



Joint Base Cape Cod Cantonment Area Master Plan

JBCC MC3

November 19, 2025



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

Investments in Barnstable County

- In past five fiscal years:
 - Nearly \$7M of grants
 - Nearly \$200M in financing
- Transformative Development Initiative, Hyannis (2022-2025)
 - Facilitated more than \$750,000 of investment in downtown Hyannis
- Military Bond Bill
 - Nearly \$2.5M of investments in past decade, leveraging another \$10M of public funds



About MassDevelopment

Devens

- Nationally recognized model of military base reuse
 - 120 original housing units, 136 developed, 146 in pipeline
 - Nearly 100 employers, 7,500 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



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

JBCC Cantonment Area Master Plan



CAPE COD
COMMISSION



Planning Process



Share your thoughts and subscribe for updates at jointbasecc.com.

Thank you!

Erikk Hokenson

Senior Vice President, Real Estate &
Director of Real Estate, Military & Defense Sector Initiative

Main: 617.330.2000

Mobile: 857.202.9809

ehokenson@massdevelopment.com