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STATE OF UTAH

SCHOOL & INSTITUTIONAL TRUST LANDS ADMINISTRATION

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SOUTHERN PARKWAY IS KEY

The key to the future of the south St. George area is the Southern Parkway. It not only provides direct freeway access to the new St. George airport, it greatly improves the potential improvement of 6,200 acres of school trust land – for now called the South Block – which extends southward from the Hidden Valley residential and Fort Pierce Business Park areas to the Arizona border.

The Trust Lands Administration – in cooperation with St. George City, the Utah Department of Transportation, the Federal Highway Administration, U.S. Fish and Wildlife Service, and The Nature Conservancy – created a master plan for the South Block – including the planning for the Southern Parkway. The South Block is now one of the largest master-planned communities in Utah.

The South Block will be a resident-friendly community of approximately:

- 2,000 acres for residential development
- 2,000 acres for commercial, office, and light industrial development
- 2,200 acres of open space, parks, and conservation areas

What does this mean for the City of St. George and Washington County? Some key elements of the South Block plan include:

- The new freeway interchange at Milepost 2 on Interstate 15 to serve the area and the new St. George airport. The Southern Parkway connects I-15 to the new St. George airport.
- A new Utah Welcome Center
- A road system to provide for efficient traffic flow within the block and eliminate truck traffic from residential areas
- 13,000 residences
- Seven neighborhood elementary school sites
- Two middle school sites
- One high school campus
- More than 100 acres for city parks
- A 130-acre town center
- A 150-acre college campus
- The 530-acre White Dome Nature Preserve for threatened and endangered plant habitat
- Preservation of the historic Atkinville, Mokaac, and Lizard Washes within the area

What does this mean for the beneficiaries of this trust land – the schoolchildren of the state of Utah? The potential for our schools is large enough that the Trust Lands Administration has already invested millions of dollars in roads and infrastructure for the area, but expects to return \$100's of millions to the State Permanent School Fund over the life of the project.

"I particularly want to thank the City of St. George and the Utah Department of Transportation for their cooperation," says Trust Lands Director Kevin Carter. "Collaboration like this is what people expect from government. It has resulted in an outstanding project and cost savings for all of us."

The plan creates a community that will take about 25 years to complete.

The Trust Lands Administration manages 3.5 million acres of state trust lands granted to the State of Utah at statehood for the support of public education, universities, and other state institutions. Money generated from school trust lands is deposited in the state Permanent School Fund, a perpetual endowment that annually distributes income to each K-12 public school in Utah.

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