

# MAIN STREET ND

## MAIN STREET BEST PRACTICES: FARGO

**Population:** 120,762

**Type of project(s):** Historic Renovation, Mixed-use, Vibrancy, Infrastructure, Housing, Space Activation

**Project Description and Goals:** Constructed in 1929, the Union Storage & Transfer Cold Storage and Armour Creamery building stood vacant for years. The buildings have been refurbished and now host 38 apartments and a brewery. The building is one of North Dakota's best examples of Art Deco style in industrial architecture. It makes an important contribution to downtown Fargo's historic character. The project preserved the integrity and beauty of the historic space, allowing it to be listed on the National Register of Historic Places.



### How They Did It:

- The project budget was around \$12 million.
- The development did not require any new infrastructure as the City was already in the process of street and utility reconstruction.
- The City of Fargo provided property tax incentives and Historic tax credits were provided by State and Federal programs, working through the ND Historical Society. This was a Renaissance Zone project.



**The Fargo Historic Union was the winner of the 2018 Main Street Legendary Heritage Award!**

### This is a Best Practice Because:

- It activates the street by providing housing and new commercial activity.
- In the long run, it adds tax revenue of over \$100,000 a year for the local government.
- This project shows how a historical building can be adapted to new uses while preserving the historic character: it preserves a landmark building that has beautiful architecture.
- Developing on existing infrastructure has a high return on investment and is an efficient use of resources.
- It features a mix of uses, putting residential units near a variety of local amenities.
- This is a great example of a public-private partnership.



### Learn More:

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