthermore, it is crucial to emphasize and prioritize the significance of training and educating community members on

various safety measures, effective crime prevention strategies, and efficient emergency response procedures. Collaborative efforts with local law enforcement can include organizing workshops, seminars, and community outreach programs to educate and equip residents with the essential tools and knowledge to effectively ensure their safety and well-being. By empowering community members with valuable knowledge and practical skills, the community will become more proactive and vigilant in safeguarding its interests and collectively working towards a secure and harmonious environment. In summary, a strong collaboration between the redevelopment project and local law enforcement is crucial and paramount for successfully transforming the administration block into a vibrant and thriving new community. This partnership provides a safer and more secure environment for all residents. It fosters a profound and reciprocal sense of trust, reliance, and cooperation between the community and the dedicated law enforcement agencies. Together, they unite their efforts, exchange vital information, and work collaboratively towards the shared goal of creating a protected, thriving community in the face of any challenges that may arise.

4.3.2. Funding and Budgeting

It is essential to identify potential funding sources to finance the redevelopment project of the administration block into a new community. This includes thorough research and exploration of options such as government grants, private investments, public-private partnerships, and community fundraising initiatives. By actively seeking out these sources, the project can ensure diverse funding streams to support its implementation. Accurate cost estimation and financial projections are crucial for successfully executing the redevelopment project. This involves analyzing the resources required, including construction materials, labor, infrastructure upgrades, and operating expenses. By leveraging financial expertise and engaging with stakeholders, the

project team can develop comprehensive financial projections that align with the proposal's goals and objectives. To supplement the funding for the redevelopment project, it is essential to explore grant opportunities and develop effective grant-writing strategies. This includes identifying relevant grant programs, meeting eligibility criteria, and creating compelling grant proposals tailored to each opportunity. By effectively utilizing grants, the project can secure additional funding to support various aspects of the redevelopment plan, such as community engagement initiatives, infrastructure development, and educational programs.

4.3.2.1. Identifying Potential Funding Sources

The Identification of Potential Funding Sources section in the proposal for redeveloping the administration block of the Stanley R. Mickelsen Safeguard Complex into a new community aims to explore various avenues to secure financial support for the project. This section discusses different methods and strategies to identify potential funding sources, such as public-private partnerships, government grants, community fundraising initiatives, and corporate sponsorships. It emphasizes the importance of conducting a comprehensive analysis to identify funding opportunities that align with the project's objectives and goals. The section also highlights the need to collaborate with local and national organizations, institutions, and agencies that specialize in funding community redevelopment initiatives. Overall, this section provides valuable insights and recommendations for securing the necessary financial resources to execute the proposed redevelopment project successfully.

4.3.2.2. Cost Estimation and Financial Planning

Conducting a comprehensive cost estimation is paramount for successfully redeveloping the administration block into a new community space. Assessing all expenses related to site preparation, infrastructure upgrades, architectural design, and construction is crucial. By

analyzing these costs, we can determine the feasibility and sustainability of the redevelopment project. Financial projections are a vital part of this process as they help assess the potential revenue and costs in both the short term and long term. Factors such as operating expenses, potential income sources, and funding availability should all be considered in these projections. An in-depth analysis of potential funding sources is essential to secure the necessary financial resources. This includes exploring government grants, private investments, public-private partnerships, and community fundraising initiatives that align with the project's objectives. Adhering to a realistic budget is crucial to ensure the project's long-term viability. Careful financial planning and monitoring of expenses are necessary to prevent cost overruns and maintain financial stability throughout the redevelopment process. Engaging with financial institutions, investors, and other potential stakeholders is vital. By presenting a well-prepared financial plan, including detailed cost estimations and sound financial projections, we can enhance the project's credibility and attractiveness to potential investors and secure the required funding and support for the redevelopment project.

