



**AGENDA  
CITY OF CREVE COEUR  
PLANNING AND ZONING  
300 NORTH NEW BALLAS RD  
AUGUST 18, 2025  
6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

Ms. Julie LaBonte (Chair)  
Mr. Thomas Buelter  
Ms. Rhonda O'Brien  
Mr. Larry Potashnick  
Ms. Marjorie Richter  
Mr. Stephan Tomlinson  
Mr. AJ Wang

Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, AICP, Director of Community Development  
Ms. Bethany L. Moore, AICP, City Planner  
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

- 1. August 4, 2025 Planning and Zoning Commission Draft Meeting Minutes**

**PUBLIC COMMENT**

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- 1. #25-020: Text Amendment to the Zoning Ordinance to Amend Section 405.210, Table A, from NAICS Code 2012 Edition to the 2022 Edition and Amend Certain Permitted and Conditional Uses within Table A**  
Request to continue the application to the September 2, 2025 meeting agenda.
- 2. #25-021: Text Amendment to the Zoning Ordinance Affecting Exterior**



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**Lighting Requirements as Regulated in Section 405.680**

Request to continue the application to the September 2, 2025 meeting agenda.

**3. Application #25-022: A Minor Site Plan Approval For New Exterior Lighting  
At Congregation Temple Israel Located At 10675 Ladue Road**

Martina Stern, of Congregation Temple Israel, has submitted an application for a minor site plan approval for new and replacement parking lot lighting for the Congregation Temple Israel at 10675 Ladue Road. The proposal includes the removal of 6 existing light poles and the installation of 12 new poles. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080.

**WORK AGENDA**

**1. Bayer East Campus Comprehensive Plan Update**

The City's planning consultant, PGAV Planners, will present the market study and natural habitat assessment results and share initial recommendations for the Commission's review and feedback. Next steps in the planning process will also be discussed.

**2. Graeser Station Preliminary Review Process Discussion and Updates**

Staff will update the Commission on this proposal and accept feedback on the review process.

**PENDING APPLICATIONS**

1.
  - CUP for Capriotti's Sandwich Shop at 12536 Olive Boulevard within Shoppes at Questover
  - Garden Fence Enclosure at 152 Petite Royale Court

**DEPARTMENT REPORTS**

Olivia Village Updates



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**ADJOURNMENT**

**Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.**

Posted by: \_\_\_\_\_

Date/Time posted: \_\_\_\_\_

***If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.***



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**CALL TO ORDER**

**ROLL CALL**

**Ms. Julie LaBonte (Chair)  
Mr. Thomas Buelter  
Ms. Rhonda O'Brien  
Mr. Larry Potashnick – absent  
Ms. Marjorie Richter  
Mr. Stephan Tomlinson  
Mr. AJ Wang**

**Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, AICP, Director of Community Development  
Ms. Bethany L. Moore, AICP, City Planner  
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services  
Supervisor**

**ACCEPTANCE OF THE AGENDA**

|                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT: APPROVED (UNANIMOUS)</b><br><b>MOVER:</b> Mr. Wang<br><b>SECONDER:</b> Ms. O'Brien<br><b>AYES:</b> Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Ms. Richter, Mr. Tomlinson, Mr. Wang<br><b>NAYS:</b> None |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The vote on the motion being 6 ayes and 0 nays, motion carried.

**APPROVAL OF MINUTES**

**1. July 21, 2025 Planning and Zoning Commission Draft Meeting Minutes**

|                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT: APPROVED (UNANIMOUS)</b><br><b>MOVER:</b> Mr. Wang<br><b>SECONDER:</b> Ms. O'Brien<br><b>AYES:</b> Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Ms. Richter, Mr. Tomlinson, Mr. Wang |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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|                   |
|-------------------|
| <b>NAYS:</b> None |
|-------------------|

The vote on the motion being 6 ayes and 0 nays, motion carried.

**PUBLIC COMMENT**

None

**UNFINISHED BUSINESS**

No Unfinished Business tonight.

**NEW BUSINESS**

**1. Application #25-019: A Preliminary Review of the Site Concept Plan for Graeser Station Located at the Corner of Olive Boulevard and Graeser Road**

Mr. Gary Hassenflu of Garrison Companies out of Kansas City started the applicant presentation. They have built and owned more than 1,500 multi-family units in 6 states. They hold ownership of the developments for 10-25 years and they self-manage the developments. The members of the team were introduced.

Joel Glasscock with Steadfast City continued the presentation. Last Tuesday they presented to the public and neighbors of the project. Plan in the packet is the second version and is revised from what was the original plan. Graeser Station presents a great opportunity to transform a partially vacant commercial site and enhance Olive. They will create a more attractive Olive corridor that's more walkable. Density comes up in the discussions with the community. There will be 4 stories with 10,000 sq ft of commercial units on the first floor. There are proposed to be 39 studio apartments, 118 one-bedroom units and 11 two-bedroom units. Senior residents can downsize and stay within their community. There is proposed tuck-under parking on the first floor. A swimming pool, pool house and fenced dog park are part of the proposed plan. Commercial activity will be along the Olive Blvd. side of the development. The architecture of the building will greet people as they drive along Olive Blvd., not a parking lot. There won't be a massive wall along the streetscape areas. Stepped-down building height as you move south along Graeser Road. 250 parking spaces to be shared between the residential and commercial uses. Residential parking needs peak in the evening, while commercial parking needs peak in the daytime. They are looking into the types and sizes of commercial uses. A parking study is underway.



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Ms. O'Brien: A little concerned that there isn't enough green and that the trees are absent. Would like to see something that's a little more verdant. The plaza looks like it is mainly concrete.

Mr. Glasscock: Someone shared that at the meeting last Tuesday too. We can incorporate that into the project. Creating a space where people want to be is something we want to do.

Ms. O'Brien: You cannot walk from rear parking through the building. She spoke about the parking issues.

Mr. Glasscock: We have spoken to the architect about that as well.

Ms. O'Brien: Inquired about the trash enclosures.

Mr. Glasscock: They will meet the City's regulations for size and fencing.

Mr. Ken Wagster, principal of HGA Architects, spoke. Existing curb cuts and lanes are in alignment along the credit union parking lot.

Mr. Wang: Inquired about traffic along Olive, road bends so you cannot see the cars clearly. Impairs ability to make a left out of the site.

Mr. Buelter: How are you handling ADA access? Parking, elevators, ramps?

Mr. Wagster: We do have ADA parking. As far as access into the building, there are requirements and project will be code-compliant.

Mr. Buelter: Have you done a marketing study yet?

Mr. Wagstaff: 95% occupancy on the apartments. 10% vacancy on the commercial

Mr. Hassenflu: \$1,400 to \$2,700 per month rent for the apartments.

Ms. LaBonte: There should be a green space along both sides of the sidewalk, but I don't see that yet. She inquired about families in the development.

Mr. Glasscock: Mid 20's to mid 30's age range is primary predicted age range of residents.

Mr. Wang: What will be the impact on the Ladue School District?

Mr. Glasscock: There would not be many children in the development. There are proposed to be eleven two-bedroom units within the plans.

Mr. Jaggi: Size of sleeping rooms and number of sleeping rooms are part of the consideration for the number of people allowed per unit.

Ms. Bethany Moore gave the City's presentation. This is a 4.42 acre site with 6 parcels that need to be combined. "GC" General Commercial is the current zoning and would need to be re-zoned to be "PMD" Planned Mixed-Use Development. Traffic counts will be taken later this month after school resumes.

This is proposed to be an L-shaped building set closer to the Olive and Graeser intersection. Plaza at the corner is not connected to the retail elements. Surface level parking is open and mixed, not assigned to commercial or residential users. There is a proposed 35-foot landscaping buffer and dry detention basin that will help with runoff. Residential density of 38 units per acre. Planned Mixed Use re-zoning. Differentiation



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in construction materials and colors. Concept landscaping plan shows street trees along the perimeter with a mix of evergreen and ornamental trees. Parking and traffic: proposed 250 spots on site, as currently proposed does not meet requirements for parking. Study is underway to see if the parking can be shared with the commercial uses. Traffic study by City's traffic consultant is being done. Stormwater mitigation: detention basin at southwest part of the site, MSD and City Engineer will review

Mr. Jason Jaggi continued the City's presentation and spoke about the Comprehensive Plan Creve Coeur 2030. Site serves as a transition between east and west Olive's more intense commercial uses. Mr. Jaggi spoke to commercial density: The Vue 1001 Old Olive Way: 23 units per acre (ordinance limits to 30 units per acre)

Vanguard Heights 10362 Old Olive: 48-units per acre

The Oliver in Olivette 9473 Olive Blvd: 64 units per acre

Kings Landing 618 N New Ballas: 49 units/acre

The Nest 10819 Olive: 20 units/acres

Comprehensive plan: mixed-use components and placement of the building, parking and buffering areas supported by the plan

There will be improved walkability and access to neighboring properties.

Mr. Jaggi spoke about the planned Mixed-Use development procedure. Preliminary plat that would consolidate the lots. The Vue project was developed under this procedure as well. Positives about this proposal: mixed-use development with additional housing options and retail and commercial services for residents  
multi-family residential adjacent to single-family residential and Olive corridor is an appropriate transition between land uses

Items for Commission Consideration and Discussion:

Density is the number one thing to consider and other factors listed in the materials.

Mr. Buelter: Elevation drop from front of lot to south on Graeser?

Mr. Jaggi: No specific details yet for a retaining wall.

Mr. Buelter: Rendering for the backside of the building?

Mr. Jaggi: We have spoken to the applicant about that.

Ms. O'Brien: Detention basics: what does it look like and how does the water filter out of it? Will there be smells or mosquitoes?

Mr. Jaggi: It will need to meet requirements for water quality. Landscaping around it won't impact the function of it.

Mr. Buelter: This is a detention, not a retention, basin.

Ms. O'Brien: There look to be a lot of trees, but they seem like they are thin and in scraggly pots. I want it to look inviting, so people want to walk there.

Mr. Jaggi: No sidewalk now along Graeser and this sidewalk would be an improvement.

Ms. LaBonte: Who is doing the analysis of how it ties into the neighborhood? Very



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narrow sidewalks along Graeser with little green space. It's a challenge today on Graeser.

Public comments began at 7:09 p.m.

Lynn Berry of 626 Graeser Road spoke. Her husband is ceding his time to her. She had a written handout of her comments and (from her handout) Height and density doesn't fit in with the comprehensive plan. I'm saying it must be much less dense. Concerned about the massive nature of the four-story development.

