



**S.A.M.E. Brief -  
JBLM Real Property  
Master Planning**

12 May 2026

☆☆☆ WE ARE THE WARFIGHTER'S HOME ☆☆☆



# Mike Gillette

## Master Planning Division Chief



- Graduated West Point, commissioned as an Armor Officer
- Retired after 20 years as a Lieutenant Colonel
- Final assignment as the Chief of Strategy, Base Realignment and Closure for the US Army Armor Center and School
- Spent over a decade with Humana, Inc as the Facility Lead for Humana Pharmacy
- Re-entered government service in 2024 as a member of the Master Planning Division within the Directorate of Public Works

- JBLM Real Property Master Plan
- Military Construction Process
- Ongoing and Upcoming Projects

## Vision

In support of the **mission**, Service-members, families, civilians, and retirees, we will create a **sustainable community of walkable neighborhoods with identifiable town centers** connected by **complete streets**.

**Goal 1: Mission Capable Environments:** Recognizing the primacy of the Installation's mission. Mission sustainability is the key to operational success.

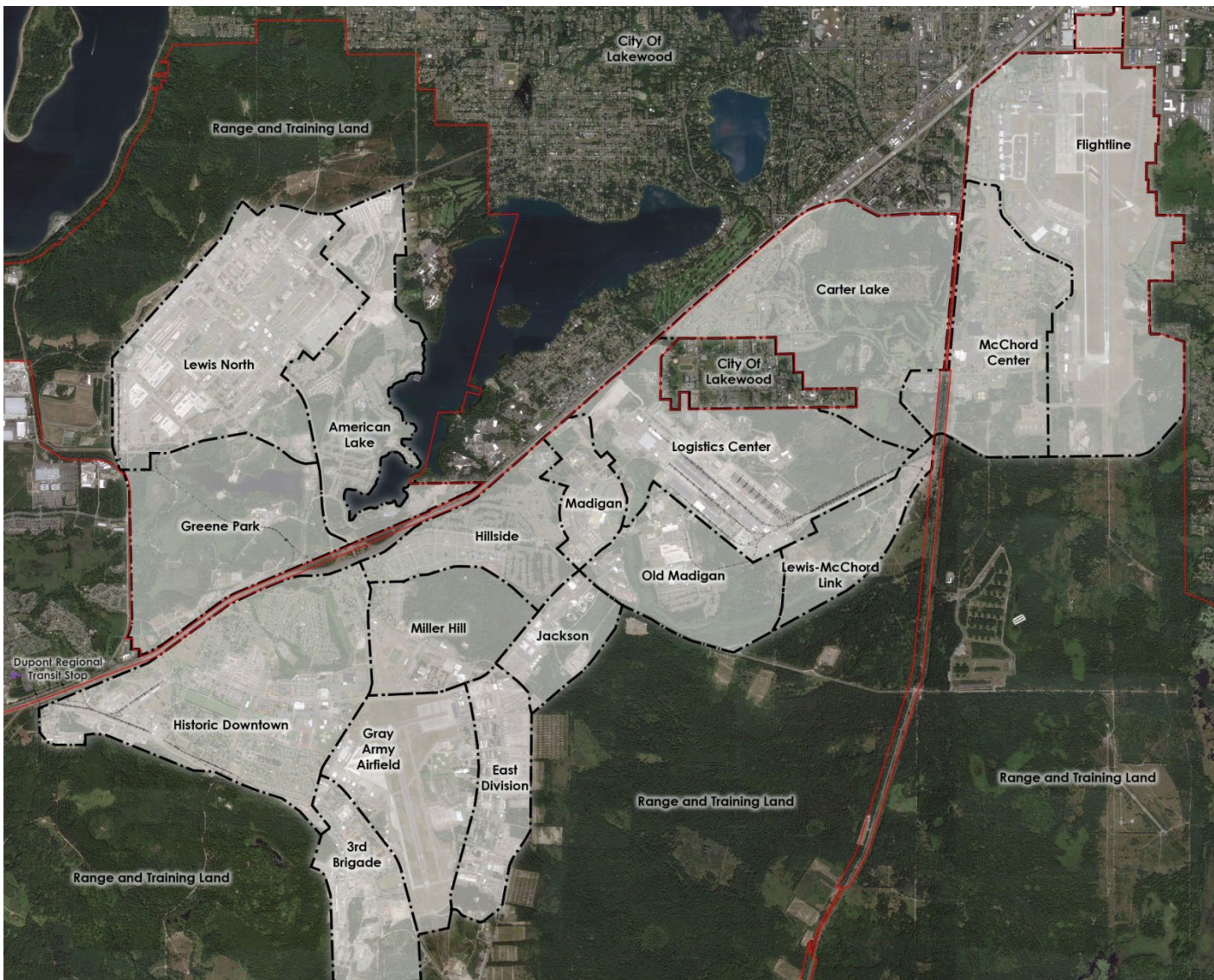
**Goal 2: Sustainable Communities:** Using compact development to minimize resource consumption and maximizing transportation options.

