



Joint Base Cape Cod Cantonment Area Master Plan

JBCC MC3

February 11, 2026



JBCC Cantonment Area Master Plan

Goals

- Optimize use of JBCC and increase organizational efficiency
- Support current missions and accommodate future needs
- Facilitate adaptive re-use of excess property (near- and long-term actions), as appropriate

Objectives

- Combined military and non-military land use and building plan
- Coordination plan to enable current and future uses
- Implementation plan with actions, steps, timing, public investments

Planning Process



Planning Process

DISCOVERY PHASE

Discovery Report

1

Listening Sessions

Review key discovery report findings and interview stakeholders

JBCC and MassDevelopment
Town and Regional Planning Leaders
Community Members

Project Principles and Goals

FRAMEWORK PHASE

Draft Land Use and Infrastructure Needs

2

Visioning Sessions

Build consensus around frameworks validating space, infrastructure, and community needs

JBCC and MassDevelopment
Town and Regional Planning Leaders
Community Members

Final Land Use and Infrastructure Needs

SCENARIO PHASE

Three Land Use Scenarios

3

Workshops

Review the three land use scenarios to show tradeoffs between different land use and infrastructure layouts

JBCC and MassDevelopment
Town and Regional Planning Leaders
Community Members

Refine Preferred Direction

DOCUMENTATION PHASE

Draft Implementation Strategies

4

Public Presentations

Verify preferred planning direction and identify implementation considerations

JBCC and MassDevelopment
Town and Regional Planning Leaders
Community Members

Implementation and Coordination Strategies



Final Briefing

Thank you!

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