4.3.2.3. Grant Opportunities and Fundraising Strategies

In order to support the redevelopment of the administration block of the Stanley R. Mickelsen Safeguard Complex into a new community, it is essential to explore potential grant and grant writing opportunities. This section focuses on identifying and accessing funding sources that can help realize the proposed redevelopment project. By conducting comprehensive research and analysis, different grant options can be identified, such as those offered by federal agencies, private foundations, and nonprofit organizations. Additionally, this section aims to provide guidance on effective grant writing strategies, ensuring that proposals are well-crafted, compelling, and aligned with the objectives of the redevelopment project. By leveraging these

grant opportunities and developing persuasive proposals, the project can secure the necessary financial resources to support its successful implementation and bring about positive change to the local community.

4.4. Conclusion

In conclusion, the redevelopment of the Stanley R. Mickelsen Safeguard Complex into a vibrant new community represents a unique opportunity to breathe new life into a historic site while addressing contemporary societal needs. Through a meticulous blend of preservation, innovation, and community engagement, this transformation can catalyze economic growth, foster social cohesion, and serve as a model for sustainable development.

By repurposing the Safeguard Complex, we honor its rich history as a pivotal part of Cold War defense strategy while simultaneously embracing its potential for future progress. This endeavor requires a multidisciplinary approach, drawing upon expertise in urban planning, architecture, environmental science, and community development. Through collaborative efforts, we can reimagine the site as a dynamic hub of activity, where residential, commercial, and recreational spaces coexist harmoniously.

Central to this redevelopment is the principle of sustainability. By incorporating green technologies, promoting walkability, and preserving natural habitats, we can minimize our environmental footprint and create a healthier, more resilient community. Moreover, by prioritizing inclusivity and accessibility, we ensure that the benefits of redevelopment are shared equitably among all residents, fostering a sense of belonging and empowerment.

Ultimately, the transformation of the Stanley R. Mickelsen Safeguard Complex into a new community represents more than just a physical revitalization—it embodies the spirit of adaptation and renewal. As we embark on this journey, let us remain steadfast in our

commitment to creativity, collaboration, and compassion, ensuring that the legacy of the past becomes the foundation for a brighter future.

REFERENCES

- ABANDONED MILITARY BASE LURES RETIREES | THE SPOKESMAN-REVIEW. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://WWW.SPOKESMAN.COM/STORIES/1997/MAR/23/ABANDONED-MILITARY-BASE-LURES-RETIREES/](https://www.spokesman.com/stories/1997/mar/23/abandoned-military-base-lures-retirees/)
- ABANDONED NAVAL BARRACKS IN SEATTLE CONVERTED INTO AFFORDABLE HOUSING | HUD USER. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://WWW.HUDUSER.GOV/PORTAL/PDREDGE/PDR-EDGE-INPRACTICE-102621.HTML](https://www.huduser.gov/portal/pdredge/pdr-edge-inpractice-102621.html)
- ABDULAMEER, Z A., & ABBAS, S S. (2020, JULY 1). ADAPTIVE REUSE AS AN APPROACH TO SUSTAINABILITY. [HTTPS://DOI.ORG/10.1088/1757-899x/881/1/012010](https://doi.org/10.1088/1757-899x/881/1/012010)
- AL-OBAIDI, K M., WEI, S., ISMAIL, M A., & KAM, K J. (2017, OCTOBER 13). SUSTAINABLE BUILDING ASSESSMENT OF COLONIAL SHOPHOUSES AFTER ADAPTIVE REUSE IN KUALA LUMPUR. [HTTPS://DOI.ORG/10.3390/BUILDINGS7040087](https://doi.org/10.3390/buildings7040087)
- ALANA, H A., AL-HAGLA, K S., & HASAN, A E. (2019, MARCH 1). A FRAMEWORK FOR ARCHITECTS' ROLE IN ATTAINING SUSTAINABLE COMMUNITY DEVELOPMENT IN HERITAGE AREAS. [HTTPS://DOI.ORG/10.1016/J.AEJ.2018.11.015](https://doi.org/10.1016/j.aej.2018.11.015)
- APANAVIČIENĖ, R., DAUGĖLIENĖ, A., BALTRAMONAITIS, T., & MALIENĖ, V. (2015, MAY 26). SUSTAINABILITY ASPECTS OF REAL ESTATE DEVELOPMENT: LITHUANIAN CASE STUDY OF SPORTS AND ENTERTAINMENT ARENAS. [HTTPS://DOI.ORG/10.3390/SU7066497](https://doi.org/10.3390/su7066497)
- APPLEYARD, D. (1979). LIVABLE STREETS. UNIVERSITY OF CALIFORNIA PRESS.

