

Belle Vie on Bois d'Arc Lake

The Property



Phasing



Belle Vie East Green



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Belle Vie Courts/Lofts



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Belle Vie Village Center



© JJ Zanetta Illustration & CityBuilding Partnership, LLC

Belle Vie Village View to the Lake Chapel



© JJ Zanetta & CityBuilding Partnership, LLC

If not here, where?

Office/Retail/Commercial = Future Land Use

**Lower Bois d'Arc Creek Reservoir
Future Land Use**

Land Use

- Agriculture / Open Space
- Residential (small lots)
- Residential (large lots)
- Office/Retail/Commercial
- NTMWD-Owned Property

Road Type

- Primary (120' Right-of-way)
- Proposed Connection
- Secondary (100' Right-of-way)
- Local (60' Right-of-way)
- Road to be abandoned

Take Line (Elevation 541'-Flood Pool)

Easement Contour (Elevation 545')

Caddo National Grasslands

5,000' Lake Buffer / Planning Area

Water Bodies

100 Year Floodplain (NHD)

Area Municipalities

Potential Recreational Area: Location Zone (Areas within zone are desirable for recreational purposes)

Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

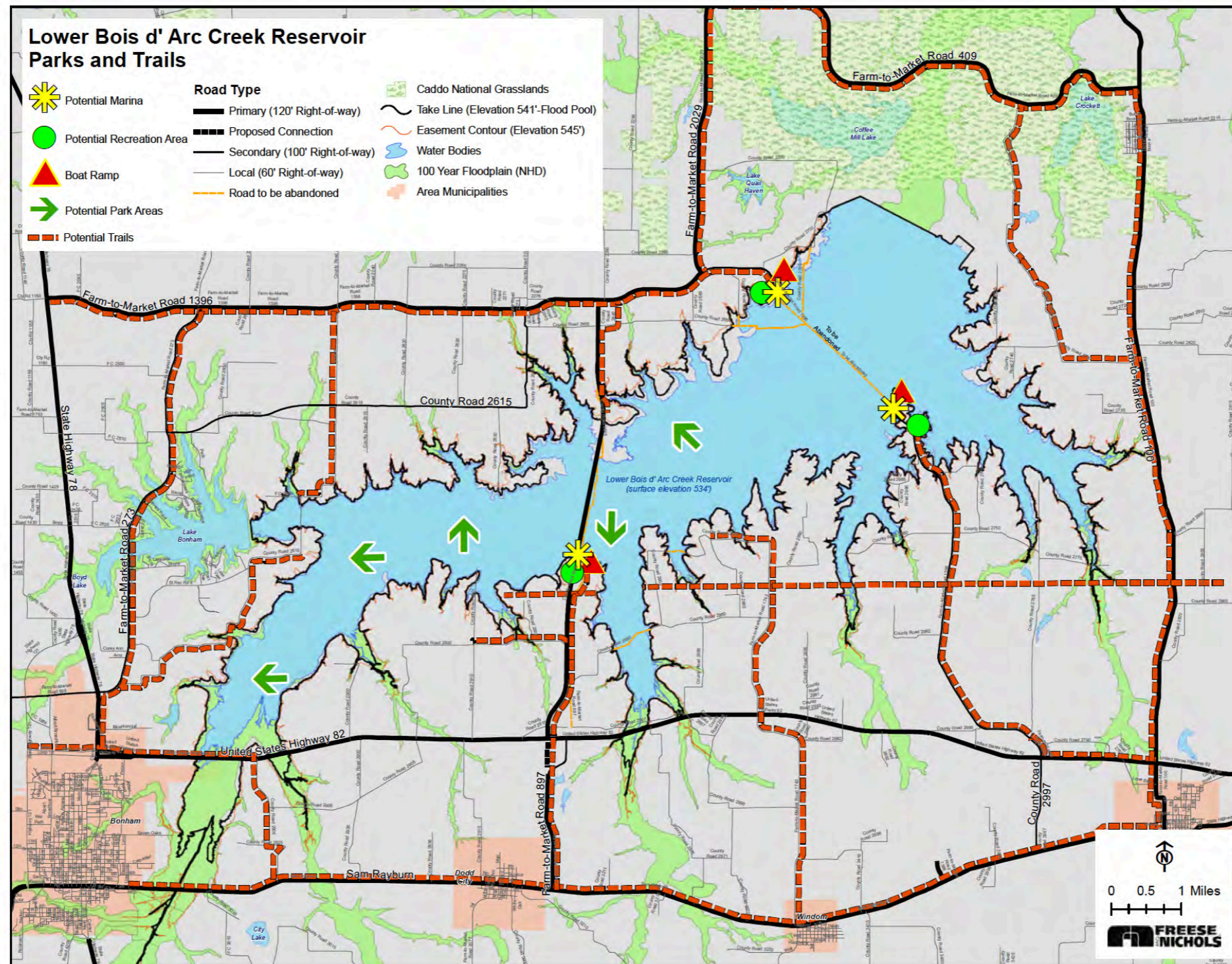
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0 0.5 1 Miles

FREESE NICHOLS

Our Property Designated as the Center of Activity

Marina, Boat Ramp & Trails

Figure 24. Future Parks and Trails Map



Regional Trail Connection Map & Ralph Hall Reservoir

Lower Bois d' Arc Creek Reservoir Regional Recreation

- Potential Trail Connections
- Potential Trails
- Northeast Texas Trail
- Abandoned Rail Line
- Riverby Ranch Mitigation Area
- Caddo National Grasslands
- Reservoir Surface
- 5,000' Lake Buffer / Planning Area
- Area Municipalities
- Streets
- Rivers, Streams

