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Come Join Us to Discuss Upcoming Cleanup Work

WHEN

Wednesday
October 21, 2026
5:00–7:00pm

WHERE

Former Koppers Site
200 NW 23rd Ave
Gainesville, FL 32609

Local community members encouraged to attend.

REMEDIAL ACTION FACT SHEET | October 2026

Introduction

The U.S. Environmental Protection Agency is hosting an open house to provide updates on site activities and progress at the Cabot/Koppers Superfund Site (Site). Upcoming cleanup activities will begin in October 2026 and continue into 2027.

Upcoming Cleanup Activities

Under a Consent Decree (CD) with EPA, Beazer East, Inc. (Beazer) has certain cleanup responsibilities for the former Koppers facility portion of the Cabot/Koppers Superfund Site. These cleanup activities were designed in coordination with local, state and federal governments and included in a work plan that explains how work at the Site will be completed.

Planned actions include:

- Constructing a 5,300-foot-long cut-off wall extending approximately 65 feet below ground to contain contaminated groundwater associated with the former wood treatment facility operations.
- Replacing the existing Florida Department of Transportation (FDOT) stormwater ditch that runs through the Beazer Property with a new piping system configured to avoid the groundwater cut-off wall.
- Removing soil piles, surface soil and contaminated ditch sediments from the city's former Municipal Storage Yard (MSY) and relocating them inside the cut-off wall, which is designed to keep contaminated water and soil from getting into the groundwater.

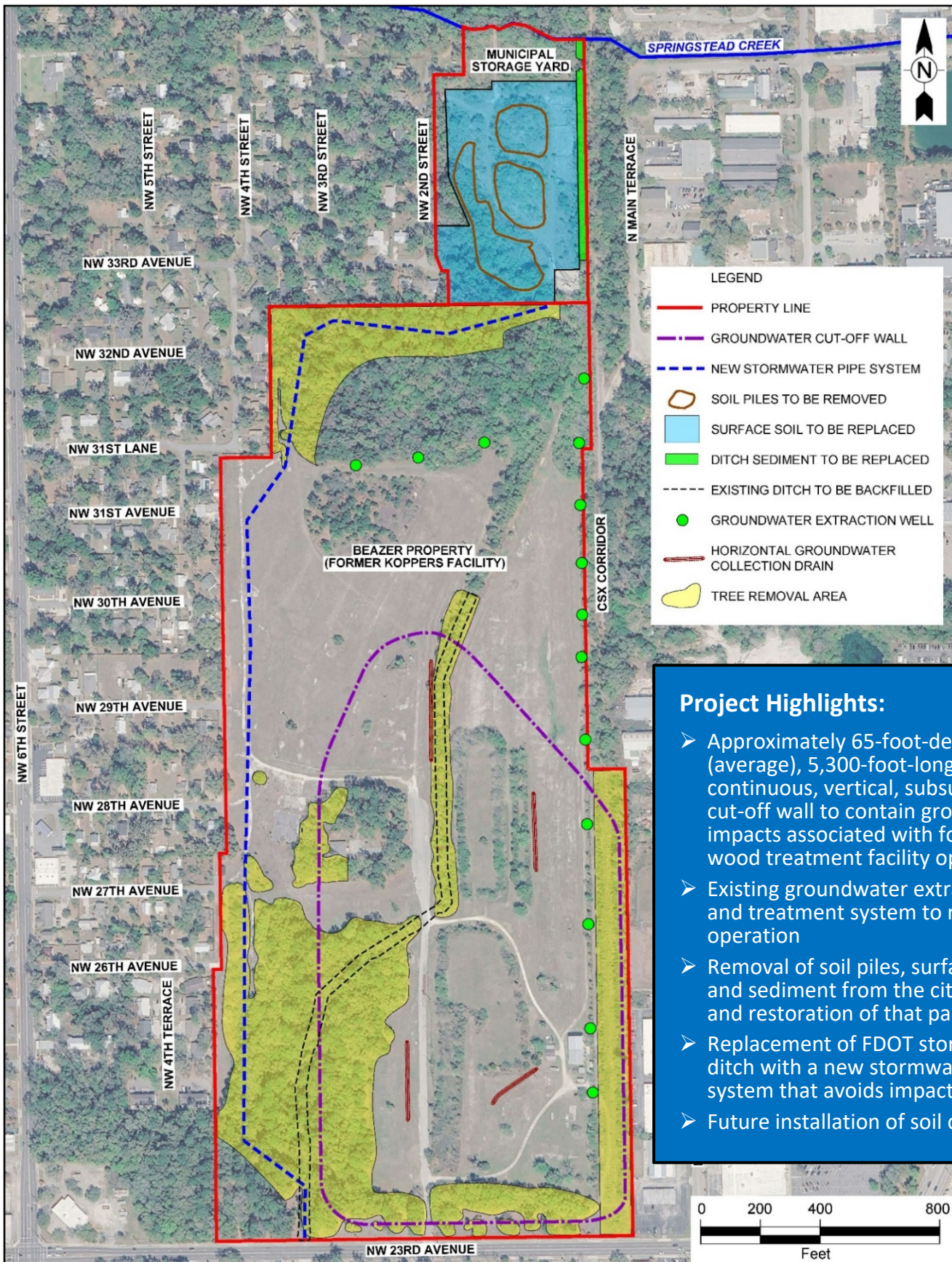
These actions will require activities such as tree clearing and fence replacement.

