Pittsburgh Regional Transit

Dormont Junction TOD
RFQ Pre-Submission Meeting

April 28, 2025

Agenda

- PRT’s Role in Transit-Oriented Development
- Project Overview
- RFQ Overview
- Questions

PRT Role in Transit-Oriented Development

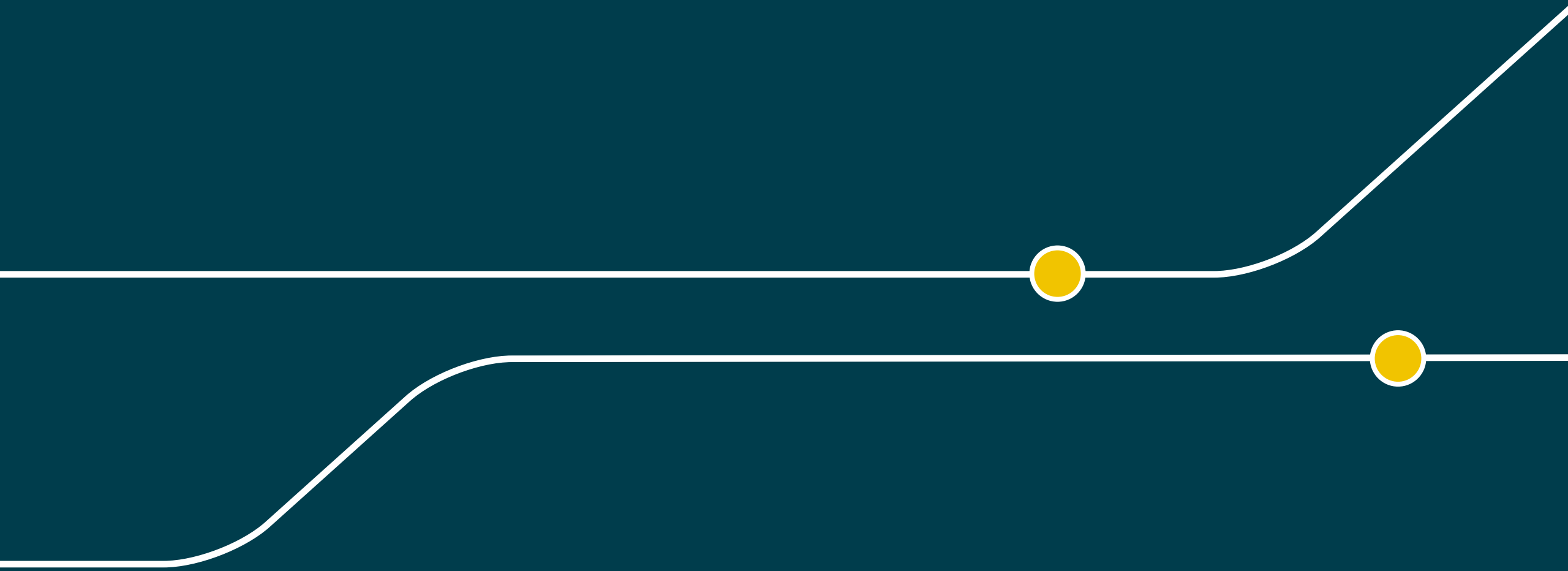
- TOD **sponsor** for joint development on PRT-owned property
- TOD **stakeholder** for any development that occurs within the ½ mile walksheds of current or future stations
- TOD **advocate** for sustainable land use decisions along all transit corridors in the Pittsburgh region





- Most of PRT's currently identified TOD projects were included in station area plans, but PRT could pursue TOD station improvements on other PRT properties.
- PRT has completed 7 station area plans to-date, and has 2 in progress. All but one of these stations has progressed to design or construction. Program website: https://engage.rideprt.org/sip
- Dormont Junction is the first TOD project to be implemented from a station area plan, and can be a model for collaborations with municipalities and other levels of government to catalyze higher-density development near transit, increase housing supply, and increase PRT ridership throughout the County.
- TOD program website: https://engage.rideprt.org/tod

