

The Delta Power & Light Building

Scope of Work — Site Redevelopment and Reuse Planning

Prepared for: Colorado Department of Public Health and Environment (CDPHE) / City of Delta (Delta)

Prepared by Colorado Brownfields Partnership (CBP) / 9th Path Advisors (9PA)

Site: The Delta Power & Light Building, 1133 South Main Street, Delta, CO

Anticipated Timeline: 4–5 months

Draft Date: June 11, 2026

AT A GLANCE

Building Size: ~13,476 SF across two structures (Building 1: 12,072 SF; Building 2: 1,404 SF) on a ~0.86-acre main parcel, plus a separate yard parcel

Ownership: City of Delta (publicly owned since construction)

Current Status: Decommissioned former municipal power plant; Phase I and Phase II environmental site assessments complete; building vacant and site largely used as a yard

Reuse Vision: To be determined; community concepts floated include maker/collective space, food production, residential, and brewery/restaurant, all subject to environmental feasibility and confirmed market support

Project Overview

The City of Delta, Colorado has identified the former Delta Power & Light building, located at 1133 South Main Street at the south gateway into Delta, as a potential redevelopment opportunity. The site consists of two city-owned structures totaling roughly 13,476 square feet (a 12,072-square-foot main building and a 1,404-square-foot secondary building) on an approximately 0.86-acre parcel, with an adjoining yard held as a separate parcel. Built in 1936, the building once housed kerosene-fired generators that produced electricity for the City; it has since been decommissioned and no longer serves any power generation or storage function, with the grounds now used largely as a yard. The City values the building's distinctive architecture and prominent gateway location and is exploring whether it can be repurposed to benefit the community.

City stakeholders and community members have floated a wide range of reuse ideas, including a collective or maker space, a farm-to-table or local food production environment, residential condominiums or apartments, and a brewery or restaurant. At the same time, the City recognizes

that the building's environmental condition may materially limit what is feasible. Phase I and Phase II environmental site assessments have already been completed, and preliminary review suggests that uses such as a commercial kitchen may not be viable in the building's current state without significant remediation that could prove cost-prohibitive. A central purpose of this engagement is to bring more clarity to what is feasible.

With support from the Colorado Brownfields Partnership (CBP), the City aims to develop a data-driven, market-supported reuse plan that establishes what the property can realistically support given its environmental conditions, ownership structure, and community context. Community members have raised a wide range of ideas but a grounded market study and environmental review are needed to determine which uses are feasible. The plan will be candid about value, including whether the property holds positive market value, is roughly break-even, or is a net liability the City would be better served divesting. CBP will conduct the market analysis, identify viable reuse concepts, facilitate targeted community engagement, and develop an action plan that can be used to attract private investment and pursue cleanup funding before key grant opportunities expire.

PRIMARY DELIVERABLE

A site-specific Vision and Action Plan for the Delta Power & Light building, including a market-informed opportunity analysis, prioritized reuse alternatives grounded in the building's environmental condition, a candid assessment of marketable value, and a resource roadmap for environmental cleanup and redevelopment funding.

Key Areas of Support

- Targeted Site and Opportunity Analysis
- Reuse Alternatives and Marketable Value Assessment
- Environmental Constraints and Cleanup Grant Eligibility Strategy
- Resource Roadmap and Plan Document Production

Project Partners and Roles

This project will be delivered through a coordinated partnership. To avoid duplication of effort and ensure efficient delivery, partner roles are summarized below.

Partner	Role
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CBP	• Planning assistance program management and funding, coordination with the City and CDPHE, and support across all tasks. • Market and feasibility analysis, opportunity analysis, marketable value assessment, concept refinement, and action planning.
CDPHE	• Environmental program oversight, review and concurrence on the scope of work, and guidance on brownfields assessment and cleanup grant pathways and eligibility.
City of Delta	• Property owner and project sponsor. Provides existing reports and site data (including the Phase I and Phase II ESAs), arranges site access and building walkthroughs, identifies and helps convene local stakeholders, articulates the City's goals and constraints, and reviews and approves project deliverables

Scope of Work

The scope below may not proceed in a strictly linear manner. Several tasks and sub-tasks are expected to be completed in parallel.

TASK 01

Groundwork & Assessment

This initial task will ensure that the project team is aligned and has a shared understanding of the process, existing conditions, the City's strategic goals, and both the near-term and long-term needs driving the project. A first-order priority is a careful review of the completed Phase I and Phase II environmental site assessments, since the building's environmental condition will dictate which reuse options are realistic. This task will initiate a targeted site analysis and opportunity analysis to evaluate all relevant materials and information regarding the market context, the existing condition of the buildings, their potential uses, and other redevelopment strategies. This task may include multiple meetings, including kickoff meetings, coordination meetings, and meetings with local developers, property owners, and other stakeholders to better understand the local market context.