Brett Berger of 10 Winfield Pointe spoke. He supports improving the site but the high density of the project is concerning. The comprehensive plan calls for low to medium density. 250 homes served by North Graeser Road. 67% projected increase in traffic on Graeser Road. He expressed traffic management concerns along Graeser Road. Are there enough seats and teachers for the Ladue Schools? Concerns about parking and lot configurations. Restocking for retail units when there are no loading docks or rear entrances to the commercial units. Trash management needs to be considered. How often will dumpsters be cleared out? Overall, the proposed project is too high a density.

Mike Faddis of 755 Graeser Road has lived there since 1972 and he has developed several shopping centers in the region. This proposed density doesn't fit the regulations. Project is very viable, traffic will be very dense when bringing in the apartment units. If increasing traffic, then need to improve the stop signs and increase Police presence. Put some restrictions on the ownership of the apartment complex and how long it would have to be owned.

William Taylor of 7 Wedgewood Lane spoke. We all want something that adds value. Concerned about traffic and increased congestion. He stated that Graeser will have more traffic backed up onto it by this development. What about stormwater runoff? Can the sewers handle this capacity of toilets flushing? Ambiance and attractiveness: This will be the gateway to our neighborhood, and we need something really nice. Look at Ladue and Mason's new development.

Terry Tolliver of 5 Wedgewood Lane has lived there 51 years and complimented the staff and their presentation

Cheryl Richards of 842 Mary Meadows Lane spoke. I'm glad that the traffic study is being done because the traffic has increased since the marijuana store opened. Concerns that I have if you look at how it's designed all the neighbors will be affected by more traffic. She asked a question about the noise of dogs at the dog park, noise of people at the swimming pool and will Creve Coeur do anything to enforce noise ordinances? What about the parking overflow? Mary Meadows is a very narrow street; will Creve Coeur tow cars for us?



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Joanna Sutterfield of 817 Mary Meadows has lived there 38 years. There are now 2,828 apartment units in the Ladue School District and Spoede Elementary School.

Cindy Saunders of 15 Country Squire Court, lives in St. Louis County, and spoke. An apartment building is a temporary place for housing. Best that there be retail stores at Olive and Graeser. Four-story apartment building is too big. The Ladue school system will be affected by the additional students. Resale value of my home will be affected.

John McGuire of 836 Mary Meadows, lived there 35 years. He is concerned about stormwater runoff.

Linda Rezny of 104 Graeser Acres spoke. She is happy to see the number of people who are present at the meeting tonight. Nobody has mentioned the north bound traffic on Graeser. Two left turn lanes to get onto Olive, one through lane to Dautel and one right turn lane onto Olive. Median and light at Olive and Graeser are aligned and that cannot be allowed to stay. What will this look like? This is way too big a building for the site.

Bo Shi of 11011 Martin Grove Lane spoke. His home would be 35 feet from the swimming pool. Buffer zone is the detention pond. Neighborhoods to south and east are high priced. This would be tallest building along Olive. This main corridor of the city doesn't need another apartment building. Property that was at 827 Graeser Road and zoning was different.

Mr. Jaggi: This has been zoned commercial for a very long time.

Jim Cornelison retired civil engineer and Vice President of marketing spoke. Two problems: This amount of parking won't accommodate people having guests. Pool is a marketing gimmick and should be removed to leave a few more spots for car parking.

Ms. LaBonte: Density, walkability needs to be reviewed, welcoming to the neighborhood, stormwater runoff, parking and Ladue Schools impact

Mr. Tomlinson: Heard from the community real concerns about density. Setback along Graeser is very close to the road.

Mr. Wang: Same things people have said today. I think this will be a mess with Amazon deliveries. Look at larger units.

Ms. O'Brien: Are amenities appropriately sized for the complex? Flow of the parking with delivery trucks and retail users.

Mr. Buelter: I agree with the list Ms. LaBonte said. I added the stormwater concerns.



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Ms. Richter: I think anything we put in there will cause traffic problems and add to the congestion on Olive.

Mr. Glasscock: Thanked the audience for their feedback.

Mr. Jaggi: Thank you for everyone's attendance tonight and participation. We will have the project on the website and send out notices to neighbors again.

**WORK AGENDA**

No items on the Work Agenda tonight.

**PENDING APPLICATIONS**

1.

- **Congregation Temple Israel Site Development Plan**
- **NAICS 2022 Update Text Amendment**
- **Exterior Lighting Requirements Text Amendment**
- **Bayer East Comprehensive Plan Update by planning consultant**

Bayer East: PGAV planners will speak at the next meeting on August 18, second open house on Monday, September 29

**DEPARTMENT REPORTS**

No Department Reports tonight.

**ADJOURNMENT**

Meeting adjourned at 7:53 p.m.

Submitted by:

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Recording Secretary

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Chair



## APPLICATION TO PLANNING AND ZONING COMMISSION

### #25-022: A MINOR SITE PLAN APPROVAL FOR NEW EXTERIOR LIGHTING AT CONGREGATION TEMPLE ISRAEL LOCATED AT 10675 LADUE ROAD

**FOR THE MEETING OF:** Monday, August 11, 2025, 6:00 PM

**SUBJECT PROPERTY LOCATION:** 10675 Ladue Road (also addressed as 1 Rabbi Alvin Rubin Drive)

**REQUEST:** Martina Stern, of Congregation Temple Israel, has submitted an application for a minor site plan approval for new and replacement parking lot lighting for the Congregation Temple Israel at 10675 Ladue Road. The proposal includes the removal of 6 existing light poles and the installation of 12 new poles. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080.

**ADDITIONAL INFORMATION:** Congregation Temple Israel received approval for the building and school at this location in 1960 and its property consists of 23.58 acres. Ordinance No. 1836 was approved in 1997 for an expansion to the school building. Therefore, there may be pre-existing non-conformities on the site, including some of the existing light fixtures. A Minor Site Development plan was approved in 2017 for replacement lighting around the building.

#### Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

#### Creve Coeur 2030 Comprehensive Plan References

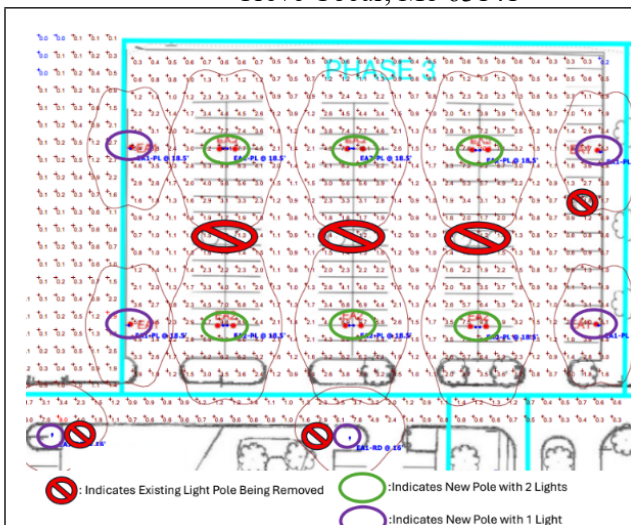
- Civic District

#### Zoning Code References

- Section 405.680 Lighting
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval.

**APPLICANT:** Martina Stern  
Congregation Temple Israel  
10675 Ladue Road  
Creve Coeur, Mo 63141

**PROPERTY OWNER:** Congregation Temple Israel  
10675 Ladue Road  
Creve Coeur, MO 63141



**REPORT PREPARED BY:** Bethany L. Moore, AICP, City Planner  
**DATE:** 8/11/2025  
**ATTACHMENTS:** Applicant's Materials

### PROJECT DESCRIPTION

Congregation Temple Israel, which is located within the “A” Single-Family Residential zoning district, is seeking to install new and replacement site lighting in the parking lot north of the building. Congregation Temple Israel has been at this location since 1960, and the last approved conditional use permit was authorized in 1997. In 2017, a Minor Site Development Plan for lighting around the building was approved. The light poles that were approved then were 10 feet in height. The location of the lighting for this proposal is outside the scope of the 2017 approval. 6 existing light poles will be removed and replaced with 12 new poles as part of a phased renovation project to update the site. 6 poles will have 2 lights while the remaining 6 will only have one light. The lighting fixture heads will be downcast and shielded. The total height of the poles is 18 and ½ feet from the bottom of the base to the top of the pole. In 2024, 17 replacement light poles were installed in the two southernmost parking lots on the site with a building permit but the requirement for Planning and Zoning Commission review was missed. These 17 new poles were installed at 18.5 feet tall and the poles submitted for review with this proposal match those poles. Section 405.680, *Lighting*, states, “In residential zoning districts, lighting fixtures, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed 16 feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval.” A photometric plan was provided that shows that the new lighting will not be cast upon adjacent property.

