

# BROWNFIELDS TECHNICAL ASSISTANCE

## OAKLAND - 3525 FRUITVALE AVE.

October 2015



### Property Information

Address 3525 Fruitvale Avenue  
Oakland, CA 94602  
Alameda County

Size 0.15 acre

### Technical Assistance Recipient

Dimond Improvement Association  
[www.dimondnews.org](http://www.dimondnews.org)

### Contacts

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EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

## PROJECT SUMMARY

### Community

The property is located at 3525 Fruitvale Avenue in the Dimond District in Oakland, California. A local non-profit organization, the Dimond Improvement Association, seeks to improve the local community and redevelop the property as a community food hall or marketplace. EPA supports non-profit organizations with projects that maximize existing infrastructure and lead to additional community re-investment.

### Property Information

The property consists of a single commercial building constructed in 1915 that occupies the entire footprint of the 0.15-acre parcel. The building formerly served as a garage, auto body paint and repair center and bowling alley. The property is currently operated as commercial gravure printing facility. Significant ink spillage was observed in the building, but no odors or employee complaints have been reported. A former dry-cleaner is located approximately 75 feet south of the building.

### Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. Based on EPA's review of historical records, chemicals potentially used or stored at the property do not appear to affect current conditions, as there are no reported tanks and no known historical releases to the environment. Observations made during the assessment identified significant ink spillage on the facility floor causing staining, which appeared to be superficial, and no odors or employee complaints were reported. Asbestos-containing materials and lead-based paint are likely present at the property based on the construction age of the building, but no friable asbestos-containing material or loose paint chips were observed. **Recommendation:** The property is suitable for reuse as a commercial facility. If the property were to be redeveloped for residential use, or for use as a school or daycare facility, then soil vapor sampling inside of the building is recommended to determine whether there are impacts from the nearby former dry cleaner.

### Future Use

The Dimond Improvement Association supports reuse the property as a community food hall or marketplace.