Project Overview



Project Background

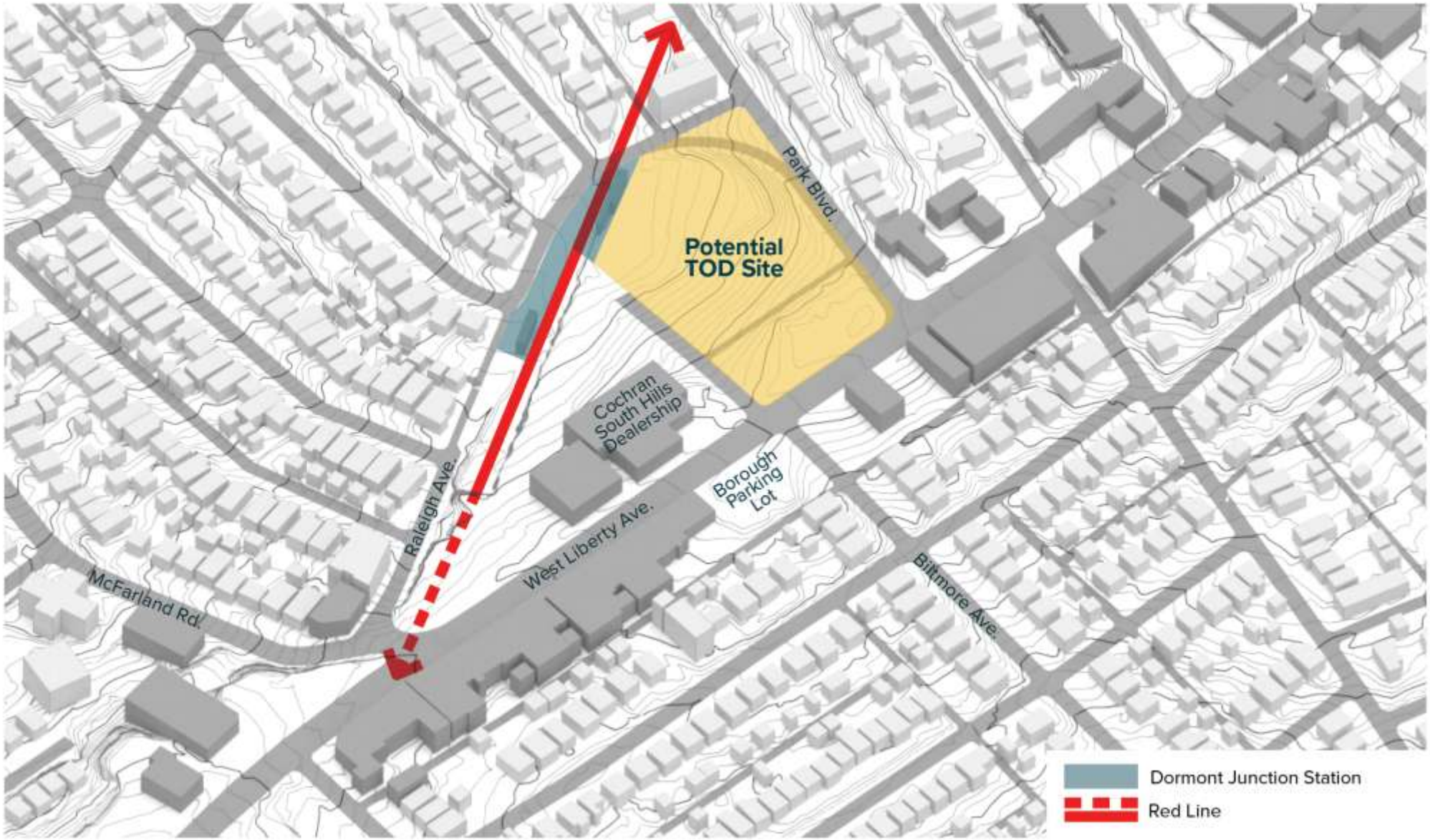
Key development assumptions:

- The site would be jointly developed by PRT and the Borough of Dormont.
- The site would be developed under a long-term lease agreement and the land will not be sold.
- Development will take place after the completion of the station renovation.
- PRT and the Borough have jointly released a request for qualifications (RFQ) and will evaluate all qualified proposals from developers.