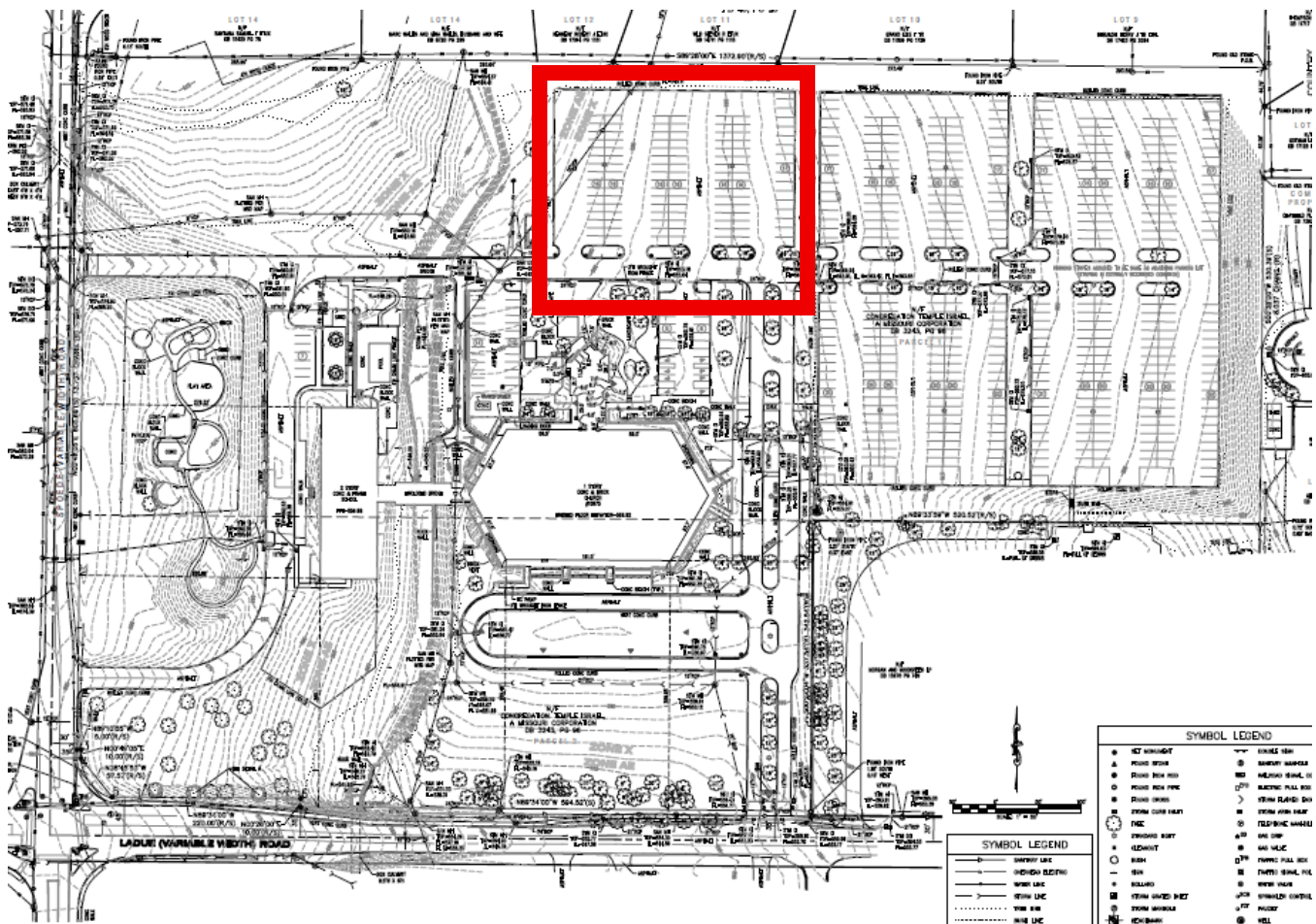


Figure 1: Congregation Temple Israel Site Plan with lighting location in red.



Figure 2: Proposed Static Lighting Fixture Heads.

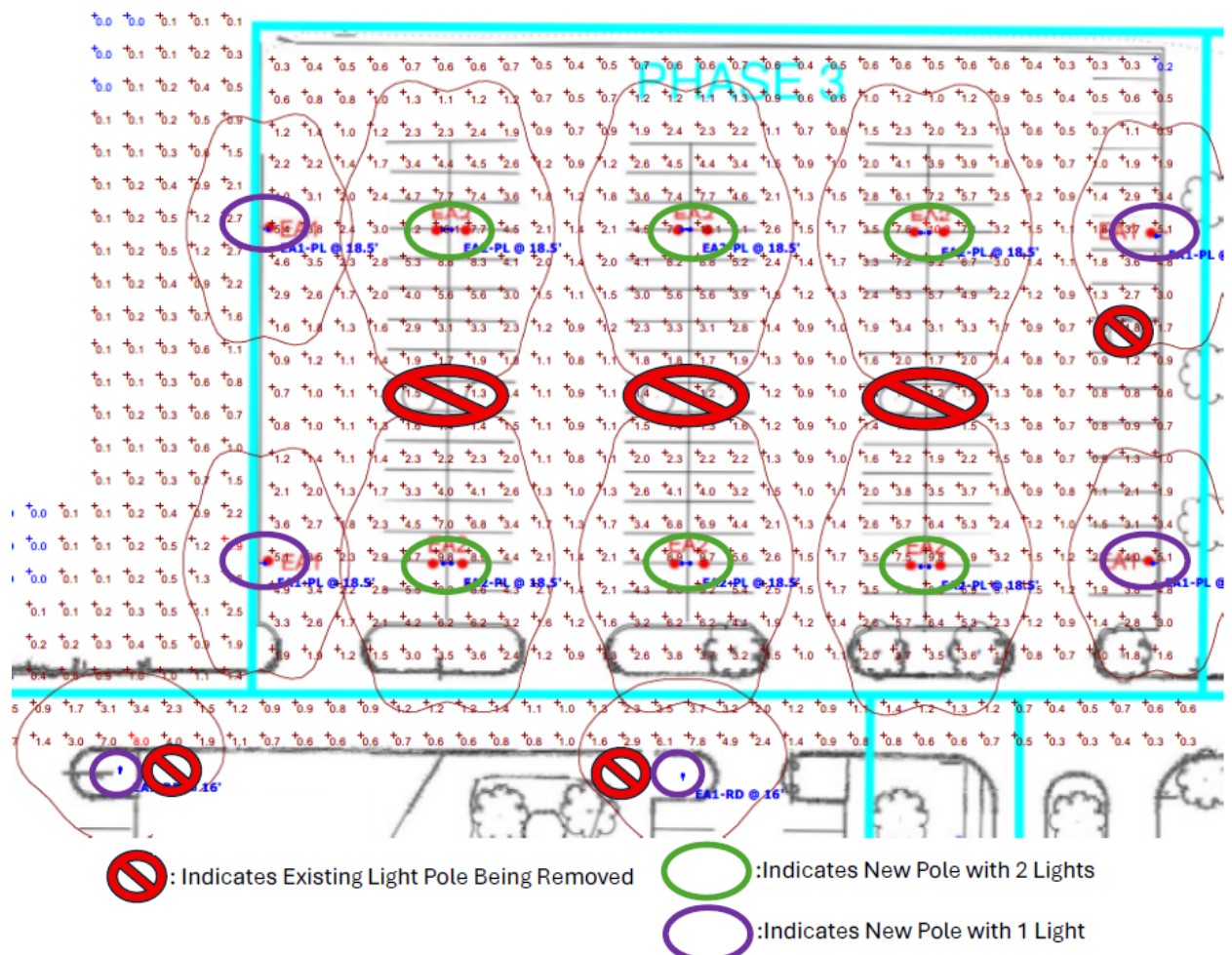


Figure 3: Proposed Lighting Locations.

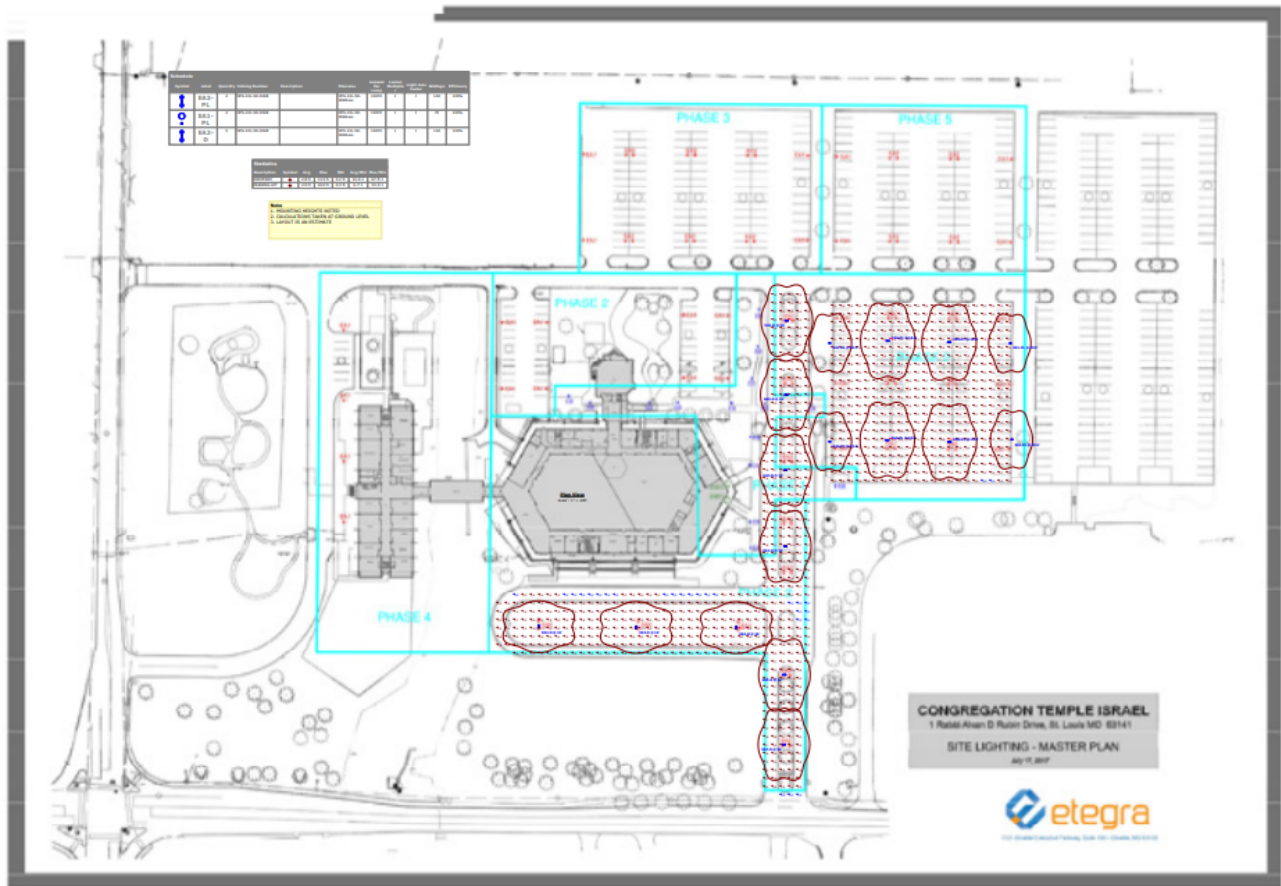


Figure 4: Location of 17 new light poles installed in 2024.

#### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                 | ZONED                                                           | SEPARATED BY |
|-----------|-------------------------------------|-----------------------------------------------------------------|--------------|
| North     | Residential                         | A Single Family Residential                                     | NA           |
| South     | Residential                         | A Single Family Residential                                     | Ladue Road   |
| East      | Chatfield Place Residential; Vacant | B-RDD Single Family Residential;<br>A Single Family Residential | NA           |
| West      | Residential                         | A Single Family Residential                                     | Spode Road   |

#### CREVE COEUR 2030 COMPREHENSIVE PLAN

Congregation Temple Israel is within the Civic district place type for school and religious facilities which is characterized as a single primary building with optional ancillary buildings on a single lot adjacent to residential uses. The Civic place types should protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p. 106). The new light poles would be replacing existing light poles and adding additional poles to match lighting replaced in 2024 but the proposed new light poles would not cast-off light onto adjacent properties.

## ZONING REVIEW

The subject property is zoned A Single Family Residential, where religious institutions and schools are a conditional use. As discussed above, Congregation Temple Israel has been at this location since 1960, and the last approved conditional use permit was authorized in 1997. The site does have pre-existing, nonconformities. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080, *Site Concept, Site Development and Minor Site Plan Approval*. As these are additional lights and not simply a replacement of existing fixtures, Planning and Zoning Commission review and approval is required.

