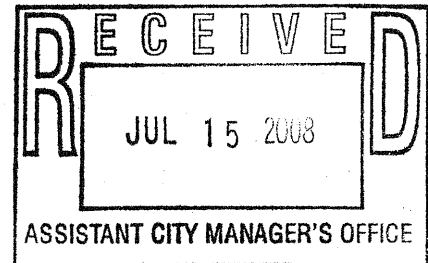




UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 4  
ATLANTA FEDERAL CENTER  
61 FORSYTH STREET  
ATLANTA, GEORGIA 30303-8960

July 11, 2008  
Mr. Fred Murry  
Assistant City Manager  
Office of the City Manager  
City of Gainesville  
City Hall, Station 6  
P.O. Box 490  
Gainesville, Florida 32602-0490



Dear Mr. Murry,

It was good to meet you on June 30, 2008, at the Florida Department of Environmental Protection (FDEP) offices to discuss items of mutual concern related to the soil remediation of the Koppers portion of the Cabot-Koppers Superfund Site. We look forward to future dialogue with the City of Gainesville over the Cabot-Koppers Superfund Site remediation efforts.

We have received a copy of the June 23, 2008, City of Gainesville City Council Resolution 071173 related to the Cabot-Koppers Superfund Site. We appreciate the opportunity to be apprised of its passage. We are concerned that there is a portion of the resolution that inaccurately summarizes EPA's May 1, 2008, presentation at the joint City of Gainesville City Council/Alachua County Commission Meeting related to redevelopment efforts at Atlantic Station in Atlanta, Georgia and the proposed Magnolia project in Charleston, South Carolina.

Specifically, both the Atlantic Station and Magolia Site were remediated to commercial/industrial soil standards. As part of the redevelopment efforts, developers added barriers in the form of engineered soil covers (roads, concrete sidewalks, driveway, and fill dirt) in combination with institutional controls (deed restrictions against gardening, groundwater usage etc.) that prevent human exposure to site soils. These additional physical barriers reduced and/or eliminated soil exposures in such a way that both sites could be used as mixed-use residential/commercial properties. However, these sites were not remediated to residential soil standards; rather, risk management techniques, incorporated in the cleanup plan allow for residential use consistent with the reuse/redevelopment plans for the sites. Similar techniques for soil exposure reduction and/or elimination are available for the Koppers property in Gainesville should land use change in the future.

It is also critical to identify that the current zoning for both the Atlantic Station and the Magnolia Charleston Sites is mixed-use. For economic reasons, Superfund site redevelopment efforts typically take on a mixed-use approach. We look forward to

having future discussions with City of Gainesville and Alachua County in the multiple ways that Site reuse can take place for the Koppers parcel in the event that the Koppers plant ceases operation in the future. If we may be of assistance in this or any other matter, please contact me at (404) 562-9120 or via e-mail at [miller.scott@epa.gov](mailto:miller.scott@epa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Miller". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Miller".

Scott Miller  
Remedial Project Manager