Timeline for Dormont Junction

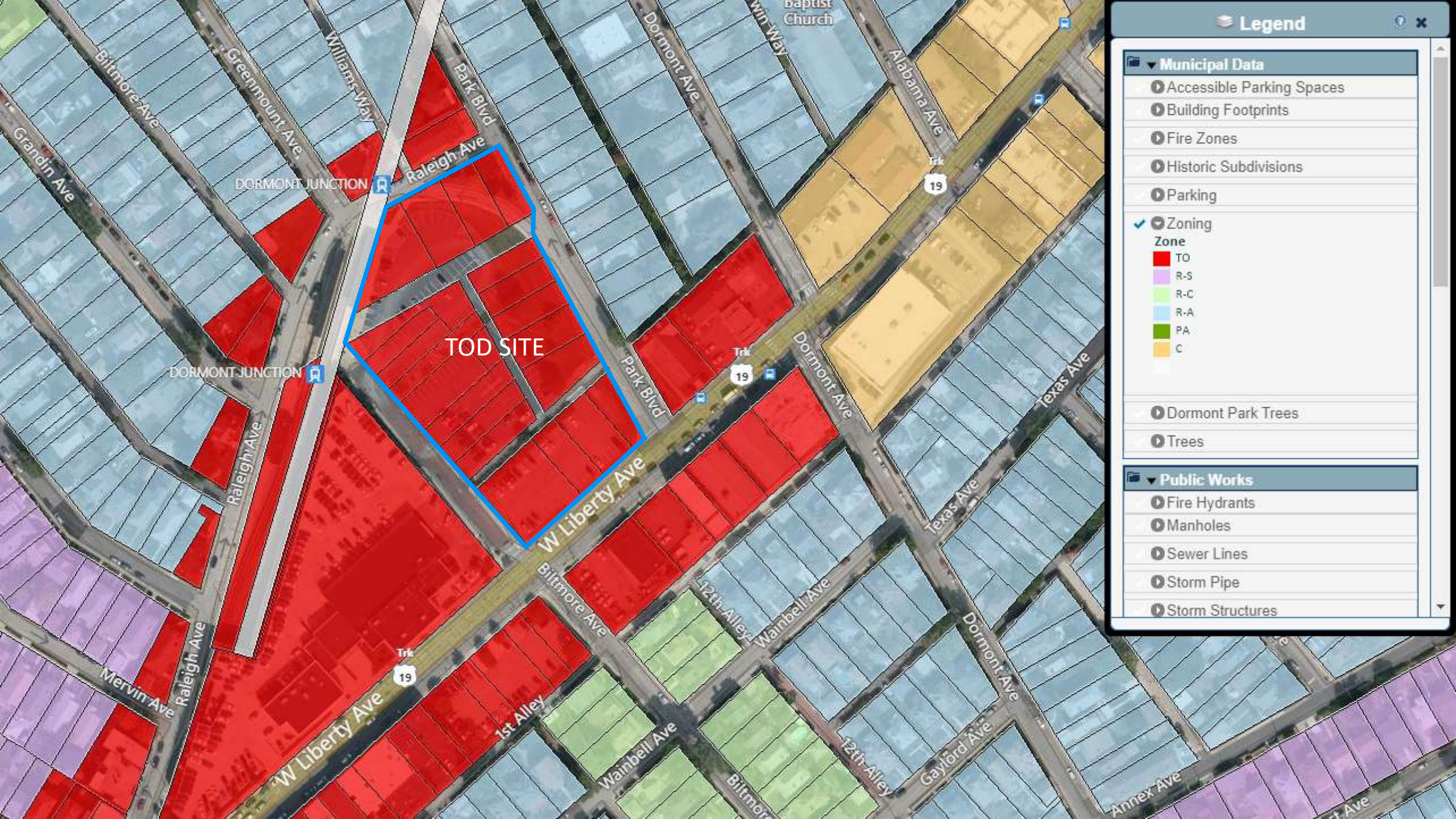
- **2015** PRT's TOD Guidelines
- **2018** PRT's Procedures for Competitive Negotiations for Joint Development
- **2019** PRT's Station Area Plan
- **2021** Dormont Borough Zoning Code Updated
- **2022-2024** PRT's Station Design
- **2023** Developer LOIs

