

THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

RESEARCH AND INNOVATION PARK EVOLVED



Proposal by Port San Antonio



INCREASINGLY COMPLEX GLOBAL CHALLENGES REQUIRE ACCELERATED INNOVATION IN BOTH TALENT AND TECHNOLOGY.

Port San Antonio envisions a campus ecosystem that builds value by fostering collaboration between the military, commercial enterprises and entrepreneurs, research institutions, and the community.

OUR PROPOSED CAMPUS BUILDS ON THE AIR FORCE'S GOAL OF OPTIMIZING ITS FORCES BY CONNECTING MISSION READINESS, POWER PROJECTION, CAPABILITY DEVELOPMENT, AND PERSONNEL GROWTH.



DRIVERS

ACCESS TO TALENT AND TECHNOLOGY

Connect military personnel with the Port's ecosystem of skilled professionals, new technologies, and a growing recruitable workforce.

FOSTERING INNOVATION

Unite military operations with industry-leading enterprises, government partners, entrepreneurs and research institutions in a campus thoughtfully designed to maximize collaboration.

COMMUNITY INTEGRATION

Bridge military and civilian populations through integrated facilities, including childcare, retail, and entertainment — creating a community of innovation. These shared amenities build value for both the military and civilian populations.

MISSION ADVANCEMENT

Amplify military capabilities by creating an environment for new research and commercial opportunities, while connecting them to existing test facilities and workspaces.

COST EFFICIENCY

Leverage shared infrastructure and expertise to deliver cost-effective, mission-ready facilities at lower prices and faster speeds than traditional military construction. Through private, state, and local investment, these facilities can be built with reduced federal funding while adding economic value to communities.

ECONOMIC GROWTH

Create pathways for diverse talent to engage with defense innovation, strengthening both the civilian and military workforce.

CHILD DEVELOPMENT CENTER

THE CHILD DEVELOPMENT CENTER WILL UNITE MILITARY FAMILIES WITH THE BROADER COMMUNITY, CREATING AN EARLY EDUCATION HUB THAT BRIDGES MILITARY AND CIVILIAN LIFE THROUGH LEARNING EXPERIENCES.



- A 90,000-square-foot center will serve 900 children and families of DoD personnel, commercial partners, and the community at large, uniquely fostering connections beyond the classroom.
- University partnerships and specialized programs will create connections between early childhood development, higher education and the Port's rapidly growing K-12 educational ecosystem.
- Families will build lasting relationships across defense industry and community sectors, strengthening the collaborative ecosystem and ties between military and civilian populations.
- Early exposure to the campus ecosystem will create pathways to future educational and career opportunities, expanding a talented recruitable future workforce and creating generational economic opportunities.

JOINT ACTIVITY CYBER CENTER (THE “JACC”)

THE JACC WILL PROVIDE AN AGILE, CLASSIFIED WORKSPACE THROUGH A PUBLIC-PRIVATE PARTNERSHIP BETWEEN PORT SAN ANTONIO, ONE OR MORE UNIVERSITIES, AND PRIVATE ENTERPRISE.

