Belle Vie on Bois d'Arc Lake

The Property

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Phasing

Belle Vie East Green

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Belle Vie Courts/Lofts

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Belle Vie
Village View
to the Lake Chapel

If not here, where?

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Our Property Designated as the Center of Activity

Office/Retail/Commercial = Future Land Use

Figure 14. Future Land Use Map
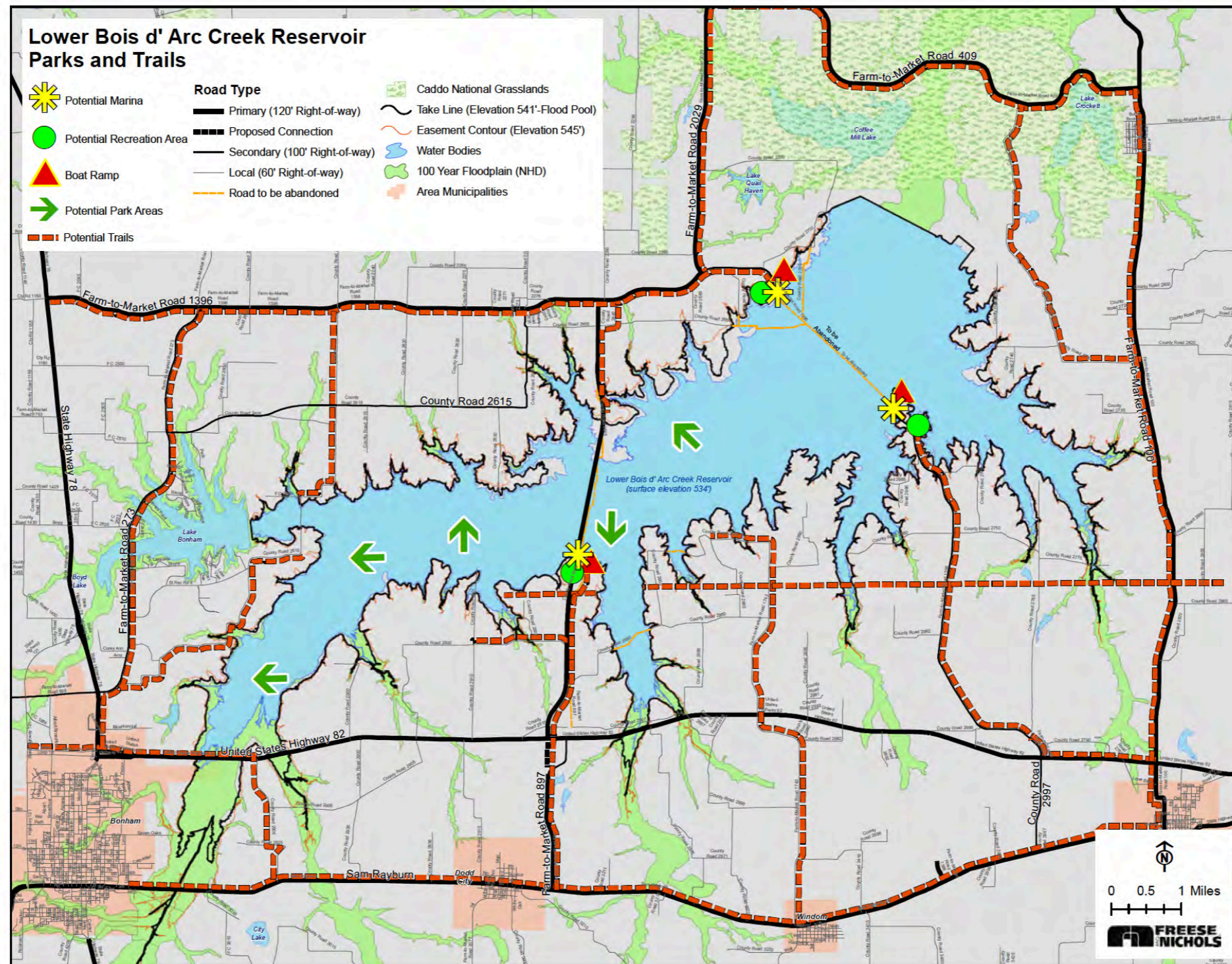
Our Property Designated as the Center of Activity
Marina, Boat Ramp & Trails

Figure 24. Future Parks and Trails Map

Our Property Designated as the Center of Activity
Regional Trail Connection Map & Ralph Hall Reservoir

Figure 23. Regional Trail Connection Map

If not now, when?