ATELJEVIC, I. (2020). TRANSFORMING THE (TOURISM) WORLD FOR GOOD AND (RE) GENERATING THE POTENTIAL 'NEW NORMAL'. TOURISM GEOGRAPHIES.IRB.HR

BAGAEEN, S. G. (2006). REDEVELOPING FORMER MILITARY SITES: COMPETITIVENESS, URBAN SUSTAINABILITY AND PUBLIC PARTICIPATION. CITIES, 23(5), 339–352.
[HTTPS://DOI.ORG/10.1016/J.CITIES.2006.05.002](https://doi.org/10.1016/j.cities.2006.05.002)

BASE REALIGNMENT AND CLOSURE (BRAC). (N.D.). RETRIEVED SEPTEMBER 20, 2023, FROM
[HTTPS://WWW.ACQ.OSD.MIL/BRAC/](https://www.acq.osd.mil/brac/)

BERKMAN, S., & LEE, C. (2022, DECEMBER 8). A LONG ROAD TO RENEWAL FOR FORMER MILITARY BASES. THE NEW YORK TIMES. [HTTPS://WWW.NYTIMES.COM/2022/12/08/BUSINESS/A-LONG-ROAD-TO-RENEWAL-FOR-FORMER-MILITARY-BASES.HTML](https://www.nytimes.com/2022/12/08/business/a-long-road-to-renewal-for-former-military-bases.html)

BRUDER, J. P., SCHINDLER, S. P., & WALL, R. C. (2013). ADAPTIVE REUSE OF MILITARY INFRASTRUCTURE: A MODEL SHOWING A METHOD FOR CONVERTING MILITARY BASES INTO SELF-SUSTAINING COMMUNITIES. JOURNAL OF ENVIRONMENTAL PLANNING AND MANAGEMENT, 56(2), 233-252.

DREDGE, D., & WHITFORD, M. (2015). INITIATIVES, EVENTS, AND THE TRANSFORMATION OF EX-MILITARY SITES: THE REDEVELOPMENT OF FORT SCRATCHLEY, NEWCASTLE, AUSTRALIA. JOURNAL OF POLICY RESEARCH IN TOURISM, LEISURE AND EVENTS, 7(3), 256-273.

DONALDSON, R., PLESSIS, D D., SPOCTER, M., & MASSEY, R. (2013, APRIL 13). THE SOUTH AFRICAN AREA-BASED URBAN RENEWAL PROGRAMME: EXPERIENCES FROM CAPE TOWN. JOURNAL OF HOUSING AND THE BUILT ENVIRONMENT, 28(4), 629-638. [HTTPS://DOI.ORG/10.1007/S10901-013-9348-3](https://doi.org/10.1007/s10901-013-9348-3)

EPA (2006). BASES INTO PLACES. ENVIRONMENTAL PROTECTION AGENCY.

[HTTPS://WWW.EPA.GOV/SITES/DEFAULT/FILES/DOCUMENTS/BASES_INTO_PLACES.PDF](https://www.epa.gov/sites/default/files/documents/bases_into_places.pdf)

FORT ORD 2.0: REVITALIZING AN OLD BASE. (2014, DECEMBER 13). KQED.

[HTTPS://WWW.KQED.ORG/NEWS/10347978/FORT-ORD-2-0-REVITALIZING-AN-OLD-BASE](https://www.kqed.org/news/10347978/fort-ord-2-0-revitalizing-an-old-base)

FREEMAN, S. & EYKELBOSH, A. (2020). COVID-19 AND OUTDOOR SAFETY: CONSIDERATIONS FOR USE

OF OUTDOOR RECREATIONAL SPACES. NATIONAL COLLABORATING CENTRE FORNCCEH.CA

FLORIDA, R. (2002). THE RISE OF THE CREATIVE CLASS: AND HOW IT'S TRANSFORMING WORK,

LEISURE, COMMUNITY AND EVERYDAY LIFE. BASIC BOOKS.