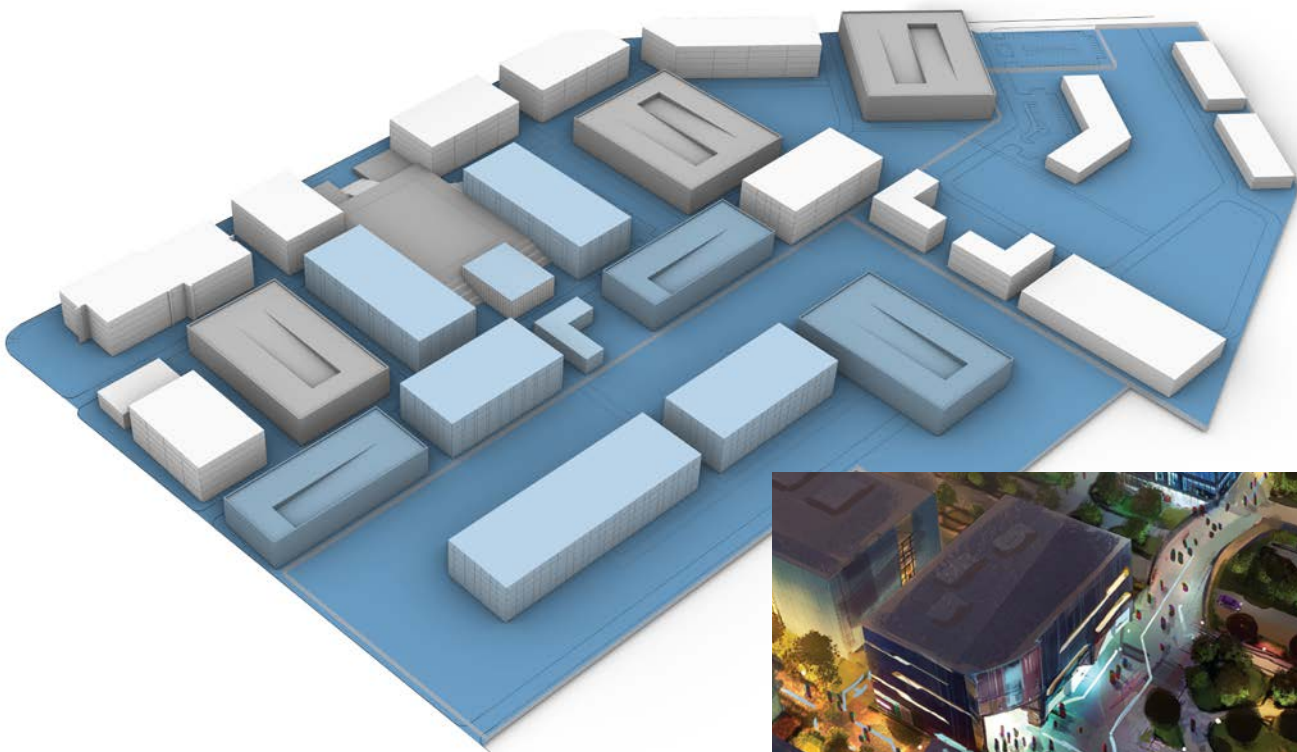


- A fully accredited secure compartmented information facility (SCIF) that will offer flexible workspace options across Secret, TS, TS-SCI, and SAP levels, with multiple floors of security progression.
- Government agencies and companies of all sizes may join in a secure environment, enabling new partnerships and expanding opportunities for small businesses and technology startups, increasing the military's contracting aperture while adding commercial value to the private sector and community.
- Purpose-built operational and training spaces managed by dedicated facility, security, and IT teams, ensuring partners can focus on mission objectives.
- Adaptable classified spaces and flexible lease terms will accommodate both established programs and emerging requirements for government and industry partners.
- Can be combined with a cyber range to efficiently train personnel and test new tools with close proximity to military users.

MILITARY CAMPUS

A SECURE DOD OR AGENCY-OWNED AND OPERATED CAMPUS MAY BE BUILT EITHER ON THE EXISTING SECURITY HILL LOCATION/LACKLAND AIR FORCE BASE OR AS PART OF THE PORT SAN ANTONIO CAMPUS.

If built at Port San Antonio, the campus would be transferred in fee simple ownership to the DoD or agency, possibly as part of an enhanced use lease agreement by which Port San Antonio or another state or local government entity assumes responsibility for the former Security Hill facilities and land.



- As a new facility, these buildings can be optimized for the current mission without the costs and challenges inherent in renovating and maintaining aging facilities.
- Through an Interlocal Governmental Support Agreement (IGSA) or other authority, these facilities can be designed and built far more quickly and at a cost far lower than traditional military construction.
- Proximity to the amenities and community value at the Port San Antonio campus will enhance the military mission as well as the military's ability to recruit and retain talent.