TOD Site Context



TOD Site


Base Map with Parcels
Legend
Dormont Junction
Sunoco Gas Station
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance or area of a geometric shape on the ground
Perimeter: 1,352.15 Feet
Area: ~2.5 acres 109,689.76 Square Feet
Mouse Navigation
Save
Clear
166 feet
177 feet
432 feet
354 feet
205 feet
PRT
PRT
PRT
DORMONT
Gilbert Tile
Dormont Junction
Grandin Ave
Ranger Wy
Liberty Ave
Jamison's
Dormont Borough parcels:
22,200 sq ft (0.5 acres)

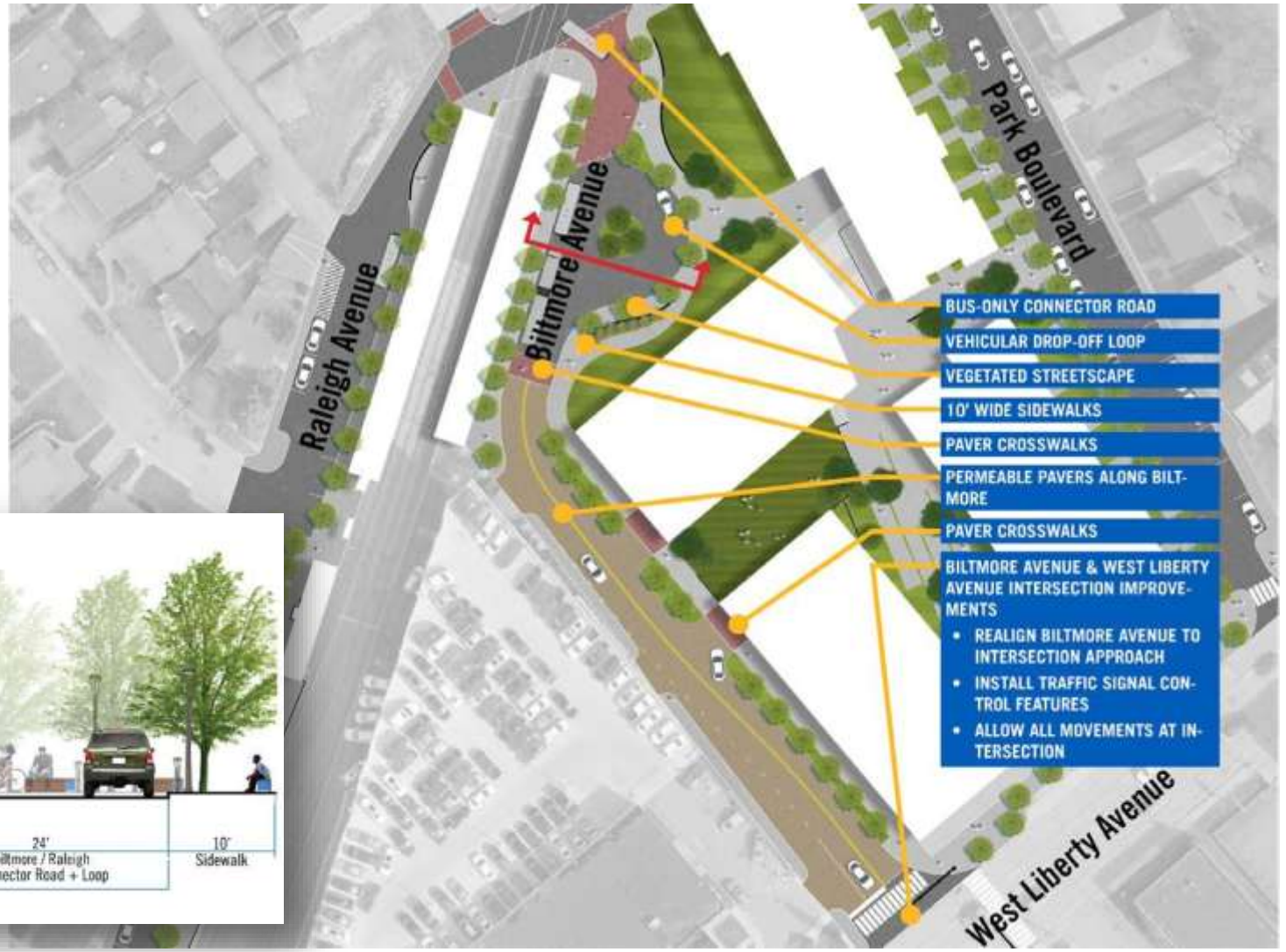

TOD SITE
DORMONT JUNCTION
DORMONT JUNCTION
Legend