Parking lot lighting in residential districts, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed 16 feet in height, unless specifically permitted by the Planning and Zoning Commission. The new lighting is intended to illuminate the parking lot north of the building. The two light poles closer to the building will be 16 feet in total height but the 10 new poles within the parking lot are proposed to be 18 and ½ feet tall in total height to match the light poles that were replaced in 2024 with a building permit but without Planning and Zoning Commission approval. The light poles that were installed in 2024 include 17 new poles that are 18 and ½ feet tall and match the poles proposed for the north parking lot. Although the poles did not receive the Planning and Zoning Commission review,, staff has not received any complaints about the new poles. The lighting proposed as part of this project is in the north parking lot closer to residential uses where taller poles could be more of an impact. The light poles are downcast and shielded and the photometric does not show light cast of onto the adjacent properties. Section 405.1080(B)(2) states that lighting shall not exceed 16 feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval. The applicant has stated that the height of the bases is due to safety concerns with the lighting being placed in the parking lot. The taller bases allow the poles to take a greater impact if they were to be hit by a vehicle. It is up to the Planning and Zoning Commission to determine is the reasoning for the additional 2 and ½ of height for the light poles is acceptable for approval.



Figure 1. Existing light poles installed in 2024 on varying sized bases.



*Figure 2. Example of non-conforming light poles being replaced.*

Should there be any resident concerns, the Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10 PM and 6 AM, but not less than an average of 1 foot candle of illumination as required by Section 405.810 (4) that requires that any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least 1 foot-candle of illumination over the area of the parking area to be used. However, Staff does not feel such action would be necessary and a condition for such has not been included at this time. The color temperature rating for the lighting is proposed to be 3000 Kelvin. Currently, the Kelvin lighting rating is not reviewed by staff but given that staff is working on a text amendment to include requirements for Kelvin ratings this information was provided for the Commission's general information.

The lighting plan submitted indicates that no lighting will be cast upon adjacent property. The light fixture heads are downcast and shielded. The fixture heads are fixed in place and cannot be adjusted to cast light in any other directions. Therefore, the proposal meets with all of the Zoning Regulations for this request aside from the height of the poles exceeding 16 feet which can be increased with Planning and Zoning Commission approval.

#### **RECOMMENDATION**

Staff recommends that the follow conditions apply for this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the parking lot lighting poles in substantial conformance with the lighting information received as bound together and submitted in conjunction with Application #25-022 on July 18, 2025.
2. All lighting shall be downcast and fully shielded in conformance with Section 405.680 of the Zoning Ordinance. If the fixture heads are adjustable, they must be angled down at all times.

#### **MOTION**

The motion to approve the site development plan for the lighting update request as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the Congregation Temple Israel property:

"I move to approval the minor site development plan for the new parking lot lighting upgrades for the Congregation Temple Israel as bound together with Application #25-022, presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of August 18, 2025" (conditions may be added, eliminated, or modified by preceding motion).

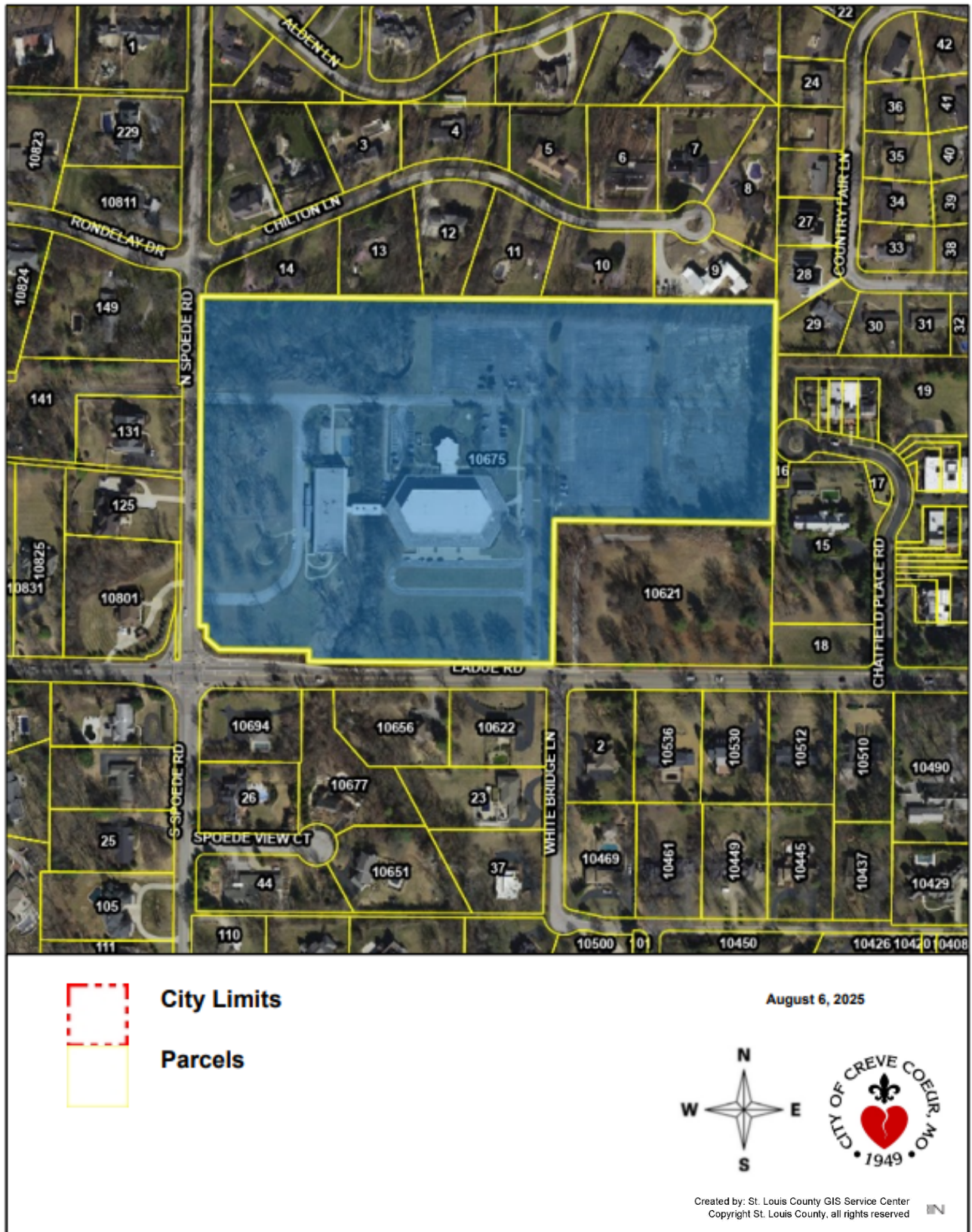
**APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES**

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 2: ZONING CODE**

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



**APPENDIX 4: SITE PHOTOGRAPHS**



Description:  
Existing non—  
conforming lighting.



Description: New  
lighting installed in  
2024.



Description: New lighting installed in 2024.



## PLANNING DIVISION

**Tel. (314) 872-2501 • Fax (314) 872-2505**

**Description of Request (attach additional sheets as needed)**

General Description: \_\_\_\_\_

Relocating lights to a better position and to match existing exterior light fixtures.

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**Rationale**

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

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**Submittal Checklist**

- |                                                                                             |                                                                   |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Rationale                                                          | <input type="checkbox"/> Building elevations for new construction |
| <input type="checkbox"/> Site plan 4 hard copies                                            | <input type="checkbox"/> Photographs of existing structures       |
| <input type="checkbox"/> Access and parking plan-4 hard copies; (may be shown on site plan) | <input type="checkbox"/> Materials samples for Commission review  |
| <input type="checkbox"/> Landscape plan 4 hard copies                                       | <input type="checkbox"/> Legal Description in Word format         |
| <input type="checkbox"/> Floor plan 4 hard copies                                           | <input type="checkbox"/> Fees: \$250 (non-refundable)             |
| <input type="checkbox"/> Electronic copies of all materials                                 | <input type="checkbox"/> \$2000 (refundable deposit)              |
|                                                                                             | <input type="checkbox"/> Other items as requested by staff        |

**Preferred Public Hearing Date: Monday, \_\_\_\_\_, 20\_\_\_\_.**

**\*\*Confirm schedule and available meeting dates with Planning Division staff\*\***

**Office Use Only**

\_\_\_\_ All Sections Complete

\_\_\_\_ All Documents, incl. e-Copies

\_\_\_\_ Fees Paid

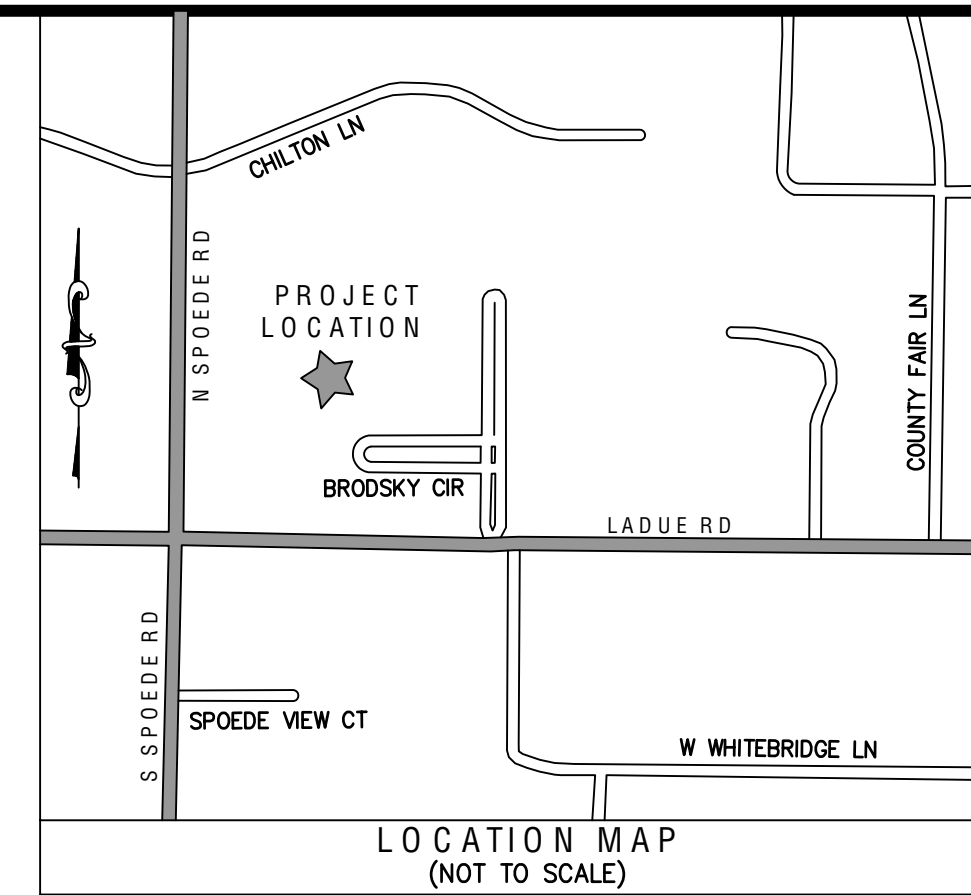
Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Revised: 7/22