Establishing a Standard

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No Need to Guess What We Should Do: Precedents

Lake Como, Italy

Seaside

Rosemary Beach

Alys Beach

Las Catalinas, Costa Rica

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South Main

Lake Como, Italy

Small villages like Varenna are composed of simple building types and a variety of uses that provide an efficient concentration of activity that serve as an amenity for the entire lake.

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Seaside

image courtesy of Steve Mouzon

Seaside pioneered the return to traditional town planning principles in the U.S. with an emphasis on a wide variety of building types, building uses, civic spaces, and streets that combined to create a compelling experience compared to the large scale condos and hotels that dominated beach development at the time.

Seaside

The Chapel at Seaside, Repertory Theatre, Ruskin Place, Seaside Amphitheater, Lyceum Lawn, and Assembly Hall Meeting Room provide the opportunity for weddings, concerts, conferences and celebrations.

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Rosemary Beach

image courtesy of Nathan Norris

The Western Green provides a connection between the Main Street & the beach.

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image courtesy of Nathan Norris

Cottage Courts create compelling outdoor rooms.

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Rosemary Beach

image courtesy of Nathan Norris

Rosemary Beach enhanced 30-A by planting native sand live oak trees
that provide a canopy of shade in a way that makes it feel like an outdoor room.

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Rosemary Beach

The Pensione, a modestly-sized inn on the Main Street, was one of the first buildings on the Main Street and it provided prospective purchasers with the opportunity to experience Rosemary Beach.

Rosemary Beach

image courtesy of Nathan Norris

By design, the Main Street is the heart of the community.
It was named one of the top 40 main streets in the United States—the only one built after World War II.

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P A R T N E R S H I P

Rosemary Beach

image courtesy of Nathan Norris

Limiting access to the beach to a small number of community piers eliminates the clutter of individual piers that connect each lot to the beach.

Alys Beach

image courtesy of Nathan Norris

Alys Beach buildings meet the FORTIFIED for Safer Living standard which allows structures to withstand the brutality of coastal hurricanes. Structural masonry walls play a critical role in achieving this high standard.

Alys Beach

The Fonville Press was built at Alys Beach before any homes were completed. This small business was open to the public and provided a small "third place" where people could grab a coffee, read, or simply hang out with their friends.

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The architecture, interior design and programming of Fonville Press communicated the quality of what was to come— similar to the Coquina Pool and the Meeting House at Rosemary Beach.

Las Catalinas

It has distinctive architecture that respects its locate climate,
honors its local culture, and takes full advantage of its sloping topography.

Las Catalinas

The village center provides a car-free setting that
commands higher values than the portions of Las Catalinas that permit cars.

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The village center provides a super safe place
for people of all ages to walk, bike or use a golf cart.

