Pittsburgh Regional Transit

Dormont Junction Station Transit-Oriented Development

Joint Project Proposal

Dormont Borough Council Meeting
May 18, 2026

Project Background

Project Background

- Current Park and Ride and public parking sites owned by PRT and the Borough of Dormont, respectively
- Site would be jointly developed by PRT and the Borough of Dormont.
- TOD would occur under a long-term lease agreement (land will not be sold).
- Development will take place after reconstruction of Dormont Junction station.

History of the Dormont Junction TOD Project

- **2019** PRT's Station Area Plan
- **2021** Dormont Borough Zoning Code Updated
- **2022-2024** PRT's Station Design
- **2023** Developer LOIs
- **2024** TOD Feasibility Study
- **2025** TOD RFQ and RFP
- **2026** Developer selection

Site Overview



Dormont Junction Station

PRT Parcels

Borough of Dormont Parcels

Station Area Plan (2018)

Transit-Oriented Development Components



Estimated approximately 200,000ft^2 of potential developable space

Dormont Borough's Transit-Oriented District Zoning (2021)

- Zoning allows buildings 3-8 stories tall with small or no setbacks.
- Zoning requires that 15% of housing units be affordable to rent or own for households making at or below 80% of Area Median Income.
- Zoning encourages mixed-use development.
- There is no parking minimum.

Joint Development Process

Pittsburgh Regional Transit

Development on PRT-owned property must follow PRT's Board-adopted Joint Development process:

WE ARE HERE

RFQ Issued

Requests for qualifications are first issued to find Developers with interest. A committee then short lists well qualified Developers.

RFP Issued

A request for proposals is the next step, asking those qualified Developers to provide ideas on how they may meet the project goals for the site.

Developer Selected

A selection committee comprised of PRT staff and relevant government partner stakeholders selects the best proposal to advance.

Design and Community Process

Site design then commences, including robust public engagement opportunities.

Evaluation Committee for Dormont Junction

Pittsburgh Regional Transit

An evaluation committee met three times to review, evaluate, and select the project team. This committee included nine voting members from the following groups:

- PRT Staff
- Dormont Borough Administration
- Allegheny County Economic Development Department

Summary of Solicitation Process

- PRT staff implemented the two-step solicitation for a development partner outlined on the prior slide.
- Three (3) of four (4) respondents were selected from the RFQ to respond to a Request for Development Proposals (RFDP) and provide a more detailed response on their project approach and financing.
- After a year-long process, Pennrose, LLC and team was selected to enter into a development agreement.

Action	Date
RFQ Release	April 14, 2025
Pre-Submission Mtg	April 28, 2025
Submissions Received	May 26, 2025
Teams Short listed	June 2025
RFDP Release	November 12, 2025
Team Selected	March 2026
PRT Board Approval	April 30, 2026

Evaluation Criteria

Pittsburgh Regional Transit

1: Project Understanding and Concept (40 points)

Is the project aligned with PRT's station area plan, Dormont's zoning, and shared project goals?

2: Organization Expertise and Experience (10 points)

Does the team have the capabilities and experience to successfully execute the project?

3: Financial Feasibility/ Financial Plan (35 points)

How feasible is the project and how likely is it to be successfully implemented?

4: Financial Offer (15 points)

How financially beneficial is the total combined return of this project for PRT and the Borough?

Developer Information

The Pennrose Team



Charlie Adams
President,
Pennrose



Lindsey Samsi
Regional Vice President,
Pennrose



Ryan Bailey
Director of Development,
Pennrose



Ian Wiesner
Associate Developer,
Pennrose



Ralph Falbo
President,
Falbo Group



Jonathan Glance
Managing Partner,
LGA Partners



Scott Bofinger,
Partner,
LGA Partners



Jesse Gidley,
Senior Associate,
LGA Partners

Lead Developer: Pennrose
Partner Developer: Falbo Group
Architect: LGA Architecture
Engineer: FMG
Construction: Mistick Construction
Construction Management: Innova
Property Management: Pennrose Management

Pennrose, LLC

- Nationally acclaimed multifamily real estate developer and property manager.
- Developed over 1,000 housing units in greater Pittsburgh area.
- 8 TOD projects developed within 0.2 miles of transit stations.
- Reputation for quality and commitment to diversity.
- Expert at urban in-fill development.
- Recognized experts in complex, multi-phase, mixed-finance, urban and suburban development.