The CBP team anticipates an in-person site visit to Delta, coordinated with the City and CDPHE. The City will assist in arranging access to and a walkthrough of both buildings and the yard,

providing detailed photography and floor measurements, and scheduling interviews with key local stakeholders. While Delta's size makes standard commercial real estate databases (CoStar, LoopNet, ESRI) more useful than in very small communities, local stakeholder interviews remain an important input into the market study and help ground-truth its findings. Early information from the market study will also be used to support the development of materials for community engagement.

SUB-TASKS

- 1.1** Existing Documents, Phase II ESA, and Site Conditions Review
- 1.2** Kickoff and Coordination Meetings
- 1.3** Site Visit and Stakeholder Interviews
- 1.4** Environmental Condition and Reuse-Constraint Assessment

TASK 02

Market Study & Opportunity Analysis

This task will include the completion of a targeted site analysis and opportunity analysis for the Delta Power & Light building. A background study of the surrounding market, regulations, and site will determine high-level opportunities and constraints and inform a subsequent analysis of land uses and product types appropriate to a building of this size, configuration, and environmental condition. Given the property's roughly 13,476 square feet across two structures on an approximately 0.86-acre site, its B-2 zoning and south-gateway location about five to six blocks from the walkable downtown core, and the adjoining yard parcel, the analysis will give particular attention to the practical realities of activating a former industrial building of this scale and to the degree to which environmental conditions narrow the realistic universe of uses.

This effort will result in an opportunity summary and matrix, including 3–6 valid reuse options for the property, to inform which concepts might be pursued further, along with a candid view of the building's marketable value in its current state. The draft opportunity summary will be shared in 70–80% complete format with the City and project partners for review and input. A virtual or in-person presentation can be made if desired.

SUB-TASKS

- 2.1** Background, Market & Site Analysis
- 2.2** Land Use and Product Type Analyses
- 2.3** Opportunity Summary and Matrix
- 2.4** Stakeholder Presentation and Review
- 2.5** Final Market and Opportunity Package

TASK 03

Concept Development & Targeted Community Engagement

Based on stakeholder feedback on the opportunity analysis, the team will refine the viable reuse options into development concepts that can be used for community education and engagement. Depending on data availability, the CBP team will analyze these uses, give initial budget and return estimates, and determine potential barriers to developing the preferred uses, including the implications of environmental remediation costs on project feasibility. Where more detailed conceptual floor plans or exterior graphics would aid decision-making, they can be produced by a design partner or by the City and coordinated with 9th Path; no architectural or design partner has been identified for this engagement to date. 9th Path will coordinate any such work so that the market analysis informs the concept options and the concept options inform the realistic universe of reuse scenarios.

The CBP team will create graphics to illustrate the possible uses of the site and support the City of Delta in a targeted community engagement effort. The CBP team will assist in strategizing the outreach's scope, methods, and outcomes. The goals of the engagement process will include reviewing and prioritizing the 3–6 concept alternatives, framing tradeoffs (including environmental cost tradeoffs), and identifying other potential community benefits.

The CBP team will help create the engagement products, including graphics, boards, and the design of interactive activities, and plans to attend in person. Virtual support can be provided as necessary. The team will then help analyze the result

SUB-TASKS

- 3.1** Concept Refinement and Development
- 3.2** Development Feasibility
- 3.3** Engagement Graphics and Materials
- 3.4** Engagement Graphics and Materials
- 3.5** Results Analysis

TASK 04

Action Planning & Implementation Strategies

In collaboration with the City and project partners, the CBP team will create an Action Plan for the Delta Power & Light building that can be leveraged with funding sources, potential tenants, and prospective developers. The Action Plan will include 2–3 options for the preferred future use, key steps toward implementation, a recommended approach, and strategies to assist in financing and achieving the desired outcomes, including the option of divestment if the analysis supports it. Because the City owns the property and may be considered a potentially responsible party, the plan will address the eligibility pathway for cleanup funding, which will likely require transferring title to a qualifying entity such as the Urban Renewal Authority, Delta County, the Delta County

Economic Alliance, or another eligible public or nonprofit entity. The Action Plan will include a resource roadmap identifying applicable state and federal funding sources for environmental assessment, cleanup, and redevelopment, with attention to timing. If appropriate, the CBP team can be available to support community adoption of the plan.

SUB-TASKS

- 4.1** Strategies, Priorities & Actions Content
- 4.2** Resource Roadmap and Cleanup Grant Eligibility Pathway
- 4.3** Plan Production
- 4.4** Support for Community Adoption (if Needed)