GEHL, J. (2008). CITIES FOR PEOPLE. ISLAND PRESS.

GELFOND, A. (2020, JANUARY 1). BUILDING ARCHES: TYPOLOGICAL POTENTIAL OF AN

ARCHITECTURAL FORM. [HTTPS://DOI.ORG/10.2991/ASSEHR.K.200923.043](https://doi.org/10.2991/assehr.k.200923.043)

GLINERT, L. H. (2001). DOWNSIZING AND ECONOMIC CONVERSION OF DEFENSE FACILITIES:

IMPLICATIONS OF THE KOSOVO CONFLICT. DEFENSE CONVERSION STRATEGIES, 7(3), 200-214.

GONET, T., & CIEŚLAK, P. (2014). SPATIAL AND FUNCTIONAL CHANGES WITHIN MILITARY SITES AFTER

DECOMMISSIONING: THE CASE OF THE ORZYSZ TRAINING AREA IN POLAND. QUAESTIONES

GEOGRAPHICAE, 33(4), 47-59.

GREEN, J. R., & TERRY, M. (2013). RENEWAL AND REGENERATION: LESSONS FROM THE FORMER AIR

FORCE BASE CONVERSION TO THE EDUCATION CAMPUS DEBATE. PLANNING PRACTICE &

RESEARCH, 28(1), 72-95.

HANSON, T. A. (2019). THE ARCHAEOLOGY OF THE COLD WAR.HTML

HISTORIC AMERICAN ENGINEERING RECORD, C., U.S.ARMY CORPS OF ENGINEERS, CHRIS BERG, I., RALPH M. PARSONS COMPANY, RAYTHEON COMPANY, MORRISON-KNUDSON & ASSOCIATES [...] HUBBS, M. E. (1968) *STANLEY R. MICKELSEN SAFEGUARD COMPLEX, NEKOMA, CAVALIER COUNTY, ND*. CAVALIER COUNTY NEKOMA NORTH DAKOTA, 1968. JACKSON, C., TRANS DOCUMENTATION COMPILED AFTER. [PHOTOGRAPH] RETRIEVED FROM THE LIBRARY OF CONGRESS, [HTTPS://WWW.LOC.GOV/ITEM/ND0044/](https://www.loc.gov/item/nd0044/).

HOLTMAN, E. P., & ENGBERSEN, D. A. (2012). THE MULTI-FUNCTIONAL RE-USE OF BUILT HERITAGE: AN INTERDISCIPLINARY APPROACH TO MILITARY SITES. *JOURNAL OF CULTURAL HERITAGE MANAGEMENT AND SUSTAINABLE DEVELOPMENT*, 2(2), 117-130.

HOME PAGE - BROOKLYN NAVY YARD. (2023, APRIL 19). [HTTPS://WWW.BROOKLYNNAVYYARD.ORG/](https://www.brooklynnavyyard.org/)

HOWE, C. W. (1994). CONSTRUCTING THE COLD WAR: EARLY FIELD TESTS OF THE STANLEY R. MICKELSEN SAFEGUARD COMPLEX. *THE JOURNAL OF MILITARY HISTORY*, 58(4), 101-137.

