



September 30th, 2025

To: Patricia Quinn, CEO - NNEPRA

Fr: Brian Batson, MaineHealth

Re: MaineHealth Opposition to Rail Station Site 2

cc: Britt Crewse; Katie Fullam Harris; Katie Krakowka; Matt Wolden; Jim Cohen

This memo is provided in response to NNEPRA's request for MaineHealth's position regarding the relocation of the commuter train station from Thompson's Point to the area between the MaineHealth Maine Medical Center employee garage and the Cumberland County jail off St. John Street in Portland, Maine ("Site 2"). MaineHealth has been a consistent participant in stakeholder engagement meetings, calls and other written communications regarding the potential relocation of the Thompson's Point station to various sites on the Portland peninsula over the course of the past several months.

Throughout this period of stakeholder engagement, MaineHealth has undertaken its own operational, financial and strategic assessments of the impact of relocating the station to Site 2. As part of our own analysis, MaineHealth has prioritized the impact to patient and employee safety and relied on the expertise of transportation and safety professionals, including the professionals from Amtrak, CSX, and MaineDOT. Based on the foregoing, we have concluded that **Site 2 is not a viable option** for the relocation of the rail station. Locating the station at Site 2 would have consequences for patient and employee safety MaineHealth cannot support, and would negatively impact MaineHealth financially and strategically.

Key Concerns with Site 2

- **Public Safety Risks**
 - Amtrak, VHB Engineering, and CSX have all identified unavoidable safety risks at Site 2.
 - Traffic congestion and longer gate closures would increase the likelihood of accidents and create greater risk of injury to members of the public.
 - Emergency medical services would be directly impacted, with delayed ambulance transport times along Congress Street, a critical route to MaineHealth Maine Medical Center. The Libbytown "two way" Congress St conversion, which City staff has referenced in stakeholder discussions, has also lost federal funding and will not be coming to fruition.
 - Site 2 would increase risks to public safety and is therefore not a tenable or responsible option, regardless of any perceived attractive qualities of that site.
- **Conflict with Institutional Overlay Zone (IOZ)**

- Roughly half of Site 2 falls within MaineHealth's IOZ — the only area specifically designated by city zoning for future MHMMC expansion.
- Alternative use of this land would constrain MaineHealth Maine Medical Center's ability to meet growing healthcare demand in Portland.
- **Operational and Parking Impacts**
 - Site 2 currently provides essential staff and tenant parking, along with shuttle operations.
 - The garage holds over 2,300 spaces, serving 3,200 vehicles daily, with capacity to grow as needed to meet future workforce demand driven by regional healthcare needs.
 - Shuttles operate 24/7 with 680 trips per day, supporting staff access and hospital operations.
 - Loss or impairment of this infrastructure would severely disrupt hospital operations.

Conclusion

MaineHealth unequivocally opposes Site 2 due to serious public safety risks, conflicts with the IOZ, and major operational impacts. While we take no position on whether the rail station should be relocated, we do not support Site 2 under any circumstances.