



Joint Base Cape Cod Cantonment Area Master Plan

Cape & Islands Municipal Leaders Association
November 14, 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



Image: Cape Cod Hospital

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



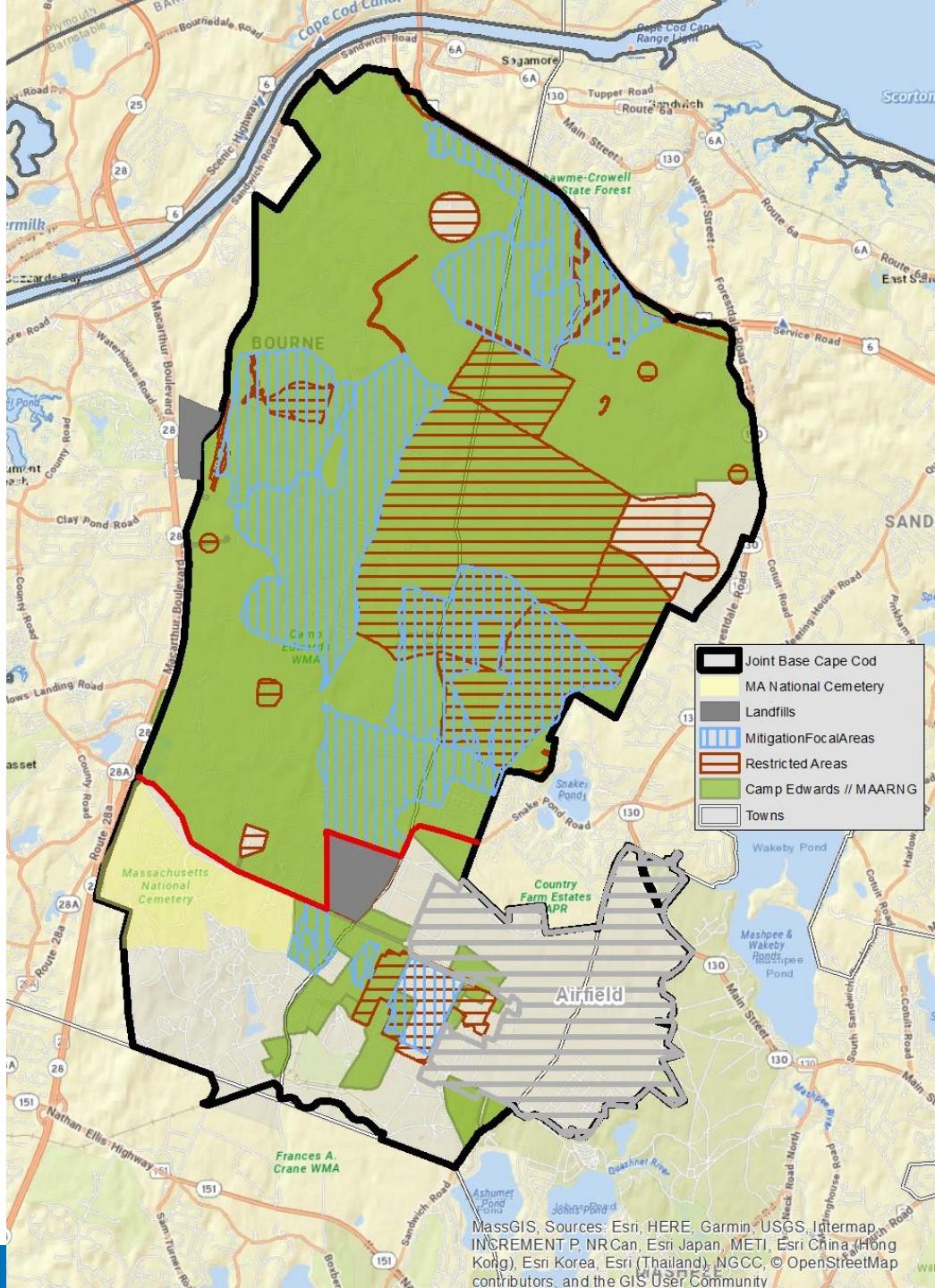
Joint Base Cape Cod

- Full-scale, joint-use base
 - MA Army National Guard (Camp Edwards)
 - MA Air National Guard (Otis Air National Guard Base)
 - Cape Cod Space Force Station
 - U.S. Coast Guard
 - Air Station Cape Cod
 - Base Cape Cod
- Sits in Bourne, Falmouth, Mashpee, and Sandwich
- MassDevelopment is legislatively authorized to receive state-owned divested property as approved by TAG



Joint Base Cape Cod

- $\pm 22,000$ acres total
 - $\pm 15,000$ in northern training area and Upper Cape Water Supply Reserve (not included in the master planning area)
 - Remaining $\pm 7,000$ acres is cantonment area
 - Airfield: $\pm 2,150$ acres
 - National Cemetery: ± 755 acres
 - Administration, active training, AND conservation areas



JBCC Cantonment Area Master Plan



CAPE COD
COMMISSION



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



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

Thank you!

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