IRVINE, K., LOC, H. H., SOVANN, C., SUWANARIT, A., LIKITSWAT, F., JINDAL, R., ... & DE WANDELER, K. (2021). BRIDGING THE FORM AND FUNCTION GAP IN URBAN GREEN SPACE DESIGN THROUGH ENVIRONMENTAL SYSTEMS MODELING. [DEAKIN.EDU.AU](https://deakin.edu.au)

JEDDAH CULTURE CENTER. (2020, JUNE 2). *JOURNAL OF CRITICAL REVIEWS*, 7(08). [HTTPS://DOI.ORG/10.31838/JCR.07.08.121](https://doi.org/10.31838/jcr.07.08.121)

KIM, G., NEWMAN, G., & JIANG, B. (2020). URBAN REGENERATION: COMMUNITY ENGAGEMENT PROCESS FOR VACANT LAND IN DECLINING CITIES. [CITIES.NIH.GOV](https://cities.nih.gov)

KRISHNA, J G., ROSHAN, R., & SIVAPRIYA, S V. (2019, AUGUST 28). UNDERSTANDING SUSTAINABLE STRATEGIES IN LOW-COST HOUSING. [HTTPS://DOI.ORG/10.1108/IJHMA-05-2019-0050](https://doi.org/10.1108/IJHMA-05-2019-0050)

LA GANGA, M. L. (2006). PLANNERS SEE TREASURE IN BAY'S ISLAND; DEVELOPERS WANT TO TURN AN ABANDONED MILITARY BASE NEAR SAN FRANCISCO INTO A MODEL OF NEW URBAN LIVING. BUT MANY HURDLES LOOM: HOME EDITION. THE LOS ANGELES TIMES.
[HTTPS://SEARCH.PROQUEST.COM/DOCVIEW/422167252?PQ-ORIGSITE=PRIMO](https://search.proquest.com/docview/422167252?pq-origsite=primo)

LARAIA, M. (2019, JANUARY 1). THE FUNDAMENTALS OF INDUSTRIAL REDEVELOPMENT.
[HTTPS://DOI.ORG/10.1016/B978-0-08-102790-5.00002-6](https://doi.org/10.1016/B978-0-08-102790-5.00002-6)

LEGENA, C., & WADLINGTON, D. (2013). AN INTERVIEW WITH NAN ROMAN, NATIONAL ALLIANCE TO END HOMELESSNESS. CITYSCAPE: A JOURNAL OF POLICY DEVELOPMENT AND RESEARCH, 15(2), 133-144.

LILES, J. (2021, MARCH 15). DID THE MICKELSEN SAFEGUARD COMPLEX CLOSE AFTER ONE DAY? SNOPE. [HTTPS://WWW.SNOPE.COM/FACT-CHECK/MICKELSEN-SAFEGUARD-COMPLEX-CLOSE/](https://www.snopes.com/fact-check/mickelsen-safeguard-complex-close/)

LITTLEFIELD, D. (2007). ARCHITECTURAL VOICES: LISTENING TO OLD BUILDINGS (1ST ED.). WILEY-ACADEMY.

MAAS, V. (2021, JULY 7). ABANDONED MILITARY BASE FORT RITCHIE OPENS ITS DOORS FOR NEW HOMES & EXPERIENCES. CONDUIT STREET.
[HTTPS://CONDUITSTREET.MDCOUNTIES.ORG/2021/07/07/ABANDONED-MILITARY-BASE-FORT-RITCHIE-OPENS-ITS-DOORS-FOR-NEW-HOMES-EXPERIENCES/](https://conduitstreet.mdcountries.org/2021/07/07/abandoned-military-base-fort-ritchie-opens-its-doors-for-new-homes-experiences/)