Municipal Data
Accessible Parking Spaces
Building Footprints
Fire Zones
Historic Subdivisions
Parking
Zoning
Zone
TO
R-S
R-C
R-A
PA
C
Dormont Park Trees
Trees
Public Works
Fire Hydrants
Manholes
Sewer Lines
Storm Pipe
Storm Structures
W Liberty Ave
Raleigh Ave
Park Blvd
Dormont Ave
Alabama Ave
Texas Ave
Biltmore Ave
Greenmount Ave
Williams Way
Grandin Ave
Mervin Ave
1st Alley
12th Alley
Wainbell Ave
Gaylord Ave
Annex Ave
Baptist Church
Trk
19

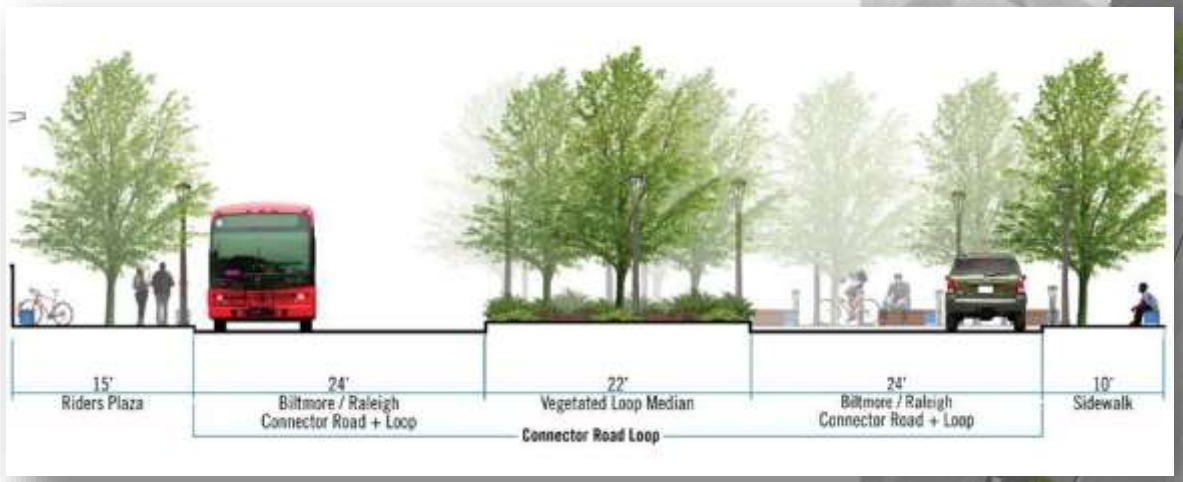
Station Area Plan TOD Vision (2019)



Station Access: Biltmore & Raleigh Aves.

