



Joint Base Cape Cod Cantonment Area Master Plan

Town of Bourne Select Board

March 17, 2026



About the Military Asset & Security Strategy Task Force (MASS-TF)



- **Mission/Background:**

- To enhance & strengthen MA's six military installations, Pentagon agencies with a presence in MA & the defense sector
- Chaired by the Governor; Co-Chaired by the Lt. Governor & All MA Members of Congress
- Staff Coordinator in the Governor's Office
- MA National Guard + MassDevelopment Co-Chair Executive Committee & lead strategic focus



- **Critical Focus Areas:**

- Enhance & grow military missions
- Advocate for infrastructure improvements & energy resilience
- Improve quality of life for military members & families
- Strategic Investments via Military Bond Bill



Joint Base Cape Cod MASS-TF Initiatives:

- Master Plan
- Aligned Partnerships, Economic Development & Land Divestment
- Infrastructure, Utility Improvements & Energy Resilience



About MassDevelopment

The Commonwealth's Development Finance Agency and Land Bank

- Committed to achieving three goals: stimulating business, driving economic growth, and helping communities thrive
- Works with businesses, nonprofits, banks, and communities to deliver a variety of programs and services
- In FY25: financed or managed 409 projects generating more than \$4.65 billion into the Massachusetts economy
 - Created or supported more than 25,000 jobs and built or preserved nearly 2,900 housing units

About MassDevelopment

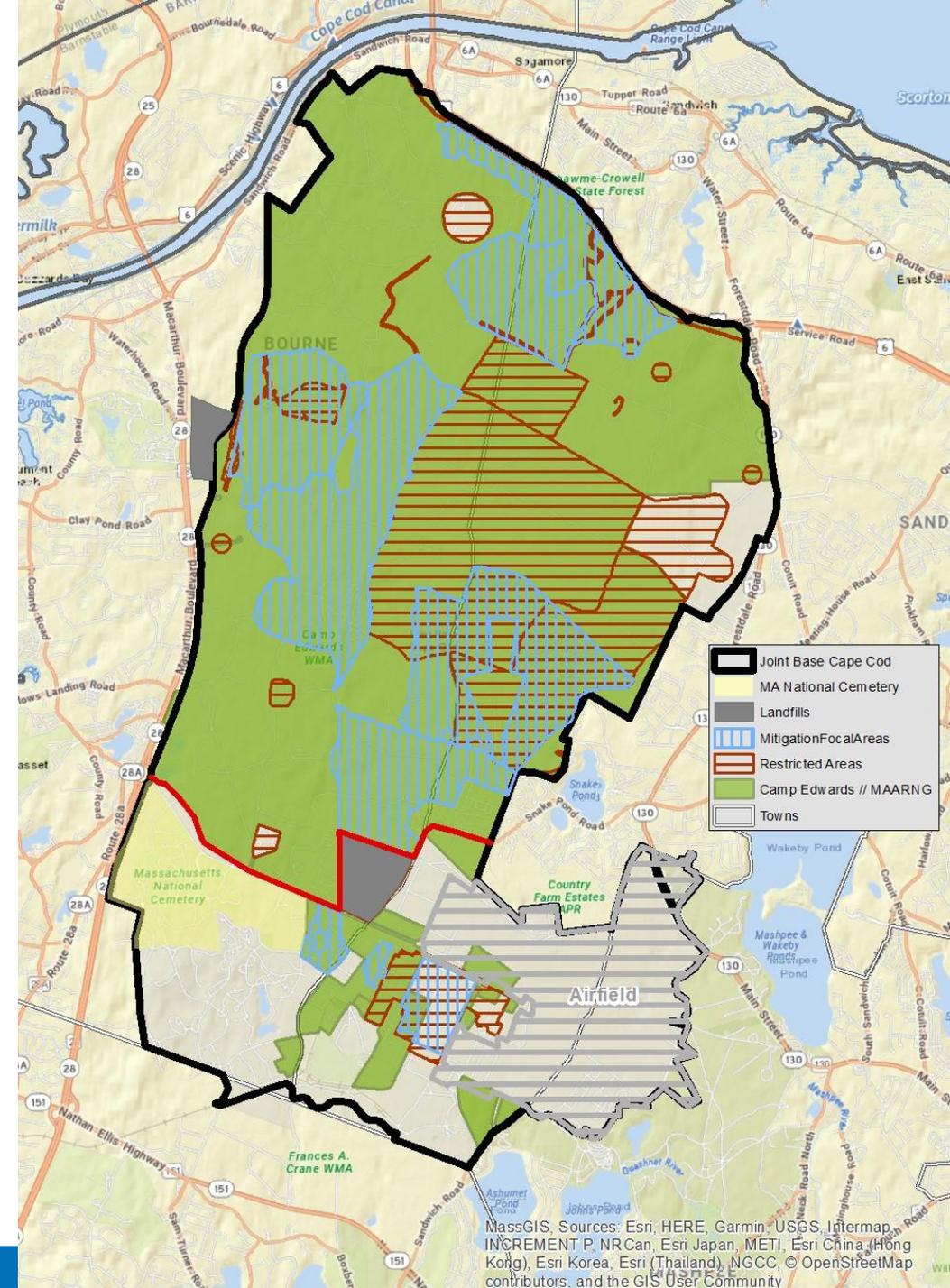
Devens

- Nationally recognized model of military base reuse
 - 120 original housing units, 136 developed, 146 in pipeline
 - Nearly 100 employers, 7,600+ employees, \$4.3B in total economic output
 - 7.2M SF commercial/industrial space (1M+ SF in pipeline)
 - Nearly one-third (1,400 acres) conserved as open space
 - Major recreational sport destination
 - RFTA: 200,000+ soldiers trained annually



Joint Base Cape Cod

- Full-scale, joint-use base
- ±22,000 acres total
 - ±15,000 in northern training area and Upper Cape Water Supply Reserve (not included in the master planning area)
 - Remaining ±7,000 acres is cantonment area



JBCC Cantonment Area Master Plan

Goals

- Optimize use of JBCC and increase organizational efficiency
- Support current missions and accommodate future needs
- Facilitate 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



Subscribe for updates at jointbasecc.com.

Thank you!

Erikk Hokenson

Senior Vice President, Real Estate &
Director of Real Estate, Military & Defense Sector Initiative
ehokenson@massdevelopment.com

Amanda DeGrace

Vice President, Real Estate Development
adegrace@massdevelopment.com