A TRACT OF LAND BEING PART OF WEST HALF OF NORTHWEST QUARTER  
OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,  
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



| REVISIONS |       |
|-----------|-------|
| DATE      | DESC. |
|           |       |
|           |       |
|           |       |
|           |       |
|           |       |

**Congregation Temple Israel**  
#1 Rabbi Alvin D. Rubin Drive  
Creve Coeur, MO 63141

DEVELOPER/OWNER:  
SEAL:

CONGREGATION TEMPLE ISRAEL  
10675 LADUE RD  
CREVE COEUR MO. 63141

planning • engineering • surveying • landscape architecture  
**Cole**  
and ASSOCIATES  
INCORPORATED  
10777 sunset office drive  
saint louis, missouri 63127  
p 314 436 8671 f 314 436 0367

DRAWN BY: PLR  
CHECKED BY: TDW/SAB  
DATE: 11/26/07  
Job Number: 07-0108  
Sheet Number: 1 OF 1

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (ACR330-16.010), AND MEETS THE REQUIREMENTS OF AN ORDINARY CLASS SURVEY, AS SET FORTH THEREIN.
3. TOTAL AREA OF BOUNDARY = 23.306 ACRES.
4. BASIS OF BEARINGS:  
THE SOUTH LINE OF CHILTON ACRES AS RECORDED IN PLAT BOOK 42, PAGE 20 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE.
5. CORNER OF RECORD:  
ST. LOUIS COUNTY HIGHWAY AND TRAFFIC BENCHMARK 15-77, ELEV = 563.08 - "I" ON SOUTHWEST CORNER OF CAPSTONE FOR LOW WALL AT EXTREME EAST END OF STEPS AT SOUTH ENTRANCE, 30' DIRECTLY SOUTH OF CORNER STONE INSCRIBED (572-1581) AT SOUTHEAST CORNER OF TEMPLE ISRAEL, NORTHEAST CORNER SPODE AND LADUE ROADS.
6. PROJECT BENCHMARK:  
ELEV = 551.78 - FOUND BENCHMARK SQUARE CUT AT NORTH SIDE BOX CULVERT UNDER LADUE ROAD AT TEMPLE ISRAEL ON NORTHEAST CORNER HEAD WALL.
7. SITE BENCHMARK:  
ELEV = 551.78 - FOUND BENCHMARK SQUARE CUT AT NORTH SIDE BOX CULVERT UNDER LADUE ROAD AT TEMPLE ISRAEL ON NORTHEAST CORNER HEAD WALL.
8. SOURCE OF TITLE:  
DEED GRANTED TO CONGREGATION TEMPLE ISRAEL AS RECORDED IN BOOK 3243, PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE.
9. AS DETERMINED BY ELEVATIONS, SUBJECT TRACT FALLS IN ZONE X; AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, ZONE AE-1 BASE FLOOD ELEVATIONS DETERMINED AS SPECIAL FLOOD HAZARD AREAS INADVERTED BY 100-YEAR FLOOD FOR ST. LOUIS COUNTY, MISSOURI, PANEL 168 OF 420, MAP NUMBER 23880B006 J, EFFECTIVE DATE OF AUGUST 23 2000 AND PANEL 168 OF 420, MAP NUMBER 23880B006 J EFFECTIVE DATE OF AUGUST 23 2000.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HOWEVER, THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. TOPOGRAPHY AND LOCATION OF IMPROVEMENTS EAST OF CREEK WAS BASED ON A 50 FOOT GRID AND WEST OF CREEK WAS BASED ON A 100 FOOT GRID.

LAND DESCRIPTION:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN OLD STONE AT THE SOUTHEAST CORNER OF CHILTON ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 42 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS; SAID CORNER BEING ON THE WEST LINE OF COUNTRY FAIR ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 69 PAGE 50 OF SAID COUNTY RECORDS;  
THENCE LEAVING THE SOUTH LINE OF SAID CHILTON ACRES, ALONG THE WEST LINE OF SAID COUNTRY FAIR ACRES, SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 530.39 FEET TO A POINT ON THE SOUTH PROLONGATION OF THE WEST LINE OF SAID COUNTRY FAIR ACRES, BEING THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY MORGAN AND GOODSPED LP AS RECORDED IN DEED BOOK 15970 PAGE 748 - 754 OF SAID COUNTY RECORDS;  
THENCE ALONG THE NORTH LINE OF SAID MORGAN AND GOODSPED LP PROPERTY, NORTH 89 DEGREES 53 MINUTES 59 SECONDS WEST, A DISTANCE OF 520.52 FEET TO THE WESTMOST CORNER OF SAID MORGAN AND GOODSPED LP PROPERTY;  
THENCE ALONG THE WEST LINE OF SAID MORGAN AND GOODSPED LP PROPERTY, SOUTH 00 DEGREES 27 MINUTES 04 SECONDS WEST, A DISTANCE OF 337.54 FEET TO A POINT 35.00 FEET NORTH OF THE EXISTING CENTERLINE OF LADUE ROAD;  
THENCE ALONG LADUE ROAD, NORTH 89 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 594.52 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF CREVE COEUR AS RECORDED IN DEED BOOK 7482 PAGE 562 OF SAID COUNTY RECORDS;  
THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT BEING 45.00 FEET NORTH OF THE CENTERLINE OF LADUE ROAD;  
THENCE NORTH 89 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 220.00 FEET TO A POINT 35.00 FEET EAST OF THE CENTERLINE OF SPODE ROAD;  
THENCE NORTH 00 DEGREES 49 MINUTES 05 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT 30.00 FEET EAST OF THE CENTERLINE OF SPODE ROAD;  
THENCE NORTH 89 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT 30.00 FEET EAST OF THE CENTERLINE OF SPODE ROAD;  
THENCE NORTH 00 DEGREES 49 MINUTES 05 SECONDS EAST, A DISTANCE OF 805.69 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED CHILTON ACRES AT A POINT 30.00 FEET EAST OF THE CENTERLINE OF SPODE ROAD;  
THENCE ALONG THE SOUTH LINE OF SAID CHILTON ACRES, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1372.90 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT:

A CURRENT TITLE REPORT OF ABSTRACT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT. NO RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, THAT MAY AFFECT THE SUBJECT TRACT, IF ANY.

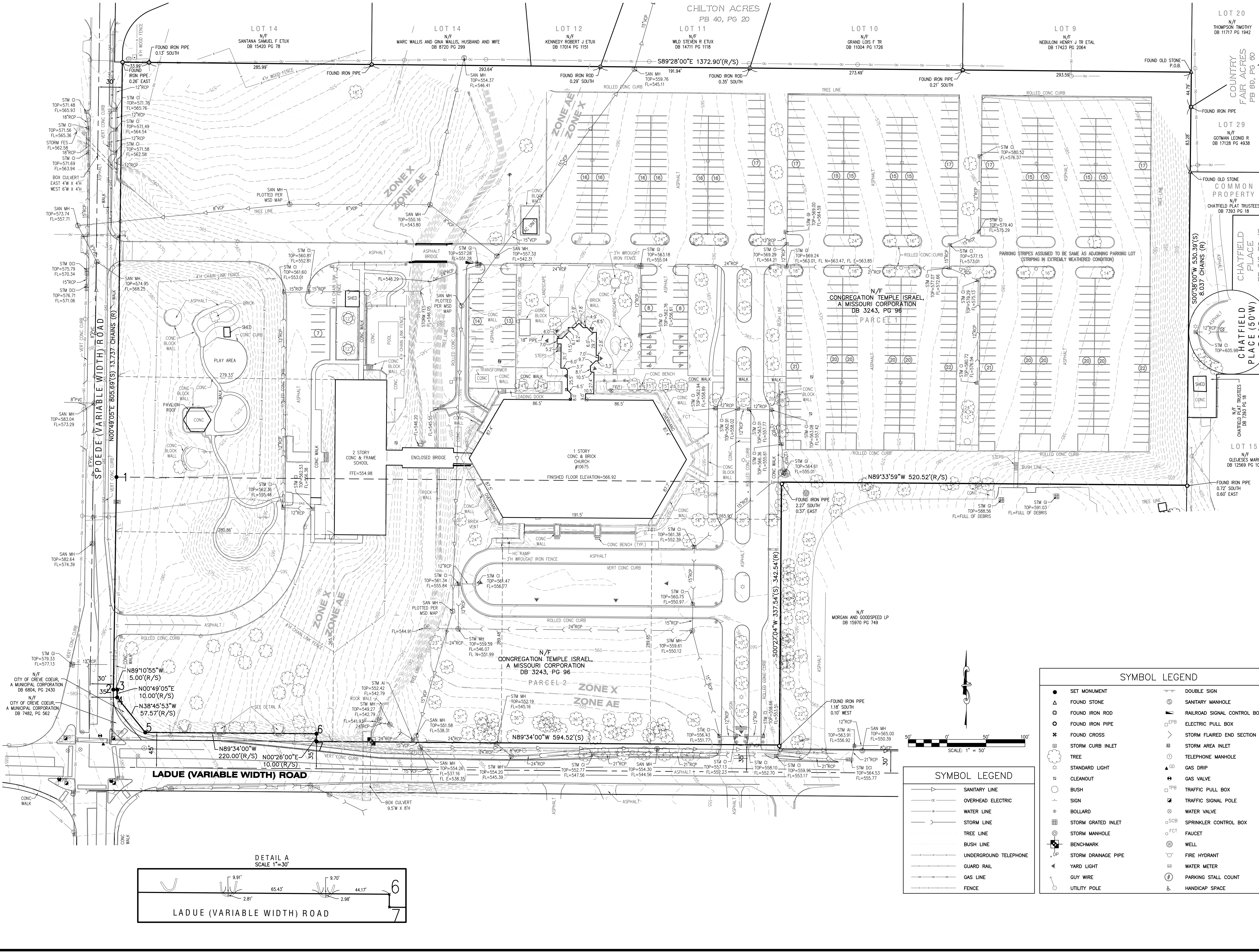
SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY TO CONGREGATION TEMPLE ISRAEL THAT AT THEIR REQUEST DURING THE MONTH OF NOVEMBER, 2007, COLE AND ASSOCIATES INC. HAS PREPARED A BOUNDARY AND IMPROVEMENT SURVEY PLAT OF A TRACT OF LAND BEING PART OF WEST HALF OF NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY COLE & ASSOCIATES INC. THIS BOUNDARY PLAT AND THE SURVEY ON WHICH IT IS BASED WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLE & ASSOCIATES INC. L.S. 266-0  
PROJECT NO. 07-0108