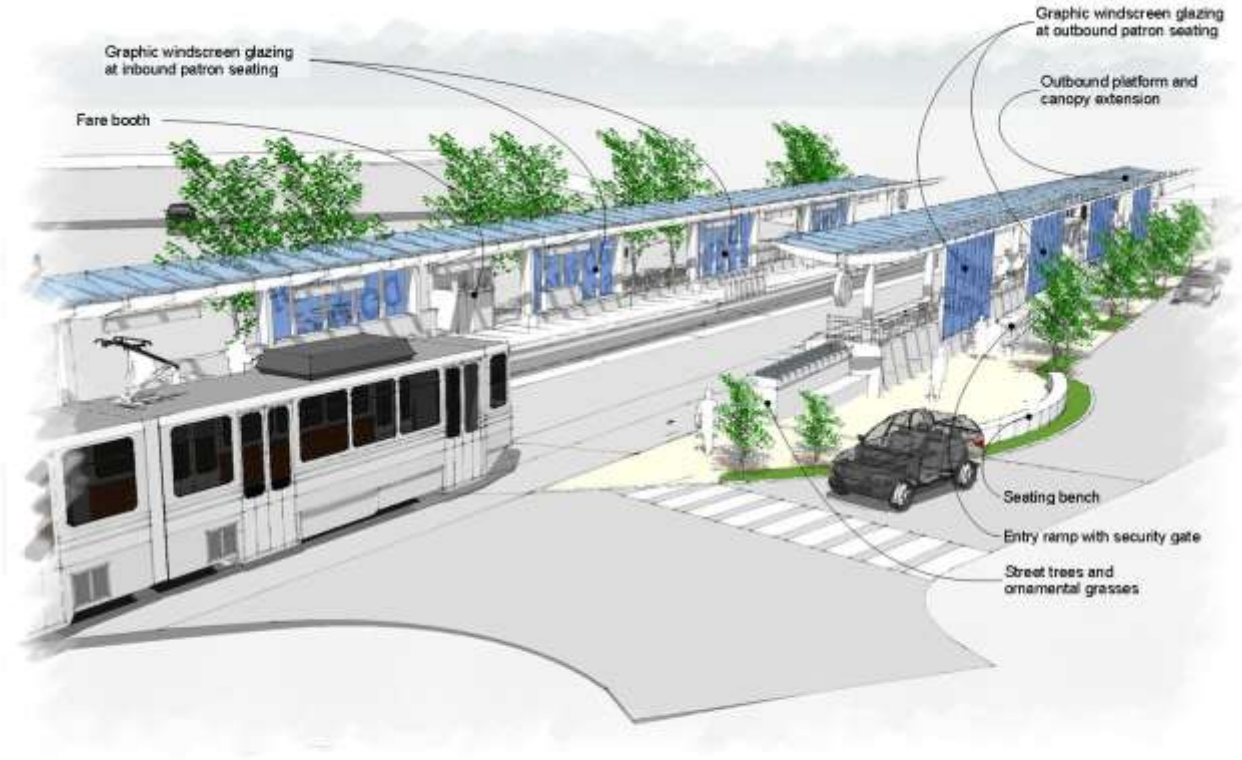






Dormont Junction Station Modernization

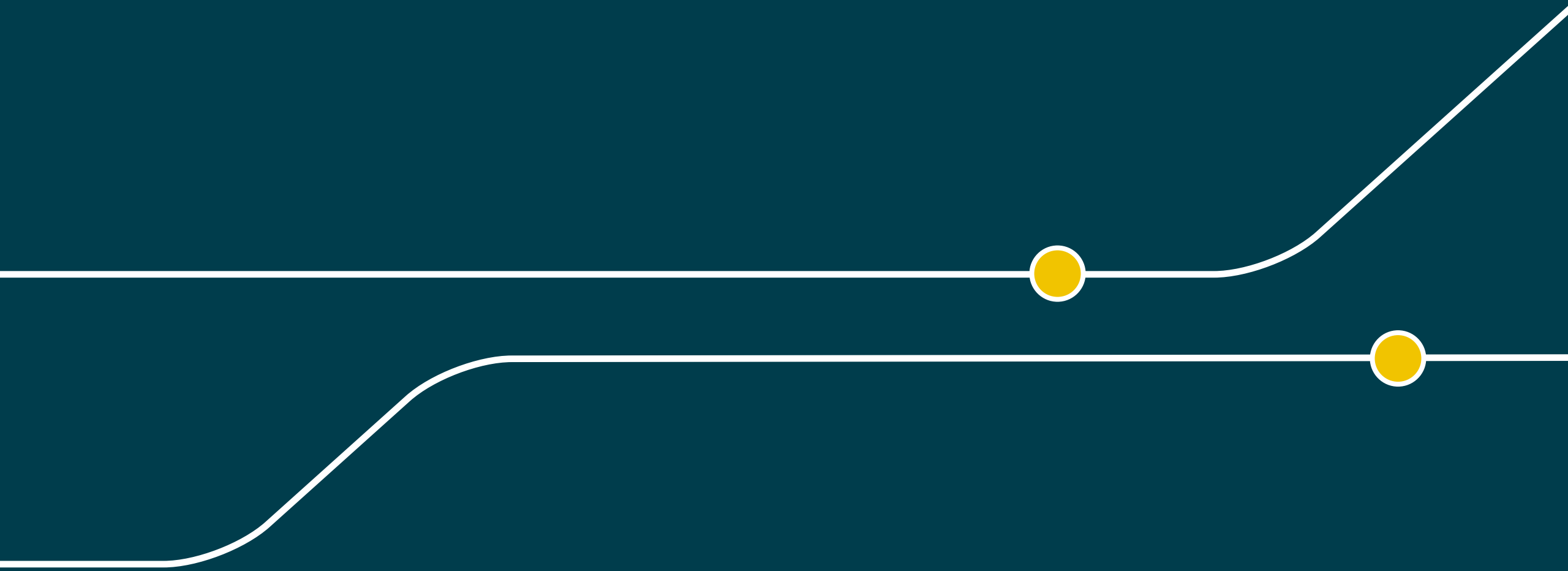




The Station Area Plan (SAP) included a newly designed station, improved station access and TOD opportunities. Dormont Junction Station is now 100% designed, fully funded, and expected to begin construction in 2026.

PRT's investment in the new station is important leverage for attracting a development partner for the TOD site.

RFQ Overview



PRT & Dormont Joint RFQ

PRT leadership and Dormont Borough have agreed to move forward with a joint Request for Qualifications (RFQ) and the following timeline:

- RFQ advertisement: April 2025 with a 60-day window for responses
- Responses received and evaluation begins: June 2025
- Evaluation Committee meets twice: June 2025
- Decision point to proceed with RFP: July 2025

Depending upon the number and/or quality of RFQ submissions received, the Evaluation Committee may then invite submitters to participate in a Request for Proposals (RFP) process. The Evaluation Committee will then review these proposals and make a recommendation to the CEO that PRT move forward with an Exclusive Negotiation Agreement with the highest ranked proposal.

The RFQ process and any subsequent RFP process would follow PRT's board-adopted Procedures for Joint Development.

Schedule

Activity	Anticipated Date
RFQ Publication	14 April 2025
Pre-Submission Virtual Meeting – *optional*	28 April 2025