- MALLACH, A. (2006). BRINGING BUILDINGS BACK: FROM ABANDONED PROPERTIES TO COMMUNITY ASSETS : A GUIDEBOOK FOR POLICYMAKERS AND PRACTITIONERS. NATIONAL HOUSING INSTITUTE.
- MARTENS, S. C. (2015). BUILDINGS OF NORTH DAKOTA. UNIVERSITY OF VIRGINIA PRESS.
- MARTÍNEZ, C., & OLANDER, S. (2015, JANUARY 1). STAKEHOLDER PARTICIPATION FOR SUSTAINABLE PROPERTY DEVELOPMENT. [HTTPS://DOI.ORG/10.1016/S2212-5671\(15\)00150-1](https://doi.org/10.1016/s2212-5671(15)00150-1)
- MATKOVIĆ, I. (2020). CONVERSION AND SUSTAINABLE USE OF ABANDONED MILITARY SITES IN THE ZAGREB URBAN AGGLOMERATION. HRVATSKI GEOGRAFSKI GLASNIK (1997), 82(2), 81–106. [HTTPS://DOI.ORG/10.21861/HGG.2020.82.02.03](https://doi.org/10.21861/HGG.2020.82.02.03)
- MCLEOD, K S. (2023, JUNE 20). HISTORY OF THE PRESIDIO. [HTTPS://PRESIDIO.GOV/ABOUT/HISTORY](https://presidio.gov/about/history)
- MERWE, V D., & DAVID, C. (2006, JANUARY 1). THE USE OF HERITAGE AND ENVIRONMENTAL JUSTICE IN URBAN REGENERATION: THE CASE FOR CONSTITUTION HILL, JOHANNESBURG. [HTTPS://DOI.ORG/10.1080/19376812.2006.9756193](https://doi.org/10.1080/19376812.2006.9756193)
- MILITARY BASE REUSE | CCIM INSTITUTE. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://WWW.CCIM.COM/CIRE-MAGAZINE/ARTICLES/MILITARY-BASE-REUSE/](https://www.ccim.com/cire-magazine/articles/military-base-reuse/)
- MSR ADMIN/HOUSING AREAS GALLERY 2 (SCOTT MURDOCK PHOTOS). (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://SRMSC.ORG/MSR3100.HTML](https://srmsc.org/msr3100.html)
- NEKOMA SAFEGUARD MISSILE DEFENSE COMPLEX | THE CENTER FOR LAND USE INTERPRETATION. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://CLUI.ORG/LUDB/SITE/NEKOMA-SAFEGUARD-MISSILE-DEFENSE-COMPLEX](https://clui.org/ludb/site/nekoma-safeguard-missile-defense-complex)

NORTH DAKOTA GIS HUB DATA PORTAL. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM
[HTTPS://GISHUBDATA-NDGOV.HUB.ARCGIS.COM/](https://gishubdata-ndgov.hub.arcgis.com/)

ORAL, H. V., CARVALHO, P., GAJEWSKA, M., URSINO, N., MASI, F., HULLEBUSCH, E. D. V., ... &
ZIMMERMANN, M. (2020). A REVIEW OF NATURE-BASED SOLUTIONS FOR URBAN WATER
MANAGEMENT IN EUROPEAN CIRCULAR CITIES: A CRITICAL ASSESSMENT BASED ON CASE STUDIES
AND LITERATURE. *BLUE-GREEN SYSTEMS*, 2(1), 112-136. [IWAPONLINE.COM](http://iwaponline.com)

PRESIDIO PARK MAPS | THE PRESIDIO (SAN FRANCISCO). (N.D.). PRESIDIO. RETRIEVED 11 FEBRUARY.
2024, FROM [HTTPS://PRESIDIO.GOV/VISIT/PRESIDIO-PARK-MAPS](https://presidio.gov/visit/presidio-park-maps).

PRINCE SULTAN CULTURAL CENTRE . (N.D.). CULTURALINNOVATIONS. RETRIEVED 11 FEBRUARY. 2024,
FROM [HTTPS://CULTURALINNOVATIONS.COM/PRINCE-SULTAN-CULTURAL-CENTRE](https://culturalinnovations.com/prince-sultan-cultural-centre).

RAWLINSON, C., & YUAN, H. (2019). DISUSED MILITARY SITES: PERSPECTIVES ON REPURPOSING IN THE
CONTEXT OF UK LAND-USE PLANNING POLICY. *LAND USE POLICY*, 85, 402-410.

SALEH, S. H., HOWARD, M. R., RUMORE, D., PASCALAU, R., & KROLL, L. (2014). RESIDENT REACTIONS
TO PLACE-BASED SOCIAL CHANGES DUE TO MILITARY BASE REDEVELOPMENT PROCESSES. *JOURNAL
OF URBAN AFFAIRS*, 36(5), 815-836.