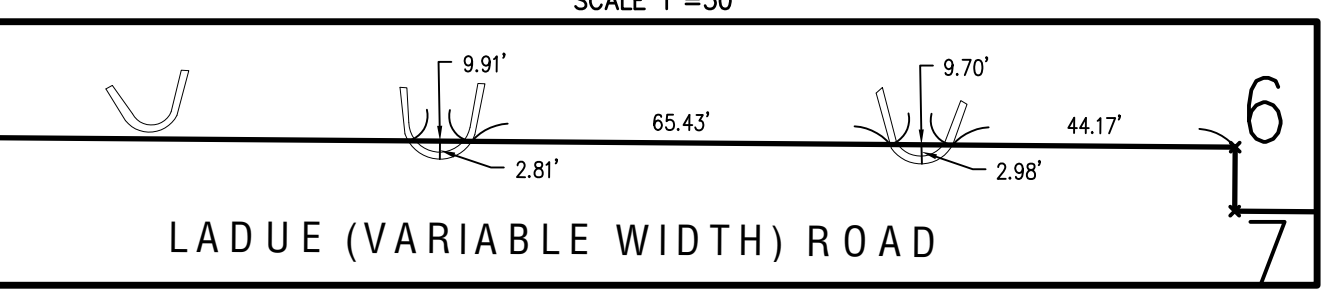
TERRY D. WESTERMAN, PLS  
MISSOURI CERT. NO. L.S. 2363

DATED: \_\_\_\_\_



| SYMBOL LEGEND |                   |
|---------------|-------------------|
| —○—           | SANITARY LINE     |
| —x—           | OVERHEAD ELECTRIC |
| —w—           | WATER LINE        |
| —t—           | TELEPHONE LINE    |
| —g—           | GUARD RAIL        |
| —u—           | GUY WIRE          |
| —f—           | FENCE             |

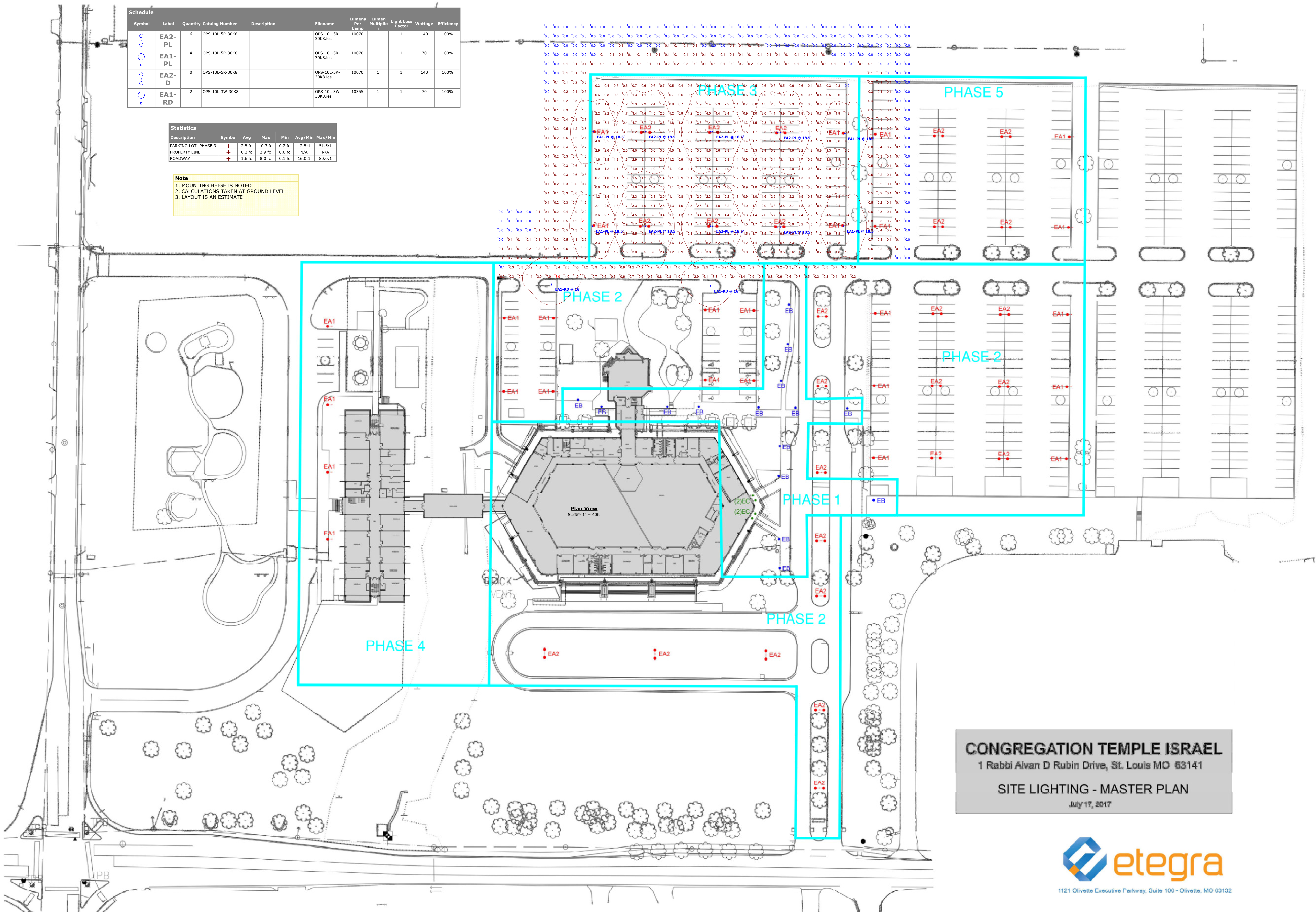
| SYMBOL LEGEND |                             |
|---------------|-----------------------------|
| ●             | SET MONUMENT                |
| ▲             | FOUND STONE                 |
| ○             | FOUND IRON ROD              |
| ○             | FOUND IRON PIPE             |
| *             | FOUND CROSS                 |
| ⊗             | STORM CURB INLET            |
| ⊙             | TREE                        |
| ⊙             | STANDARD LIGHT              |
| ⊙             | CLEANOUT                    |
| ⊙             | BUSH                        |
| ⊙             | SIGN                        |
| ⊙             | BOLLARD                     |
| ⊙             | STORM GRATED INLET          |
| ⊙             | STORM MANHOLE               |
| ⊙             | BENCHMARK                   |
| ⊙             | STORM DRAINAGE PIPE         |
| ⊙             | YARD LIGHT                  |
| ⊙             | GUY WIRE                    |
| ⊙             | UTILITY POLE                |
| ⊙             | DOUBLE SIGN                 |
| ⊙             | SANITARY MANHOLE            |
| ⊙             | RAILROAD SIGNAL CONTROL BOX |
| ⊙             | ELECTRIC PULL BOX           |
| ⊙             | STORM FLARED END SECTION    |
| ⊙             | STORM AREA INLET            |
| ⊙             | TELEPHONE MANHOLE           |
| ⊙             | GAS DRIP                    |
| ⊙             | GAS VALVE                   |
| ⊙             | TRAFFIC PULL BOX            |
| ⊙             | TRAFFIC SIGNAL POLE         |
| ⊙             | WATER VALVE                 |
| ⊙             | SPRINKLER CONTROL BOX       |
| ⊙             | FAUCET                      |
| ⊙             | WELL                        |
| ⊙             | FIRE HYDRANT                |
| ⊙             | WATER METER                 |
| ⊙             | PARKING STALL COUNT         |
| ⊙             | HANDICAP SPACE              |



| Schedule |        |          |                 |             |                     |                 |                |                   |         |
|----------|--------|----------|-----------------|-------------|---------------------|-----------------|----------------|-------------------|---------|
| Symbol   | Label  | Quantity | Catalog Number  | Description | Filename            | Lumens Per Foot | Lumen Multiple | Light Loss Factor | Wattage |
| ○        | EA2-PL | 6        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ies | 10070           | 1              | 1                 | 140     |
| ○        | EA1-PL | 4        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ies | 10070           | 1              | 1                 | 70      |
| ○        | EA2-D  | 0        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ies | 10070           | 1              | 1                 | 140     |
| ○        | EA1-RD | 2        | OPS-10L-3W-30K8 |             | OPS-10L-3W-30K8.ies | 10355           | 1              | 1                 | 70      |