INNOVATION TOWER

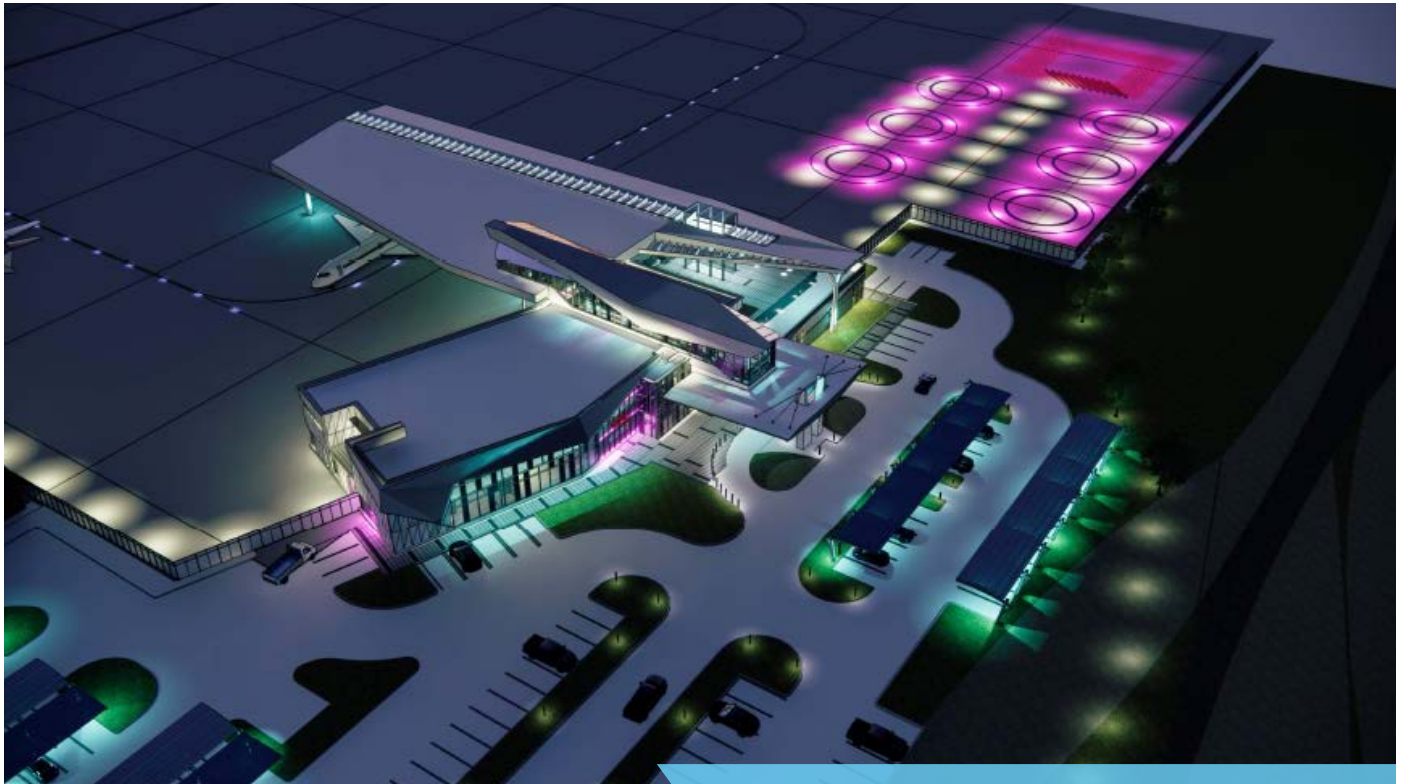
ALREADY IN THE PLANNING STAGES AND SCHEDULED FOR COMPLETION IN 2028, THE PORT'S INNOVATION TOWER WILL CREATE A PREMIUM WORKSPACE SHAPING FUTURE TECHNOLOGIES.