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Las Catalinas

A promenade weaves its way between the village center buildings and the beach.
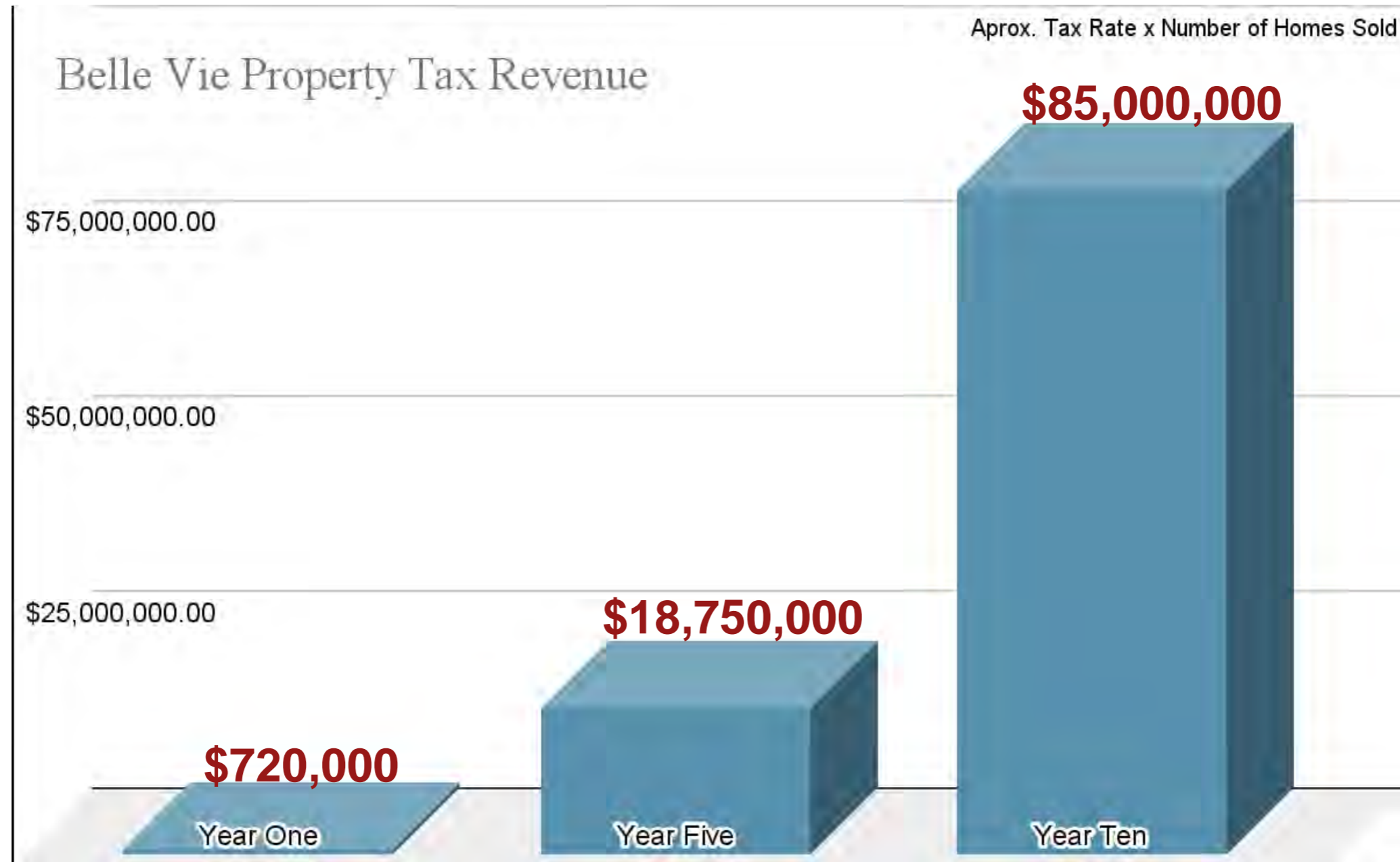
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Las Catalinas

A pool with an infinity edge overlooking the ocean
provides the perfect setting for relaxing or enjoying the company of others.

Economic Development Initiative

Greatest Economic Development Initiative: Paris: 1850 - 1870

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Property Tax Revenue

Belle Vie Property Tax Revenue

Aprox. Tax Rate x Number of Homes Sold

$85,000,000

$75,000,000.00

$50,000,000.00

$25,000,000.00

$18,750,000

$720,000

Year One

Year Five

Year Ten

Fannin County Property Tax = 1.44% of assessed market value.

Average home sale of $1,000,000 = $14,400.00 per year.

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Hotel Occupancy Tax Revenue

South Padre Island H.O.T. Example

Rate = 17%

State = 6%

City = 8.5%

City Event Center Fund = 2%

County Event Center Fund = .5%

$11 for every $100 of lodging goes to the city/county.

$600,000 per year for 100 units occupied under 50% of the year for $500/night

Sales Tax Revenue

State = 6.25
Honey Grove = .15
Fannin County = .05

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30-A

Unlike Bois d'Arc Lake, 30-A is more than a four hour drive from any of its largest markets.

Carlton Landing

Carlton Landing

Structural Masonry Construction