Site Description

The Cabot/Koppers Superfund Site encompasses approximately 140 acres in Gainesville, Florida, near the intersection of North Main Street and NW 23rd Avenue. It consists of two properties: the approximately 40-acre Cabot Carbon side on the east, which operated as a pine-tar products facility from 1910 until 1967, and the approximately 100-acre former Koppers side on the west, which operated as a wood treatment facility from 1916 until 2009. The Cabot side has since been mostly redeveloped into commercial properties. The Koppers side is currently owned by Beazer and is undergoing cleanup.

Background

Historical operations by both Cabot and Koppers caused contamination of soil, sediments and groundwater. Contaminants of concern include polycyclic aromatic hydrocarbons and other compounds associated with former



FREQUENTLY ASKED QUESTIONS

When will the work occur?

Work is planned to begin in October 2026 and continue through mid-2027. Working hours will generally occur during daylight hours, Monday through Friday, and Saturdays when necessary.

Will there be dust or noise associated with the work?

Beazer's RA contractor will have mitigation measures available to protect Site workers and ensure noise, dust, and airborne contaminants, if present at the project boundary, do not exceed health-protective levels. Beazer has developed a comprehensive noise and air monitoring program that combines real-time detection for immediate safety and grab samples for laboratory verification of compliance with EPA, FDEP, and City of Gainesville requirements.

Will there be road closures due to the work?

Road closures are not expected.

Will the construction affect businesses in the area?

We do not expect businesses in the area to be affected. The construction will take place on Beazer's property and on the city's former MSY. The city's former MSY will be accessed by Beazer's RA contractor via a temporary access road between the Beazer Property and city properties.

Will the construction affect residential areas?

No, the construction area is within two former industrial properties. Residents immediately adjacent to the western and northern boundaries of these properties will likely notice the remediation activities, including vegetation clearing and heavy machinery. Monitoring and control measures will be taken to avoid any effects on the properties. Also, passers-by along NW 23rd Avenue may notice the construction work. Fencing will be placed along 23rd Avenue at the front of the Beazer Property for public protection.

How is this related to the Cabot Carbon Site?

This work is not related to the Cabot Carbon Site, located immediately to the east of the former Koppers facility. Although the former Koppers and Cabot Carbon facilities were combined into a single Superfund Site, the two operations were separate and unrelated. Cabot Corporation is addressing matters related to the former Cabot Carbon Site and Beazer is addressing matters related to the former Koppers facility.

What is Superfund? Who is overseeing this work?

"Superfund" is a federal government program designed to clean up sites contaminated with hazardous substances and pollution. The work is being performed under the strict oversight of the U.S. Environmental Protection Agency (EPA). The Florida Department of Environmental Protection (FDEP), Alachua County Environmental Protection Department (ACEPD), and the City of Gainesville have also been involved in planning the work.

How does this work fit into the previous work completed at the Site?

For over 30 years, Beazer and Cabot have worked on cleanup activities at their portions of the Superfund Site and have worked cooperatively with regulatory authorities to ensure that these actions remain protective of human health and the environment. Beazer's planned cut-off wall will contain the most contaminated groundwater so that it can be cleaned without spreading. Groundwater cleanup will continue until EPA cleanup goals are met.

What will happen to the property after remediation is complete?

After all cleanup goals are met, there will be restrictions on underground disturbances that could affect the installed remediation components. Otherwise, the property will be suitable for multiple types of development. Beazer and the city have agreed to construct a pedestrian/bicycle path on the Beazer property for future public use. Beazer will remain responsible for operating and maintaining the groundwater containment system and will monitor Site conditions on an ongoing basis.