- A statement-making lobby with enhanced security will serve as the gateway to a dynamic ecosystem where defense innovation and commercial technology intersect.
- A comprehensive wellness center with fitness facilities and luxury amenities will unite workforce wellness with professional excellence.
- A state-of-the-art conference center will create spaces for military personnel and industry leaders to exchange ideas and advance collaborative initiatives.
- A plaza-level dining terrace will provide gathering spaces where military partners and innovators strengthen relationships.

VERTIPORT

THE PORT'S VERTIPORT WILL BUILD REGION-WIDE TRANSPORTATION, CREATING ONE OF AMERICA'S FIRST NEXT-GENERATION HUBS WHERE ADVANCED AIR MOBILITY MEETS DAILY COMMUTING NEEDS.



- Advanced air mobility will connect campus personnel with destinations across the region, transforming daily commutes into seamless air transitions.
- Consolidated aviation services will optimize space for transport aircraft while providing a testing environment for advanced air mobility technologies.
- A central transit hub will link campus air mobility with regional transportation networks, creating connections between military facilities and the broader community.

HOTEL

THE CENTERPIECE OF PORT SAN ANTONIO'S HOSPITALITY COMPLEX WILL CREATE A WELCOMING AREA WHERE MILITARY PERSONNEL, INDUSTRY PARTNERS, AND VISITORS CONVERGE IN THE HEART OF THE CAMPUS.



- A large hotel from a major brand.
- Walking paths will link guests to the campus while independently operated amenities — including a modern fitness center and diverse dining options — create opportunities for community interaction.
- The hotel will bring online flexible classroom, training, and conference spaces to serve military and commercial training needs.

FITNESS CENTER

THE FITNESS FACILITY WILL UNITE MILITARY AND CIVILIAN POPULATIONS IN A HIGH-QUALITY FACILITY DEVOTED TO HEALTH AND WELLNESS, COMPLEMENTING THE ADJACENT HOTEL COMPLEX.



- A modern fitness environment will feature a multi-lane swimming pool, indoor running track, and dynamic fitness class studios.
- The facility will create both a healthy living amenity as well as an asset that drives better economic and educational attainment in the community.

GROCERY & RETAIL CENTER

THE PORT'S RETAIL CENTER WILL BRIDGE MILITARY AND CIVILIAN LIFE BY PROVIDING SHARED AMENITIES THAT SERVE BOTH THE CAMPUS AND SURROUNDING COMMUNITY.



- A modern retail space where DoD personnel and community members will connect through everyday activities and services:
 - » Financial center with innovative “café” banking
 - » Neighborhood grocery store
 - » Full-service pharmacy
 - » Diverse food and beverage options
- Combined civilian and DoD retail access will enhance convenience and eliminate the need for a separate government-operated commissary.
- Providing high-value food and pharmacy access drives positive health outcomes and removes barriers to economic and educational success, while creating an amenity for those working, living, or serving on or around the campus.