**Goal 3: Walkable Neighborhoods:** Support pedestrians as well as cars. They have safe, convenient, and comfortable sidewalks that connect every use.

**Goal 4: Identifiable Town Centers:** Are at the heart of each district. The planning principles to support the development of Town Centers encourage walkability and effective public spaces that can support vibrant community life.

**Goal 5: Complete Streets:** Provide safe, efficient passage for all forms of transportation, including through and local traffic, bicyclists, and pedestrians.

# Area Development Plans

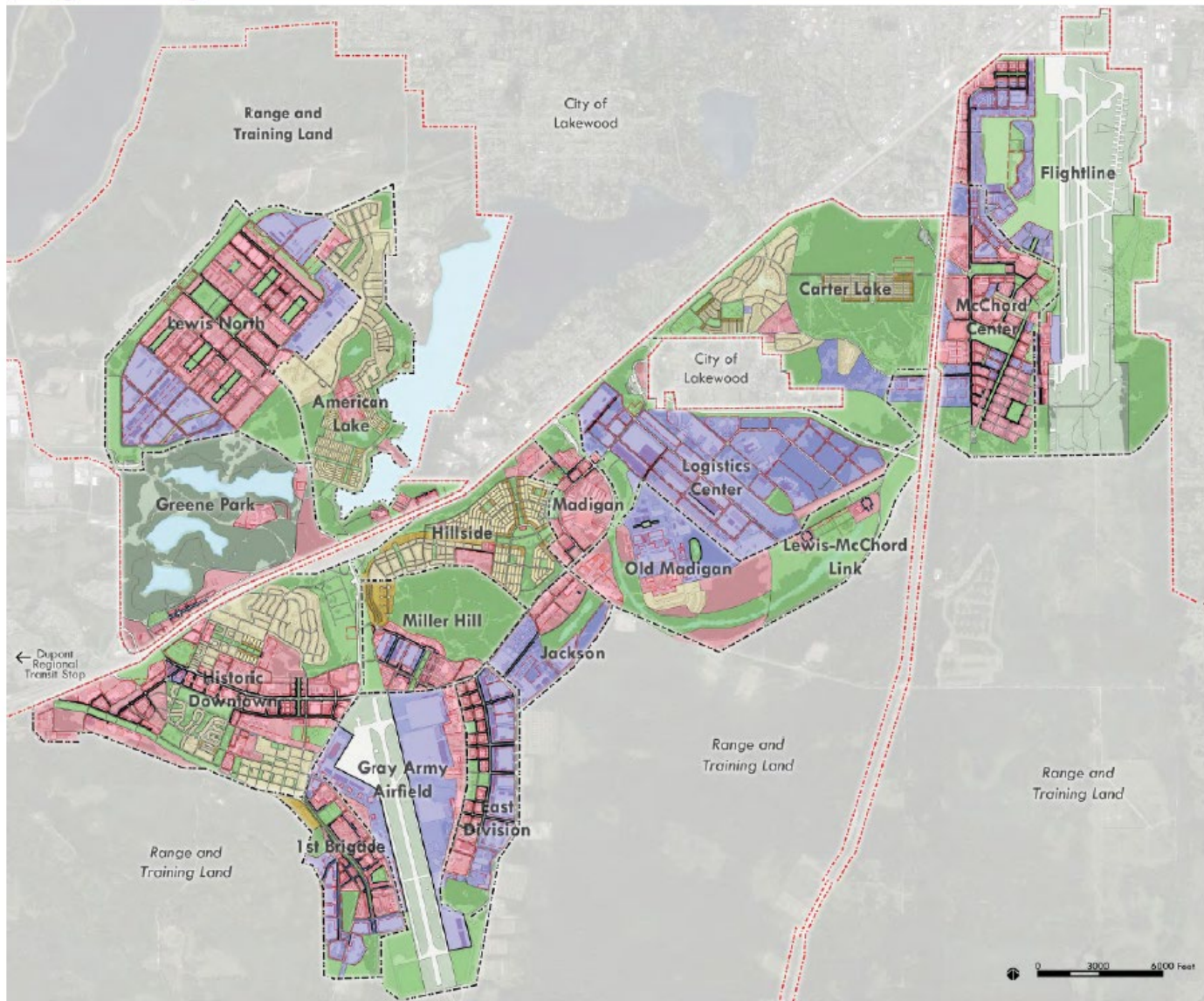


Yakima Training Center









# JBLM Real Property Master Plan (RPMP)

## Regulating Plan



### Regulating Plan Zones

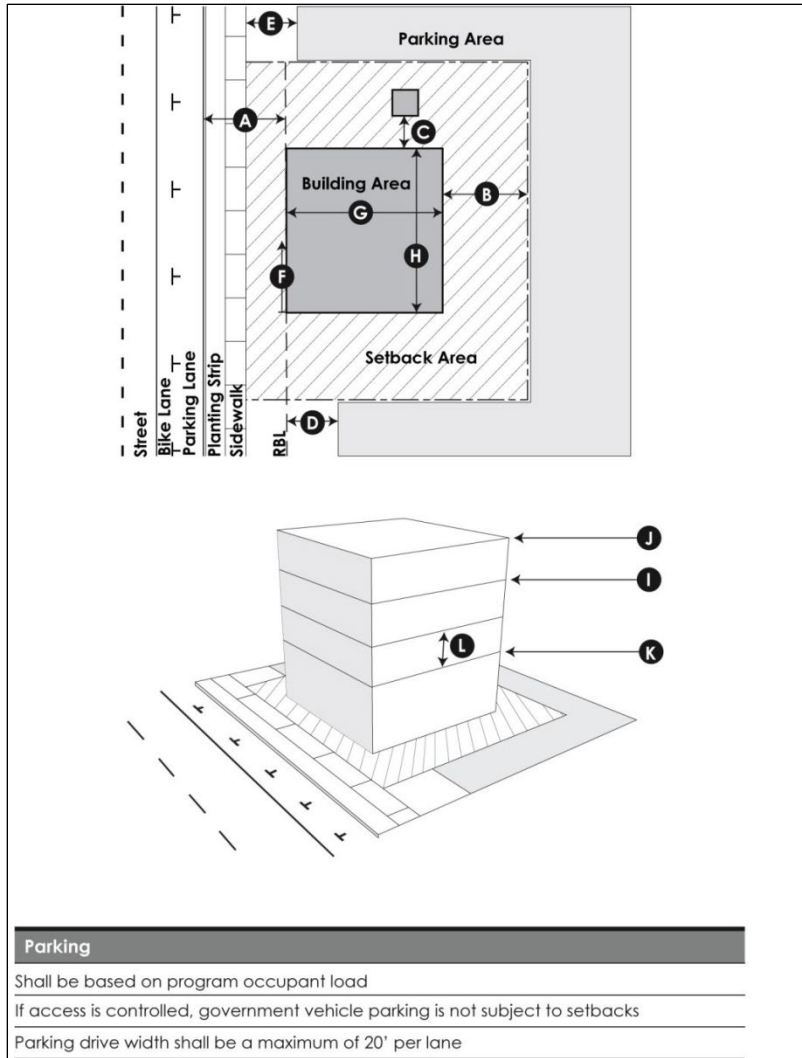
-  Campus
-  Industrial\_Admin
-  Non-Buildable
-  Parks and Open Space
-  Residential
-  Townhome



