



city of oakdale, minnesota

1584 hadley avenue north / 55119

October 20, 1976

Mr. Peter Vanderpoel
Environmental Quality Council
550 Cedar Street
St. Paul, Minnesota 55101

Dear Mr. Vanderpoel:

This is to notify the Environmental Quality Council that a Second Addendum to the Final Environmental Impact Statement for the proposed 3M Research/Office Park has been prepared and is being filed with the EQC. The City of Oakdale received the information requested on several alternative sites considered by the 3M Company for the project in 1964.

The Second Addendum is being distributed to Council-designated distribution points and to persons and organizations commenting on the Draft EIS.

Sincerely,

CITY OF OAKDALE

Dennis S. Zylla
Dennis S. Zylla
City Administrator

DSZ:ju

responsible agency:
The City of Oakdale
1584 hadley avenue north
oakdale, minnesota 55119

prepared by:
Bather-Ringrose-Wolsfeld, Inc.
7101 york avenue south
edina, minnesota 55435

october 1976

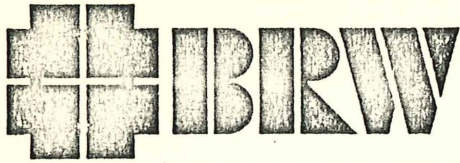
**3M Oakdale/Lake Elmo
Research/Office Park
Final Environmental
Impact Statement
City of Oakdale**

a second addendum to the Final E.I.S.

INTRODUCTION

This is the Second Addendum to the Final Environmental Impact Statement for the proposed 3M Research/Office Park. It addresses comments received on the Final EIS related to the consideration of alternatives. The concerns were expressed by the Minnesota Department of Natural Resources, the Minnesota State Planning Agency and the Tri-Lakes Association.

The 3M Company was requested to provide additional information on the process used for selection of the Oakdale/Lake Elmo site in 1964 (September 30, 1976). The purpose of this request was to review the criteria used in making a comparative evaluation of sites. The 3M Company made a comparison of six sites (including the Oakdale/Lake Elmo site) that were seriously considered for the project; the comparison appears in the attached letter from the 3M Company (dated October 13, 1976).



PLANNING/TRANSPORTATION/ENGINEERING/ARCHITECTURE

September 30, 1976

Mr. John S. Hunter
3M Company Environmental Engineering
and Pollution Control
P. O. Box 33331
900 Bush Avenue
St. Paul, Minnesota 55133

Dear John:

As a result of yesterday's meeting to discuss the final EIS for the 3M Oakdale/Lake Elmo site, we are requesting further information on the 1964 site selection process.

Mr. Ken Wald of the Department of Natural Resources stated that the final EIS should include a discussion of why the Oakdale/Lake Elmo site was selected over the other sites reviewed. In particular, the EIS should provide information on the other sites that includes the environmental considerations given in the site selection process.

We would appreciate any such information if it is available.

Sincerely,

BATHER-RINGROSE-WOLSFELD, INC.

Fay E. Finn
Planner

FEF:ju



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CENTRAL ENGINEERING DEPARTMENT • 3M COMPANY
P.O. BOX 33331 • 900 BUSH AVENUE • SAINT PAUL, MINNESOTA 55133

October 13, 1976

Ms. Fay E. Finn
Planner
Bather, Ringrose, Wolsfeld, Inc.
7101 York Avenue South
Edina, Minnesota 55435

Dear Ms. Finn:

Your letter of September 30th requested further information about the 3M Center Carlton Park site selection process to satisfy the concerns expressed by some state agencies.

In our judgment, the value of the additional information to the EIS document is questionable. 3M has owned most of the acreage of the Oakdale/Lake Elmo site since 1966, and 3M does not own an alternate site in Minnesota for this proposed action. In addition, it must be remembered that the site selection process was carried out in 1964 - nine years before the enactment of the Minnesota Environmental Policy Act. We have been advised by legal counsel that the consideration of the site alternatives for a non-public development is inappropriate and unauthorized by law.