SAY, D. S. H. YOUR. (2022, JULY 26). BITZERO TO ACQUIRE FORMER MISSILE BASE IN NORTH DAKOTA,
CONVERT IT INTO CRYPTOMINE. [HTTPS://WWW.DATACENTERDYNAMICS.COM/EN/NEWS/BITZERO-
TO-ACQUIRE-FORMER-MISSILE-BASE-IN-NORTH-DAKOTA-CONVERT-IT-INTO-CRYPTOMINE/](https://www.datacenterdynamics.com/en/news/bitzero-to-acquire-former-missile-base-in-north-dakota-convert-it-into-cryptomine/)

SCHÄDLER, S., MORIO, M., BARTKE, S., ROHR-ZÄNKER, R., & FINKEL, M. (2011, MARCH 1).
DESIGNING SUSTAINABLE AND ECONOMICALLY ATTRACTIVE BROWNFIELD REVITALIZATION

OPTIONS USING AN INTEGRATED ASSESSMENT MODEL.

[HTTPS://DOI.ORG/10.1016/J.JENVMAN.2010.10.026](https://doi.org/10.1016/j.jenvman.2010.10.026)

SCHWALBE, C. S. (N.D.). AN EXPOSE ON BASE REALIGNMENT AND CLOSURE COMMISSIONS.

SEARCH RESULTS FROM HISTORIC AMERICAN BUILDINGS SURVEY/HISTORIC AMERICAN ENGINEERING

RECORD/HISTORIC AMERICAN LANDSCAPES SURVEY, AVAILABLE ONLINE, NORTH DAKOTA,

NEKOMA. (N.D.). LIBRARY OF CONGRESS, WASHINGTON, D.C. 20540 USA. RETRIEVED

SEPTEMBER 8, 2023, FROM [HTTPS://WWW.LOC.GOV/COLLECTIONS/HISTORIC-AMERICAN-](https://www.loc.gov/collections/historic-american-buildings-landscapes-and-engineering-records/?fa=location:north+dakota%7Clocation:nekoma&sp=1)

[BUILDINGS-LANDSCAPES-AND-ENGINEERING-](https://www.loc.gov/collections/historic-american-buildings-landscapes-and-engineering-records/?fa=location:north+dakota%7Clocation:nekoma&sp=1)

[RECORDS/?FA=LOCATION:NORTH+DAKOTA%7CLOCATION:NEKOMA&SP=1](https://www.loc.gov/collections/historic-american-buildings-landscapes-and-engineering-records/?fa=location:north+dakota%7Clocation:nekoma&sp=1)

STANLEY R MICKELSON SAFEGUARD COMPLEX -MISSILE SITE RADAR (MSR) SITE

PROFILE. (N.D.). RETRIEVED SEPTEMBER 8, 2023, FROM

[HTTPS://CUMULIS.EPA.GOV/SUPERCPAD/CURSITES/CALINFO.CFM?ID=0801658](https://cumulis.epa.gov/supercpad/cursites/calinfo.cfm?id=0801658)

STANLEY R. MICKELSEN SAFEGUARD MISSILE SITE RADAR (MSR) COMPLEX. (N.D.). COLD WAR

TOURIST. RETRIEVED SEPTEMBER 8, 2023, FROM [HTTPS://WWW.COLDWARTOURIST.COM/STANLEY-](https://www.coldwartourist.com/stanley-r-mickelsen-safeguard-complex)

[R-MICKELSEN-SAFEGUARD-COMPLEX](https://www.coldwartourist.com/stanley-r-mickelsen-safeguard-complex)

TARASIUK, Y., SAMSIN, I., BLIAKHARSKYI, Y., EPEL, O., & POKHYLENKO, I. (2022, OCTOBER 18).