Pennrose examples of mixed-use TOD





Pennrose Management Company (property managers)

- 35+ years of management
- Employs 400+ trained professionals
- Portfolio of 170+ properties, 12,000 units, across 15+ states and DC
- Community Impact Department provides service coordination for tenants and a point of contact for partners and other stakeholders
- Integrated in development process from conceptual design to construction

Local Knowledge and Expertise

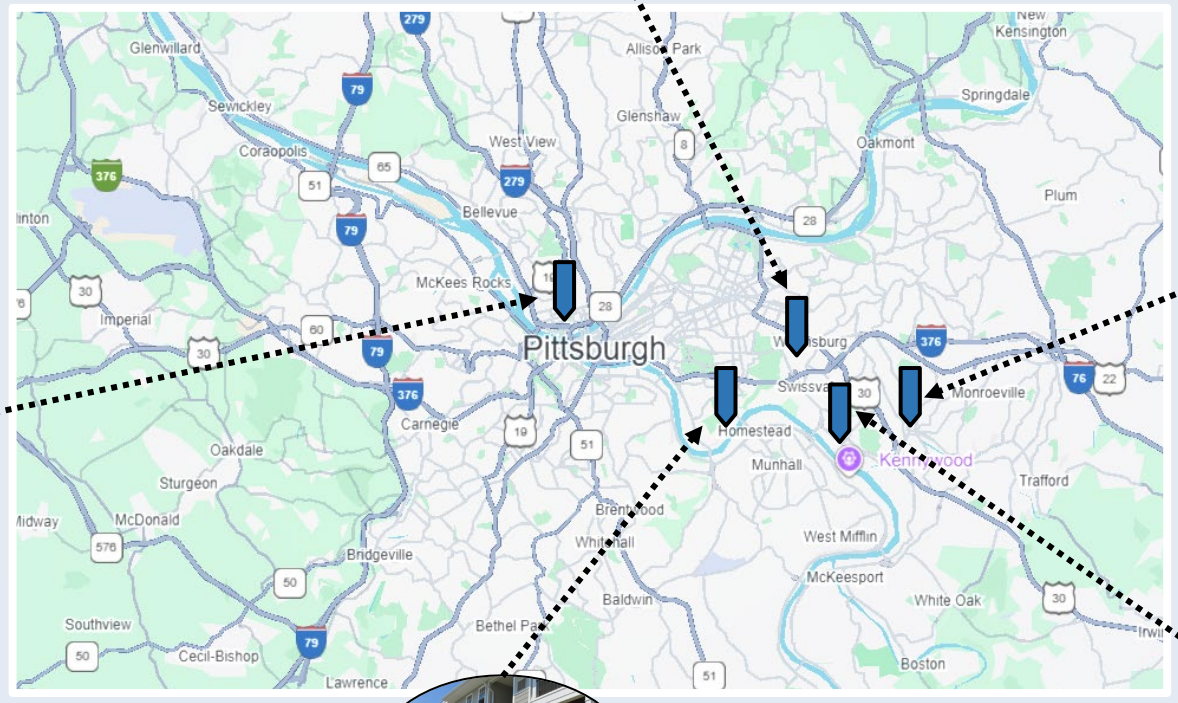
Pittsburgh Regional Transit



Dumplin Hall
Wilkinsburg

Heritage
Highlands I & II
Rankin







The Widow's
Home Pittsburgh

Avenue Apartments
Braddock





The Gateway at
Summerset Pittsburgh

Pennrose Engagement Approach

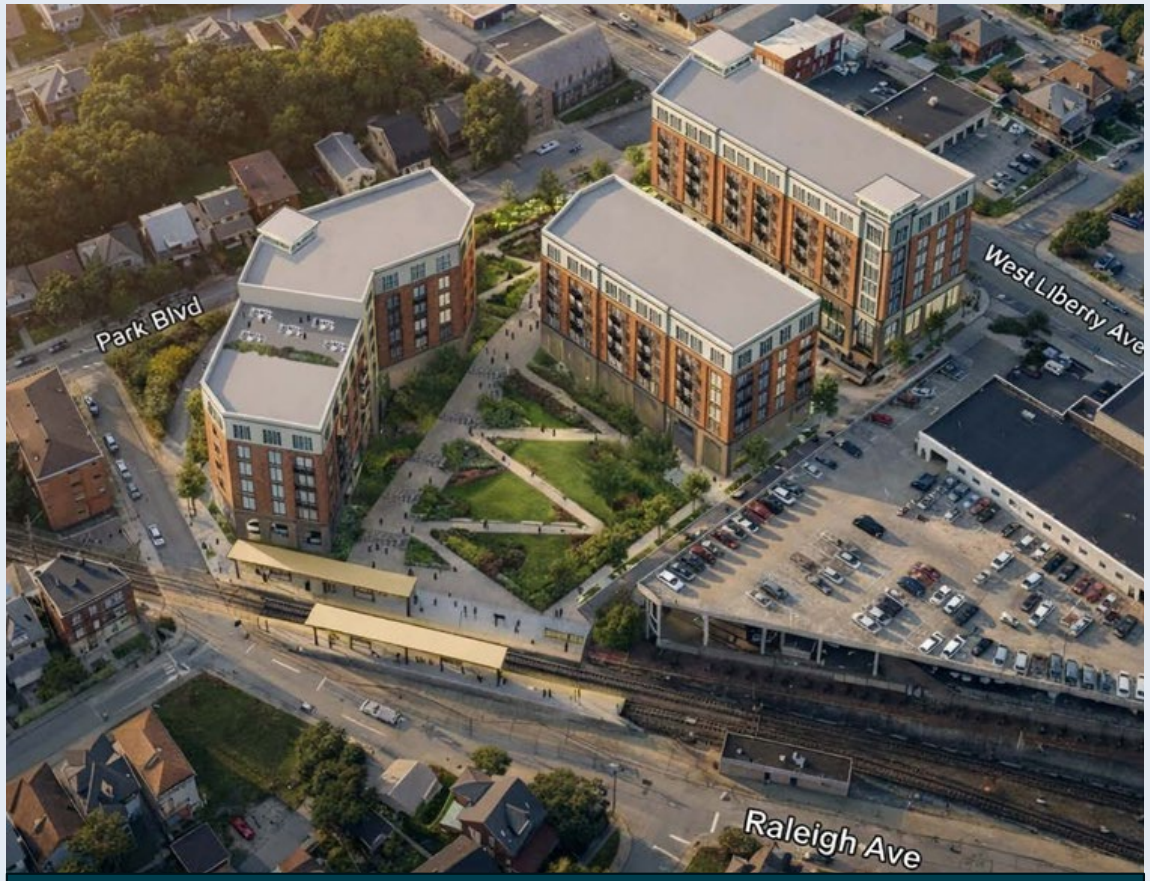
Pittsburgh Regional Transit

Our engagement philosophy is grounded in transparency, accessibility, and partnership — ensuring residents and stakeholders are active participants in shaping successful, long-term communities.

- Early, continuous, and inclusive engagement beginning in pre-development and continuing through design, construction, and operations.
- Structured community engagement plans developed in coordination with our partners.
- Regular resident meetings, listening sessions, and design charrettes to incorporate resident input into site planning and design.

Pennrose's Site Concept

- **Three possible buildings** on the site.
- Consistent with PRT's Station Area Plan with significant **open space** and **connectivity** between West Liberty Ave and the Dormont Junction station.
- Consistent with Dormont Borough's zoning including desired building heights and providing required **affordable housing**.
- Consistent with Dormont Borough's goals of providing **range of housing types** for young adults, families, and seniors, and providing **ground floor commercial space** along West Liberty Ave.
- Underground **parking**, including some **park and ride** spaces



Rendering of potential site concept (this has not yet entered design – the team will need to engage with community on design).

Pittsburgh Regional Transit

Next Steps

Key Dates

May 18, 2026: Presentation to Dormont Borough Council Supercommittee

June 1, 2026: Earliest date for a vote by Dormont Borough Council to enter into an Exclusive Negotiation Agreement

Fall 2026: If PRT and Dormont successfully enter Exclusive Negotiation Agreement with Pennrose, begin community conversations around site design (floors, units, types of units, parking spaces, open space amenities, etc.)

Pittsburgh Regional Transit

Discussion and Questions

Pittsburgh Regional Transit

Thank you!