However, in keeping with the policy of openness that 3M Company has pursued throughout this process and in an effort to be cooperative we have reviewed the records in the company archives related to the site selection process.

As far as can be determined, the detailed site selection criteria presented on pages 303 through 305 of the Final EIS reflect the considerations given during the site selection process.

Due to the confidential nature of a site acquisition of this type, the record keeping, paperwork and personnel involved were kept to an absolute minimum. The information contained in our files indicates only a basic list of 25 sites - as noted in the Draft and Final EIS. Of these 25 sites, six appear to have been given the closest attention. By applying the site selection criteria in the EIS on the basis of 1964 conditions, we have made the following analysis:

I. Arden Hills - Hamline Avenue at I-694 and Highway 10

A. Proximity to 3M Center

A straight line measure on the map shows 11 miles to 3M Center; a considerable distance in comparison with the other sites.

B. Employee Residential Distribution

This site was located north and west of the center of residential distribution. This would result in increased distances to work for many employees.

C. Highway Accessibility

Access to the then proposed metro freeway system appeared to be good, but highway access to 3M Center was circuitous at best.

D. Size of Site and Lack of Physical Constraints

200-400 acres would have been an adequate size. The site appeared to have a series of small lakes or ponds which would have hampered development especially in comparison with some of the other sites.

E. Reasonable Land Costs.

No information available.

F. Existing or Future Availability of Sewer & Water Services.

There were none available. No indication of how they might be supplied.

II. Eagan Township - Dakota County - South of I-494 at I-35E
and

III. Mendota Heights - North of I-494 at I-35E

A. Proximity to 3M Center.

A straight line measure on the map shows 10 miles to 3M Center; a considerable distance in comparison with the other sites.

B. Employee Residential Distribution.

These two sites were located south and west of the center of residential distribution. This would have resulted in increased distances to work for many employees.

C. Highway Accessibility.

Access to the proposed metro freeway system appeared to be good, but highway access to 3M Center was circuitous at best.

D. Size of Site and Lack of Physical Constraints.

The site south of I-494 was 400 acres and the site north of I-494 was 180 acres. The south site was more acceptable because of larger acreage. There appeared to be no physical constraints to development. There was a railroad shown located adjacent to the sites. The sites were located directly in the landing approaches to the Minneapolis-St. Paul International Airport which could pose problems to some research laboratories.

E. Reasonable Land Costs.

No information available.

F. Existing or Future Availability of Sewer & Water Services.

There were none available. No indication of how they might be supplied.

IV. Pine Springs - Highway 36 near I-694

A. Proximity to 3M Center.

A straight line measure on the map shows six miles to 3M Center. This was better in comparison to some of the other sites.

B. Employee Residential Distribution.

This site was near the center of the employee residential spread. As a result the distances to work for many employees could be minimized.

C. Highway Accessibility.

The only access to the proposed metro freeway system was via Highway 36 which appeared to be a difficult situation and could have been deemed to be inadequate.

D. Size of Site and Lack of Constraints.

230 Acres which appeared to be an adequate size. There were some ponds and lakes shown which could hamper development; especially in comparison with some of the other sites. There was a railroad shown adjacent to the site.

Ms. Fay E. Finn
October 13, 1976
Page 4

- E. Reasonable Land Costs.
No information available.
- F. Existing or Future Availability of Sewer and Water Services.
There were none available. No indication of how they might be supplied.

V. Maplewood - County Road D and White Bear Avenue

- A. Proximity to 3M Center.
A straight line measure on the map shows 5.5 miles to 3M Center. This was better in comparison to some of the other sites.
- B. Employee Residential Distribution.
This site was near the center of the employee residential spread. As a result, the distances to work for many employees could have been minimized.
- C. Highway Accessibility.
The only access to the proposed metro freeway system was via White Bear Avenue which appeared to be a difficult situation and could have been inadequate.
- D. Size of Site and Lack of Constraints.
400 acres which appeared to be an adequate size. There are some ponds and lakes shown which could hamper development, especially in comparison with some of the other sites. There was a railroad shown adjacent to the site.
- E. Reasonable Land Costs.
No information available.
- F. Existing or Future Availability of Sewer and Water Services.
Sewer appeared to be available. No city water available.