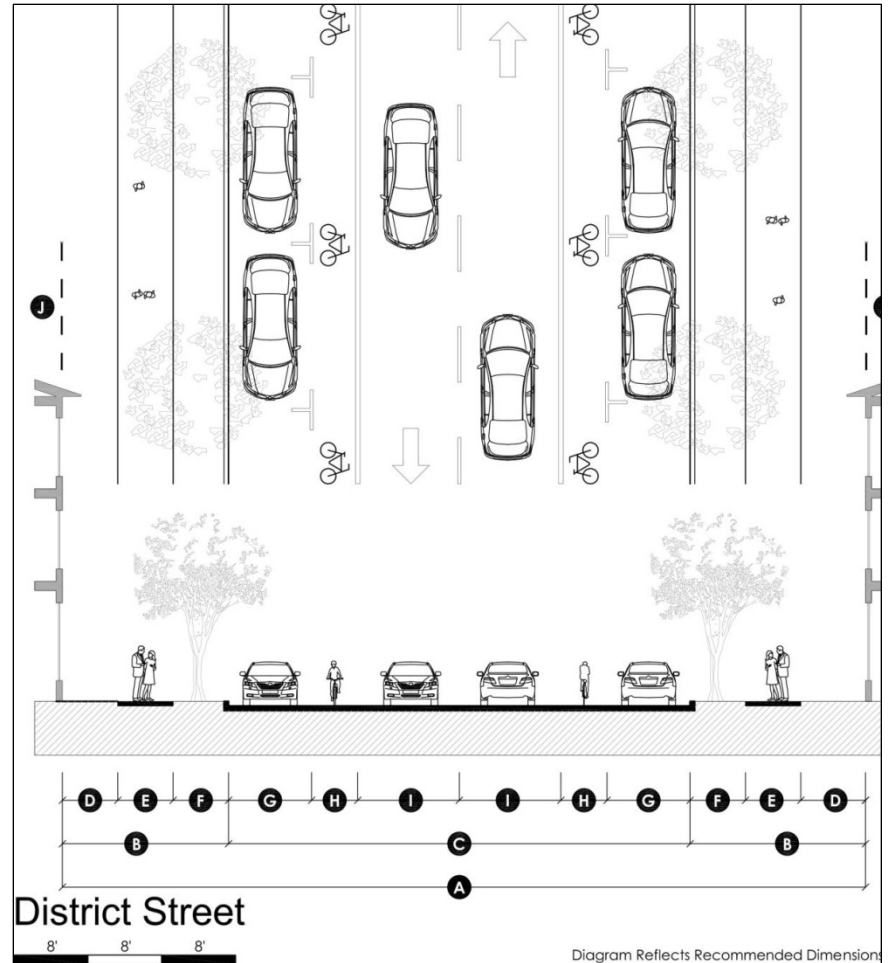


- The Illustrative plan is conceptual by nature. It reflects the ultimate desired urban form for the installation
- Each ADP has an Illustrative Plan
- Buildings, streets, parks, and parking lots are illustrated on the plan. The ultimate dimensions and placement of these elements will vary once built
- What it isn't:
  - An absolute path to the future
- What it is:
  - One of many possible outcomes for the future of JBLM
  - A graphic, which consists of known projects, and future anticipated needs
  - A guide for future growth
  - Hedges the installation for future mission realignments and changes; illustrates maximum development capacity on JBLM



