



March 5, 2026

MEMORANDUM

TO: Prince George's County's Planning, Housing and Economic Development Committee

VIA: James R. Hunt, MPA, Acting Planning Director *JRH*
Katina Shoulars, Acting Deputy Planning Director of Operations *KS*
Andrea Gilles, Division Chief, Community Planning Divisions *AG*

FROM: Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division *KM*
Thomas Lester, Planner IV, Master Plans and Studies Section, Community Planning Division *TL*

SUBJECT: **Plan Evaluation Program**

Over the course of 2025, the Prince George's County Planning Department completed a comprehensive modernization of the Plan Evaluation Program (PEP) to support the Planning Board's statutory responsibility to evaluate adopted plans on a six-year cycle. As part of this effort, staff completed 36 standardized Progress Reports covering all active comprehensive master, sector, and transit district development plans, documenting implementation progress for approximately 18,000 actionable recommendations and providing clear, defensible findings regarding whether each plan should be retained, amended, consolidated, or replaced. The work included a detailed review and validation of legacy plan data, close coordination with subject-matter staff to confirm implementation status, and translation of technical tracking information into decision-ready summaries for leadership and staff. A centralized PEP tool was developed as the County's system of record, with standardized data structures, and review protocols to streamline this process and ensure long-term sustainability. Together, the completed Progress Reports and the PEP tool establish a repeatable, transparent framework that improves consistency, reduces manual effort, and strengthens the Planning Board's ability to make informed, data-driven decisions about plan implementation and future planning priorities. Please refer to the following attachments:

- Electronic Enclosures:
Attachment 1: PEP Final Report (with Appendices)
Attachment 2: PEP Planning Board Presentation
Attachment 3A-H: Progress Report Package (36 Reports)

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