FOOD & BEVERAGE AMENITIES

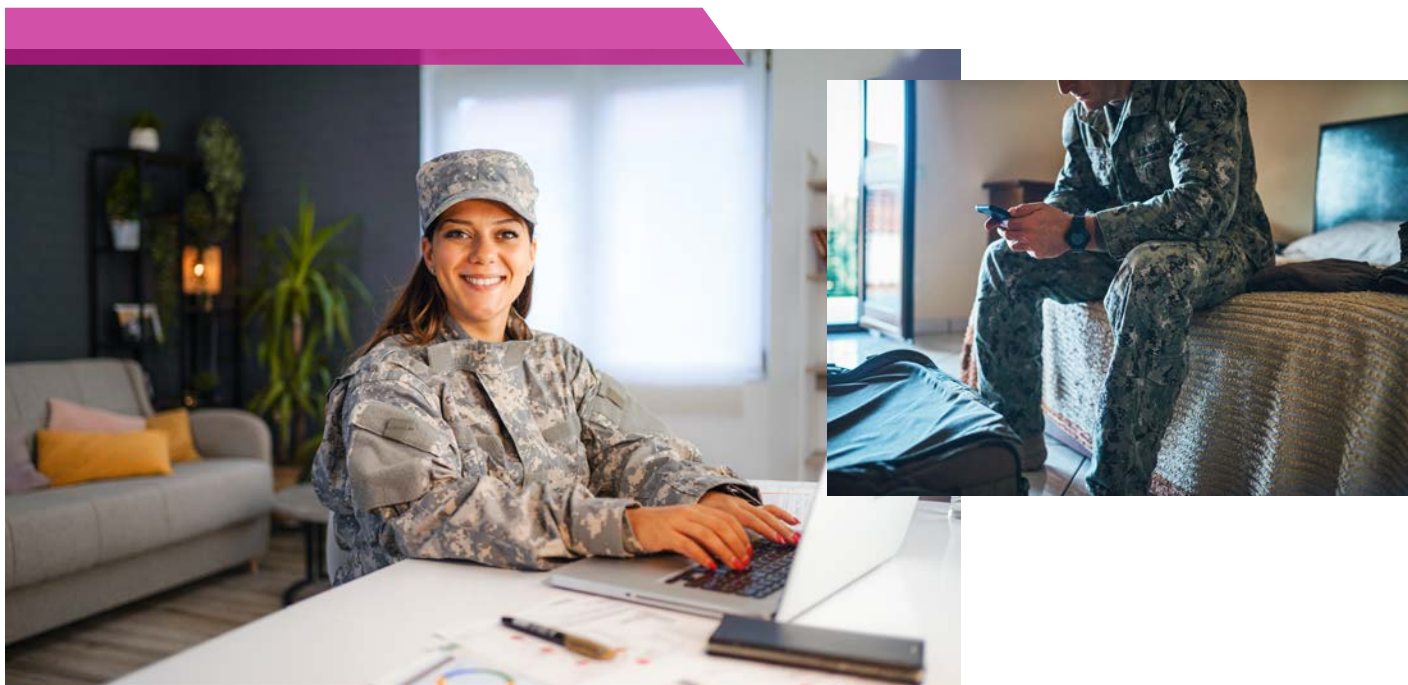
A COLLECTION OF DINING DESTINATIONS THAT WILL CREATE GATHERING SPACES WHERE THOSE WORKING OR VISITING THE CAMPUS CAN RELAX, SHARE MEALS, AND BUILD RELATIONSHIPS.



- Full-service restaurants and coffee shops along a pedestrian-friendly corridor will link the central plaza on McMullen to the entertainment complex anchored by the Boeing Center at Tech Port, creating opportunities for interaction and relaxation.
- The initial dining development will feature a full-service restaurant complementing the Boeing Center at Tech Port's existing food hall and planned campus café, establishing the foundation for a connected dining community.

UNACCOMPANIED AND TEMPORARY MILITARY HOUSING

BY WORKING WITH PARTNERS, THE PORT CAN DELIVER MODERN TEMPORARY HOUSING EXCLUSIVE TO MILITARY AND OTHER GOVERNMENT PERSONNEL WHILE RELIEVING THE DEPARTMENT OF DEFENSE OF HIGH OPERATIONAL AND CONSTRUCTION COSTS.



- JBSA missions include many activities that house military personnel on temporary assignments.
- Newly-built housing facilities would be based in the historic area of the Port campus alongside planned cultural and retail options.
- Housing will be similar in concept and execution to privatized dormitories and apartments common at universities and colleges throughout the country.
- Revenues making this model feasible include Basic Allowance for Housing (BAH) as well as additional demand guests will create for surrounding amenities.