VI. East Oakdale (Present Oakdale/Lake Elmo Site) I-694 and Highway 212.

- A. Proximity to 3M Center.
A straight line measure on the map shows 3.5 miles to 3M Center. This was the closest to 3M Center of all these six sites considered. Relatively easy access to 3M Center.
- B. Employee Residential Distribution.
This site was very near the center of the employee residential spread. As a result, the distances to work for many employees would be minimized.
- C. Highway Accessibility.
There appeared to be a potential access to both the proposed I-694 and the proposed upgraded Highway 212.
- D. Size of Site and Lack of Constraints.
160 acres with additional acreage available appeared to be an adequate size. There were no ponds or other undesirable topographic features which could have hampered development. There was a railroad shown through a portion of the site which connected with 3M-owned St. Paul property.
- E. Reasonable Land Costs.
No information available.
- F. Existing or Future Availability of Sewer and Water Services.
There were none available. No indication of how they might be supplied.

From this analysis it is apparent the Oakdale/Lake Elmo site most nearly satisfied the selection criteria at that time and was and continues to be the best selection.

I-694 has been constructed, improvements have been made to the I-694 and Minnehaha Avenue interchange; Highway 212 has been upgraded at the site; all of which afford good access and short travel time between 3M Center and the Oakdale/Lake Elmo site.

Three alternative water supplies (on site wells, Cities of Oakdale and/or Lake Elmo and City of St. Paul) have been identified that could adequately serve the site (see pages 112-114 of the Draft EIS). Several alternatives also exist for sewer service for the site (see pages 142-154 of the Draft EIS).

Ms. Fay E. Finn
October 13, 1976
Page 6

3M employee residential patterns continue to gravitate to this area so the Oakdale/Lake Elmo site together with 3M Center become more closely aligned as the center of focus.

It should be pointed out that both Oakdale and Lake Elmo have amended their Comprehensive Land Use Plans and find 3M's proposed use of the site acceptable to their community development goals. In addition, the location of the site falls within the Metropolitan Council's Urban Service Area.

No major environmental impacts have been identified to date that cannot be mitigated by reasonable means.

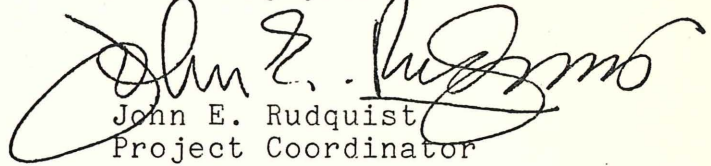
Because the intent of your letter was to obtain further information relative to the consideration of alternative sites in the EIS, it is necessary to reemphasize that 3M Company does not own alternate sites in the State of Minnesota for this proposed action. This is not to say that "alternatives" to the proposed action have not been presented because many have. They are described in the Draft EIS. They fall into the following general categories: (1) no project, (2) reducing the scale of the project, (3) altering the staging of the project, and (4) providing a variety of engineering alternatives for satisfying project requirements.

The various aspects of the last category seem to have been overlooked by many reviewers of the EIS. When considering all the alternative means that are available for carrying out this proposed project relative to obtaining an adequate water supply, obtaining and using energy, providing control of vehicular movement, etc., one must soon come to realize that 3M has presented a flexible proposal that can be adapted to various requirements, not a proposal where all the details have already been established by the Company. Through the EIS process and

Ms. Fay E. Finn
October 13, 1976
Page 7

future interaction with state and local agencies, it will be possible to develop the 3M site in a step by step process that will serve the needs of 3M and its neighbors to the greatest extent possible. 3M believes this is a responsible approach to a long term development because it will permit the consideration of changing needs and requirements of our society as the site is being developed.

Sincerely yours,



John E. Rudquist
Project Coordinator

JER:ba

cc: Mr. Dennis Zylla
Oakdale City Administrator