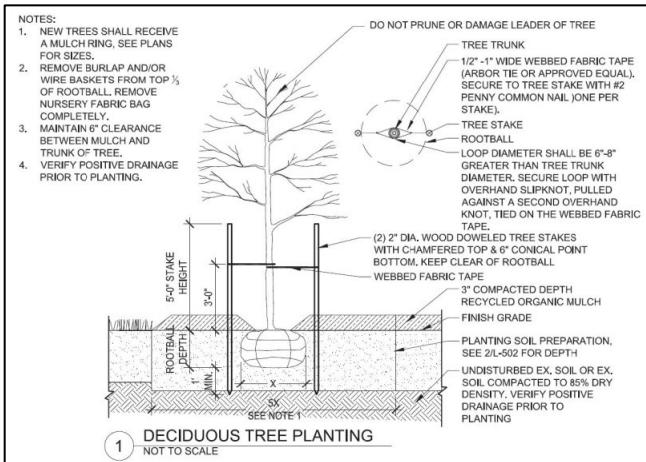


Building Standard



Street Standard

- Brings cohesion to the landscape design across JBLM
- Provides for stormwater control
- Three historic districts on the Installation have their own landscape design standards
- The Guide provides general landscaping guidance and recommendations for street trees, parking areas, and streetscape features
- Streetscape landscaping hierarchy developed for street intersections types per Transportation Plan



Architectural Appearance Standards exist for each sub-area in order to unify the appearance of facilities constructed in that area. The standards include facility style details, materials, finishes, and colors appropriate to the area.

**Typical Materials**

<b>BASE</b>	
Material	Concrete
Finish	Smooth / Board Formed



**FIELD MASONRY**

Material	Brick
Finish	Rug
Color	Columbian Red



**HISTORIC / NEO-GEORGIAN/COLONIAL, RUSTIC**



**FIELD STUCCO**

Material	Stucco
Finish	As Pictured
Color	Classical White



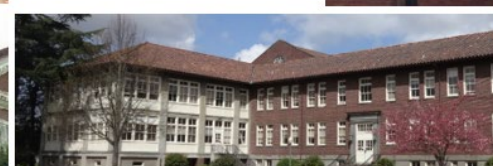
**METAL TRIM**

Material	Aluminum
Finish	Matte
Color	Cool Weathered Copper



**STREET LIGHTS**

Material	Cast
Finish	Powder Coat
	60% Gloss
Color	Black



# MILCON process

Figure 16: Military Construction (MILCON)

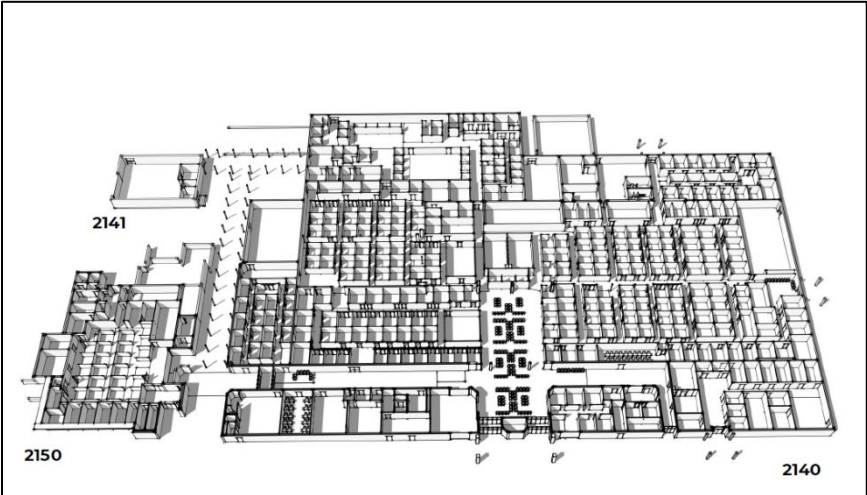


# Ongoing MILCON Projects



# Upcoming MILCON Projects

Facility Type
Barracks
Dining
Admin
Vehicle Maintenance
Training



# JBLM Master Plan

# Questions