ADMINISTRATIVE LAW TOOLS REGULATING HIGH-RISE CONSTRUCTION IN HISTORIC CITY DISTRICTS:

UKRAINE AND GERMANY. [HTTPS://DOI.ORG/10.34069/AI/2022.56.08.28](https://doi.org/10.34069/AI/2022.56.08.28)

THE PYRAMID OF NORTH DAKOTA. (N.D.). ATLAS OBSCURA. RETRIEVED SEPTEMBER 8, 2023, FROM

[HTTP://WWW.ATLASOBSCURA.COM/PLACES/PYRAMID-NORTH-DAKOTA](http://www.atlasobscura.com/places/pyramid-north-dakota)

THE YARD VISITORS MAP. (N.D.). BROOKLYNNAVYYARD. RETRIEVED 11 FEBRUARY. 2024, FROM
[HTTPS://BROOKLYNNAVYYARD.ORG/WP-CONTENT/UPLOADS/2023/06/VISITORS-MAP.PDF](https://brooklynnavyyard.org/wp-content/uploads/2023/06/visitors-map.pdf).

THIÉBAUT, P. (2007). OLD BUILDINGS LOOKING FOR NEW USE: 61 EXAMPLES OF REGIONAL
ARCHITECTURE BETWEEN TRADITION AND MODERNITY. EDITION AXEL MENGES.

[UN] RESTRICTED ACCESS: FROM GADDAFI'S COMPOUND TO GUANTANAMO BAY DETENTION
CENTER, INTERNATIONAL ARCHITECTURE COMPETITION LAUNCHES TO REPURPOSE CLOSED,
ABANDONED AND DECOMMISSIONING MILITARY SITES. (2011). U.S. NEWSWIRE.
[HTTPS://SEARCH.PROQUEST.COM/DOCVIEW/900182751?PQ-ORIGSITE=PRIMO](https://search.proquest.com/docview/900182751?pq-origsite=primo)

US EPA, O. (2019, AUGUST 29). BASE REALIGNMENT AND CLOSURE ACT (BRAC) SITES
[COLLECTIONS AND LISTS]. [HTTPS://WWW.EPA.GOV/FEDFACTS/BASE-REALIGNMENT-AND-
CLOSURE-ACT-BRAC-SITES](https://www.epa.gov/fedfacts/base-realignment-and-closure-act-brac-sites)

VARGAS-HERNÁNDEZ, J. G. & PALLAGST..., K. (2023). URBAN GREEN SPACES AS A COMPONENT OF AN
ECOSYSTEM. ... DEVELOPMENT AND ...HTML

WANG, L., XUE, X., YANG, R. J., LUO, X., & ZHAO, H. (2019). BUILT ENVIRONMENT AND
MANAGEMENT: EXPLORING GRAND CHALLENGES AND MANAGEMENT ISSUES IN BUILT
ENVIRONMENT. FRONTIERS OF ENGINEERING MANAGEMENT, 6(3), 313-326. HEP.COM.CN

WRITER, J. I. T. S. (2019, AUGUST 20). REDEVELOPMENT FIRM WANTS TO GIVE OLD VINT HILL
BARRACKS A SECOND LIFE. FAUQUIER TIMES, PRINCEWILLIAMTIMES.COM.
[HTTPS://WWW.FAUQUIER.COM/NEWS/ARTICLE_589053D4-C368-11E9-80A8-2F97A3D0ACD3.HTML](https://www.fauquier.com/news/article_589053d4-c368-11e9-80a8-2f97a3d0acd3.html)

YUNG, E H., & CHAN, E H. (2012, JULY 1). IMPLEMENTATION CHALLENGES TO THE ADAPTIVE REUSE OF HERITAGE BUILDINGS: TOWARDS THE GOALS OF SUSTAINABLE, LOW CARBON CITIES.

[HTTPS://DOI.ORG/10.1016/J.HABITATINT.2011.11.001](https://doi.org/10.1016/j.habitatint.2011.11.001)

ZHAO, L., YAN, M., JIANG, C., & SU, J. (2009, SEPTEMBER 1). THE SUSTAINABLE DEVELOPMENT OF URBAN ENVIRONMENTAL MANAGEMENT - THE REUSE OF OLD INDUSTRIAL BUILDINGS COMBINED

WITH CREATIVE INDUSTRIES IN BEIJING. [HTTPS://DOI.ORG/10.1109/ICMSS.2009.5302246](https://doi.org/10.1109/ICMSS.2009.5302246)