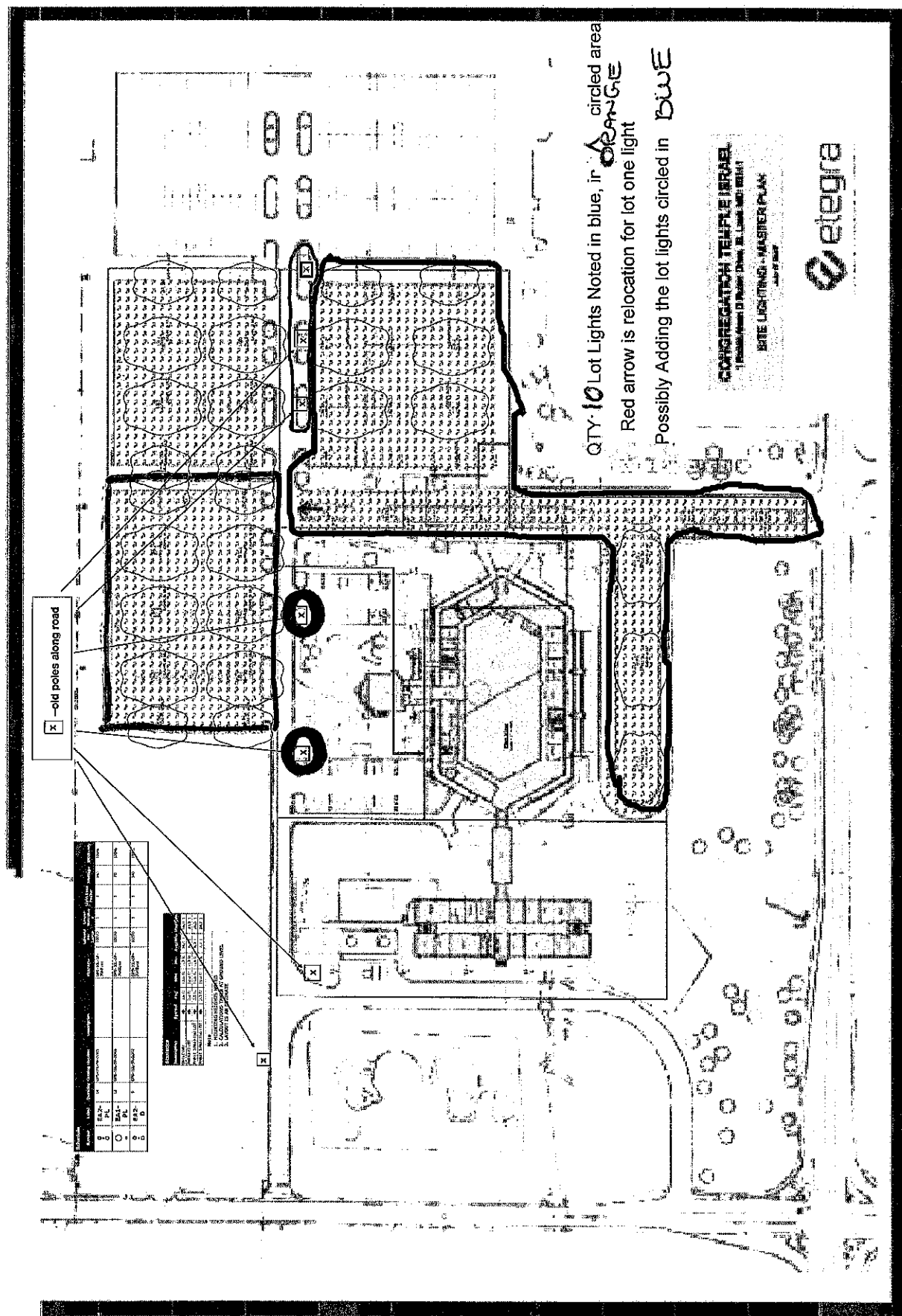
| Statistics           |        |          |           |          |         |         |  |  |  |
|----------------------|--------|----------|-----------|----------|---------|---------|--|--|--|
| Description          | Symbol | Avg      | Max       | Min      | Avg/Min | Max/Min |  |  |  |
| PARKING LOT- PHASE 3 | +      | 2.5 f.c. | 10.3 f.c. | 0.2 f.c. | 12.5:1  | 51.5:1  |  |  |  |
| PROPERTY LINE        | +      | 0.2 f.c. | 2.9 f.c.  | 0.0 f.c. | N/A     | N/A     |  |  |  |
| ROADWAY              | +      | 1.6 f.c. | 8.0 f.c.  | 0.1 f.c. | 16.0:1  | 80.0:1  |  |  |  |

Note  
1. MOUNTING HEIGHTS NOTED  
2. CALCULATIONS TAKEN AT GROUND LEVEL  
3. LAYOUT IS AN ESTIMATE



CONGREGATION TEMPLE ISRAEL  
1 Rabbi Alvan D Rubin Drive, St. Louis MO 63141  
SITE LIGHTING - MASTER PLAN  
July 17, 2017

etegra  
1121 Olivette Executive Parkway, Suite 100 - Olivette, MO 63132

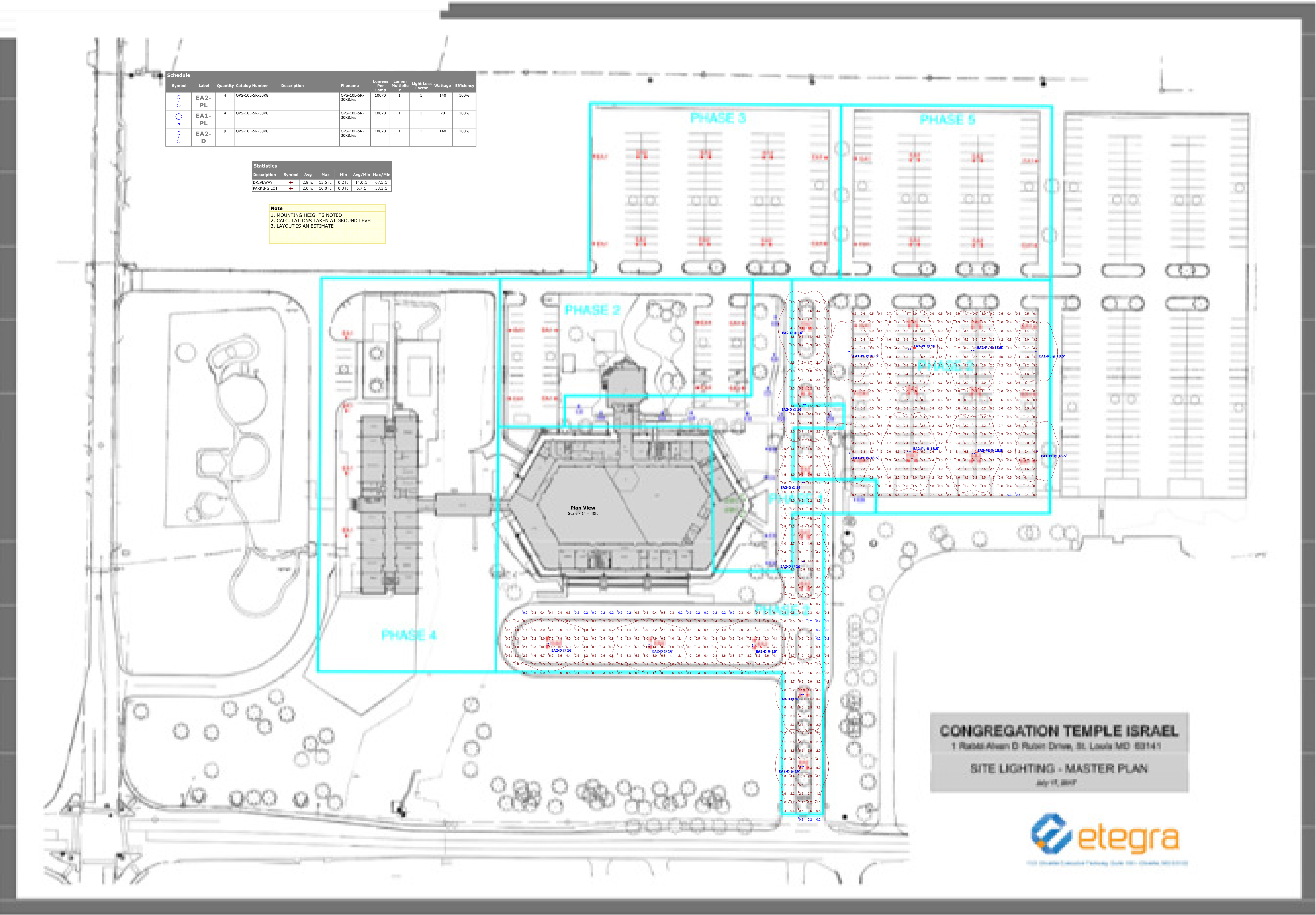




| Schedule |        |          |                 |             |                    |                       |                   |                      |
|----------|--------|----------|-----------------|-------------|--------------------|-----------------------|-------------------|----------------------|
| Symbol   | Label  | Quantity | Catalog Number  | Description | Filename           | Lumens<br>Per<br>Lamp | Lumen<br>Multiple | Light Loss<br>Factor |
| ○        | EA2-PL | 4        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
| ○        | EA1-PL | 4        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
| ○        | EA2-D  | 9        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
|          |        |          |                 |             |                    | 140                   |                   | 100%                 |
|          |        |          |                 |             |                    | 70                    |                   | 100%                 |
|          |        |          |                 |             |                    | 140                   |                   | 100%                 |

| Statistics  |        |          |           |          |         |         |  |
|-------------|--------|----------|-----------|----------|---------|---------|--|
| Description | Symbol | Avg      | Max       | Min      | Avg/Min | Max/Min |  |
| DRIVEWAY    | +      | 2.8 f.c. | 13.5 f.c. | 0.2 f.c. | 14.0:1  | 67.5:1  |  |
| PARKING LOT | +      | 2.0 f.c. | 10.0 f.c. | 0.5 f.c. | 6.7:1   | 33.3:1  |  |

Note  
1. MOUNTING HEIGHTS NOTED  
2. CALCULATIONS TAKEN AT GROUND LEVEL  
3. LAYOUT IS AN ESTIMATE



## Real Estate Search

St. Louis County, Missouri

10675 LADUE RD, SAINT LOUIS, MO 63141

### Ownership and Legal Information: 18N620260 - 2025

|                          |                                         |                   |      |
|--------------------------|-----------------------------------------|-------------------|------|
| Locator No. (Number):    | 18N620260                               | Tax Year:         | 2025 |
| Tax District:            | 117T                                    | City Code:        | 082  |
| Site Code:               | 0406                                    | Destination Code: |      |
| Owner's Name:            | CONGREGATION TEMPLE ISRAEL              |                   |      |
| Taxing Address:          | 10675 LADUE RD<br>SAINT LOUIS, MO 63141 |                   |      |
| Care-Of Name:            |                                         |                   |      |
| Mailing Address:         | Same as the taxing address.             |                   |      |
| Subdivision Book - Page: |                                         |                   |      |
| Assessor's Book - Page:  | 06 - 0511                               |                   |      |
| City Name:               | CREVE COEUR                             |                   |      |
| Subdivision Name:        | DAUSTER ESTATE                          |                   |      |
| Legal Description:       | LOT PT 4 W PT & SEC 12 PT 9 26 83       |                   |      |

**Important:** This is a brief legal description and is not meant for use in recorded legal documents.

|                         |                                                                                    |                          |                |
|-------------------------|------------------------------------------------------------------------------------|--------------------------|----------------|
| Lot Number:             |                                                                                    | Block Number:            |                |
| Lot Dimensions:         | IRR (Irregular) / 1401 - IRR (Irregular) / 0890                                    | Total Acres:             | 23.58          |
| Tax Code - Description: | S - RELIGIOUS CHURCH<br>(Tax Exempted)                                             | Land Use Code:           | 691            |
| Deed Document Number:   |                                                                                    | Deed Type:               |                |
| Deed Book and Page:     | Book: 03243 Page: 0096                                                             | Trash District:          | NOT APPLICABLE |
| Deed Index List:        | <a href="#">View Deed Index Information Recorded With Locator Number 18N620260</a> |                          |                |
| School District:        | LADUE                                                                              | County Council District: | 2              |

| Property Class       | Appraised Total | Assessed Total |           |           |           |
|----------------------|-----------------|----------------|-----------|-----------|-----------|
| Commercial           | 15,145,700      | 4,846,630      |           |           |           |
| Commercial Exemption |                 |                | 2,958,180 | 1,888,450 | 4,846,630 |
| Taxable Value        |                 |                | 0         | 0         | 0         |