Questions Due	5 May 2025
Answers to Questions	12 May 2025
RFQ Responses Due	26 May 2025
Shortlisted Respondents to be Notified	July 2025
Shortlisted Respondents Invited to a Site Tour	July 2025
RFP Publication (anticipated)	Summer 2025
RFP Responses Due (anticipated)	Fall 2025

Development Approach Goals

PRT and the Borough have established goals that can be found in the RFQ document, including:

- Maximizing Land Value
- Parking Guidelines
- Housing Affordability
- Station Accessibility



Submittal Requirements

To be considered for participation in the RFP Phase, Respondents must clearly, completely, and concisely address each of the following areas in their responses to this RFQ:

- Cover Letter
- Development Approach
- Description of Proposed Development Team
- Relevant Project Experience
- Financing and Leveraging Capacity
- Personnel Experience and Qualifications

Submissions in response to this RFQ must be emailed to Moira Egler at megler@rideprt.org no later than 4 PM EST on Monday, May 26th.

Evaluation Criteria

All proposals that meet the minimum requirements will be further reviewed and evaluated by an Evaluation Committee established by PRT and the Borough of Dormont on the following criteria:

- Development Approach
- Organization Expertise & Experience
- Individual Development Team Member Experience & Qualifications
- Financing & Leveraging Capacity

Questions

Submit additional questions by 5/5/25

Contact: Moira Egler
412-509-5643
Megler@rideprt.org