The map displays the Lower Bois d' Arc Creek Reservoir and Future Ralph Hall Reservoir. It shows potential trail connections (blue dashed lines) and potential trails (orange dashed lines). The Northeast Texas Trail is shown as a red dashed line. The Riverby Ranch Mitigation Area is highlighted in pink. Caddo National Grasslands are shown in green. The map also includes surrounding municipalities such as Fannin County, Grayson County, Lamar County, Delta County, Hunt County, and Collin County. Key locations include Ravenna, Bonham, Ector, Dodd City, Windom, Honey Grove, Bailey, Leonard, Trenton, and Ladonia. The map includes a scale bar (0 to 4 miles) and a north arrow. The logo for FREESE NICHOLS is in the bottom right corner.

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

South Main



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.

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.

Rosemary Beach



image courtesy of Nathan Norris

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

Rosemary Beach



image courtesy of Nathan Norris

Cottage Courts create compelling outdoor rooms.

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.

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.

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.

Alys Beach



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.

Las Catalinas



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

Las Catalinas



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

Las Catalinas



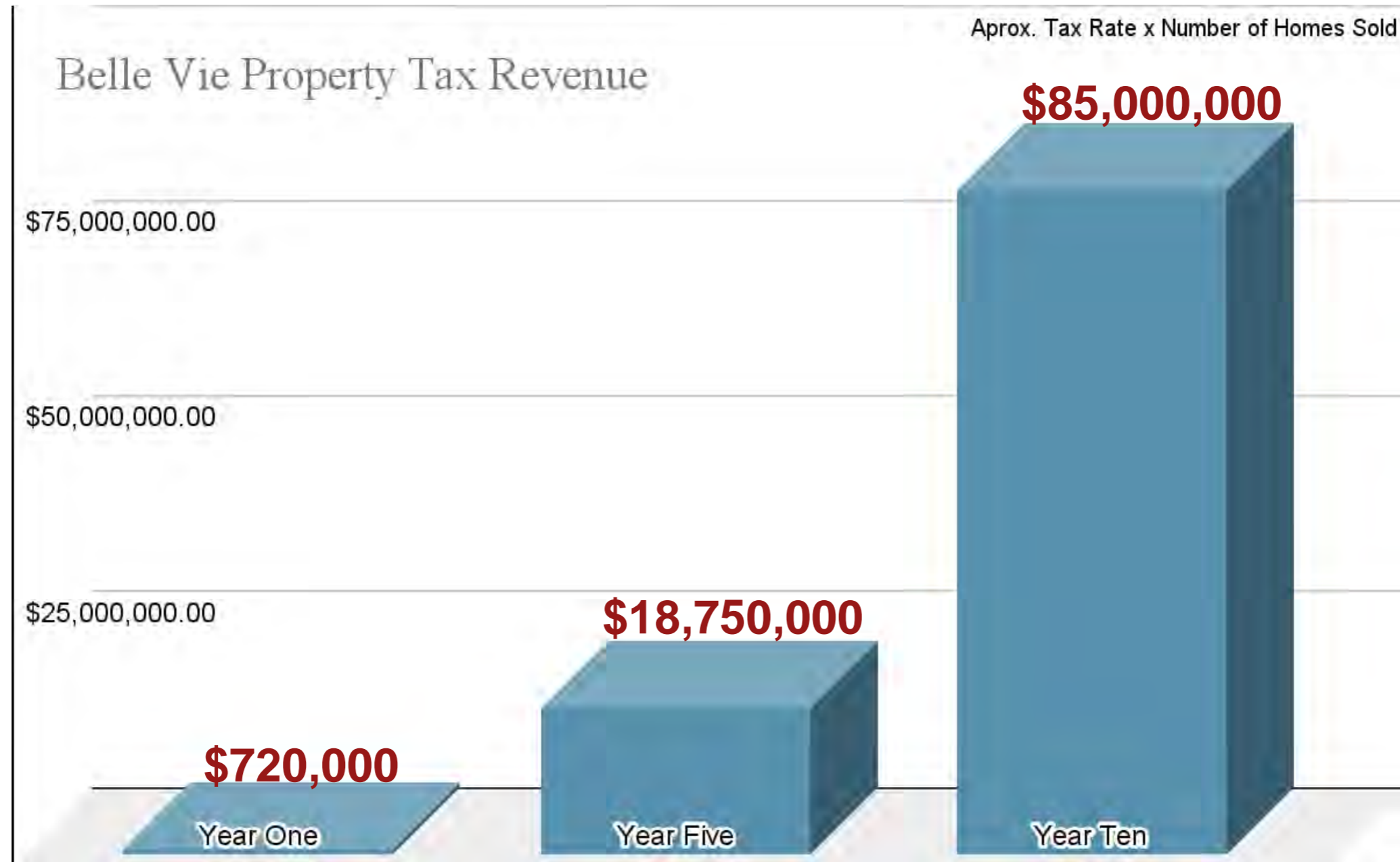
A pool with an infinity edge overlooking the ocean provides the perfect setting for relaxing or enjoying the company of others.

Economic Development Initiative

Greatest Economic Development Initiative: Paris: 1850 - 1870



Property Tax Revenue



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

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

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

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



Centralized Wastewater Treatment