2018

±

| Property Class       | Appraised Total | Assessed Total |           |           |           |
|----------------------|-----------------|----------------|-----------|-----------|-----------|
| Commercial           | 13,004,400      | 4,161,410      |           |           |           |
| Commercial Exemption |                 |                | 2,958,180 | 1,203,230 | 4,161,410 |
| Taxable Value        |                 |                | 0         | 0         | 0         |

2017

±

| Property Class       | Appraised Total | Assessed Total |           |           |           |
|----------------------|-----------------|----------------|-----------|-----------|-----------|
| Commercial           | 13,004,400      | 4,161,410      |           |           |           |
| Commercial Exemption |                 |                | 2,958,180 | 1,203,230 | 4,161,410 |
| Taxable Value        |                 |                | 0         | 0         | 0         |

2016

±

| Property Class       | Appraised Total | Assessed Total |           |           |           |
|----------------------|-----------------|----------------|-----------|-----------|-----------|
| Commercial           | 13,004,400      | 4,161,410      |           |           |           |
| Commercial Exemption |                 |                | 2,958,180 | 1,203,230 | 4,161,410 |
| Taxable Value        |                 |                | 0         | 0         | 0         |

2015

±

| Property Class       | Appraised Total | Assessed Total |           |           |           |
|----------------------|-----------------|----------------|-----------|-----------|-----------|
| Commercial           | 13,004,400      | 4,161,410      |           |           |           |
| Commercial Exemption |                 |                | 2,958,180 | 1,203,230 | 4,161,410 |
| Taxable Value        |                 |                | 0         | 0         | 0         |

2014

±

| Property Class       | Appraised Total | Assessed Total |           |         |           |
|----------------------|-----------------|----------------|-----------|---------|-----------|
| Commercial           | 9,036,900       | 2,891,810      |           |         |           |
| Commercial Exemption |                 |                | 2,472,610 | 419,200 | 2,891,810 |
| Taxable Value        |                 |                | 0         | 0       | 0         |

**Building Information:** 18N620260 - 2025 - Card 1

No building information was found for this property, tax year and card number.

**Sales Information:** 18N620260 - All Available Years

**Property Sketch Image:** 18N620260 - 2025 - Card 1

The property sketch of the dwelling or building, if any, is not available for this tax year and card number, possibly because the property is vacant land.

**Property Sketch Information:** 18N620260 - 2025 - Card 1

| Key                                                                     | Area | Description | Floor |
|-------------------------------------------------------------------------|------|-------------|-------|
| No propety sketch details were found for this tax year and card number. |      |             |       |

Information on this page is current as of Monday, July 21, 2025.



# Opulence Small Side Arm Mount (OPS SA)

## Outdoor Area Light



### OVERVIEW

|                      |                |
|----------------------|----------------|
| Lumen Package (lm)   | 3,000 - 14,000 |
| Wattage Range (W)    | 20 - 100       |
| Efficacy Range (LPW) | 128 - 165      |
| Weight lbs (kg)      | 16 (7.3)       |

### QUICK LINKS

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

### Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D, AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80

### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

### Installation

- Designed to mount to square or round poles.
- Utilizes LSI's B2 drill pattern.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

## ORDERING GUIDE

| TYPICAL ORDER EXAMPLE: OPS SA 8L 4F UNV 40K8 BLK ALBCS1                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                       |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prefix                                                                                                                                                                                     | Mounting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Lumen Package <sup>1</sup>                                                                                                                            | Distribution                                                                                                                                                                                                                              | Voltage                                                                          | Color Temperature / Rendering                                                                                                                                                                                                          |
| <b>OPS</b> - Opulence Small                                                                                                                                                                | <b>SA</b> - Side Arm Mount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>3L</b> - 3,000<br><b>5L</b> - 5,000<br><b>6L</b> - 6,000<br><b>8L</b> - 8,000<br><b>10L</b> - 10,000<br><b>12L</b> - 12,000<br><b>14L</b> - 14,000 | <b>3W</b> - Type 3 (Wide Throw)<br><b>4F</b> - Type 4 (Forward Throw)<br><b>5Q</b> - Type 5 Square<br><b>5D</b> - Type 5 Diffused<br><b>5R</b> - Type 5 Rectangular<br><b>5C</b> - Type 5 Concentrated<br><b>AD</b> - Asymmetric Diffused | <b>UNV</b> - Universal Voltage (120-277V)<br><b>HV</b> - High Voltage (347-480V) | <b>27K8</b> - 2700K CCT / 80 CRI<br><b>30K8</b> - 3000K CCT / 80 CRI<br><b>35K8</b> - 3500K CCT / 80 CRI<br><b>40K8</b> - 4000K CCT / 80 CRI<br><b>50K8</b> - 5000K CCT / 80 CRI<br><b>AMB</b> - Phosphor Converted Amber <sup>2</sup> |
| Finish                                                                                                                                                                                     | Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Options                                                                                                                                               |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |
| <b>BLK</b> - Black<br><b>BRZ</b> - Dark Bronze<br><b>GMG</b> - Gun Metal Gray<br><b>GPT</b> - Graphite<br><b>MSV</b> - Metallic Silver<br><b>PLP</b> - Platinum Plus<br><b>WHT</b> - White | <b>Blank</b> - None<br><b>Wireless Controls System</b><br><b>ALBCS1</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)<br><b>ALBCS2</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)<br><b>Stand-Alone Controls</b><br><b>EXT</b> - 0-10v Dimming leads extended to housing exterior<br><b>IMSBT1L</b> - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>3</sup><br><b>IMSBT2L</b> - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>3</sup> | <b>Blank</b> - None<br><b>BB</b> - Battery Back-up (0°C) <sup>4</sup><br><b>CWBB</b> - Cold Weather Battery Back-up (-20°C) <sup>4</sup>              |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |



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## CONTROLS ACCESSORIES ORDERING INFORMATION<sup>4</sup>

| Order Number   | Description                                      |
|----------------|--------------------------------------------------|
| <b>122514</b>  | Twist Lock Photocell (120V) for use with CR7P    |
| <b>122515</b>  | Twist Lock Photocell (208-277) for use with CR7P |
| <b>122516</b>  | Twist Lock Photocell (347V) for use with CR7P    |
| <b>1225180</b> | Twist Lock Photocell (480V) for use with CR7P    |
| <b>661409</b>  | AirLink 5 Pin Twist Lock Controller              |
| <b>661410</b>  | AirLink 7 Pin Twist Lock Controller              |
| <b>149328</b>  | Shorting Cap for use with CR7P                   |

## FUSING ACCESSORIES ORDERING INFORMATION<sup>5</sup>

| Order Number  | Description          |
|---------------|----------------------|
| <b>FK120</b>  | Single Fusing (120V) |
| <b>FK277</b>  | Single Fusing (277V) |
| <b>DFK347</b> | Double Fusing (347V) |
| <b>DFK480</b> | Double Fusing (480V) |

## MOUNTING ACCESSORIES ORDERING INFORMATION<sup>6</sup>

| Order Number <sup>7</sup> | Description                                              |
|---------------------------|----------------------------------------------------------|
| <b>674299CLR</b>          | Square Pole Tenon Adapter                                |
| <b>740022CLR</b>          | 15° Square Pole Quick Mount Bracket                      |
| <b>750441CLR</b>          | Wall Mount Bracket                                       |
| <b>751534CLR</b>          | Square Pole Quick Mount Bracket                          |
| <b>8KA 2RNM TN120 CLR</b> | Round Pole Tenon Adapter                                 |
| <b>BKS PQMH RD B2 CLR</b> | Round Pole Quick Mount Bracket                           |
| <b>BKS PQ15 RD B2 CLR</b> | 15° Round Pole Quick Mount Bracket                       |
| <b>483859CLR</b>          | Decorative Base Cover (4 / 5" Round Poles)               |
| <b>751632</b>             | 10' Linear Bird Spike Kit (4' Recommended per Luminaire) |

<sup>1</sup> 120-277V Only. Not available with 14L Lumen Package.

<sup>2</sup> Amber LEDs not available in 12L or 14L lumen packages

<sup>3</sup> IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.

<sup>4</sup> Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

<sup>5</sup> Fusing must be located in hand hole of pole.

<sup>6</sup> Accessories are shipped separately and field installed.

<sup>7</sup> "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.



Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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PERFORMANCE

| Delivered Lumens |              |     |                  |          |            |                  |          |            |                  |          |            |                  |          |            |                  |          |            |         |
|------------------|--------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package    | Distribution | CRI | 2700K CCT        |          |            | 3000K CCT        |          |            | 3500K CCT        |          |            | 4000K CCT        |          |            | 5000K CCT        |          |            | Wattage |
|                  |              |     | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 3L               | 5Q           | 80  | 3,024            | 149      | B1-U0-G1   | 3,122            | 153      | B2-U0-G1   | 3,139            | 154      | B2-U0-G1   | 3,100            | 152      | B2-U0-G1   | 3,228            | 159      | B2-U0-G1   | 20      |
|                  | 5C           |     | 3,145            | 155      | B2-U0-G0   | 3,247            | 160      | B2-U0-G0   | 3,265            | 160      | B2-U0-G0   | 3,225            | 158      | B2-U0-G0   | 3,358            | 165      | B2-U0-G0   |         |
|                  | 5R           |     | 2,958            | 145      | B1-U0-G1   | 3,054            | 150      | B2-U0-G2   | 3,071            | 151      | B2-U0-G2   | 3,033            | 149      | B2-U0-G2   | 3,158            | 156      | B2-U0-G2   |         |
|                  | 4F           |     | 3,040            | 149      | B1-U0-G1   | 3,139            | 154      | B1-U0-G1   | 3,157            | 155      | B1-U0-G1   | 3,118            | 153      | B1-U0-G1   | 3,246            | 159      | B1-U0-G1   |         |
|                  | 3W           |     | 3,001            | 147      | B1-U0-G1   | 3,098            | 152      | B1-U0-G1   | 3,116            | 153      | B1-U0-G1   | 3,077            | 151      | B1-U0-G1   | 3,204            | 157      | B1-U0-G1   |         |
|                  | 5D           |     | 2,813            | 138      | B1-U0-G1   | 2,904            | 143      | B1-U0-G1   | 2,920            | 143      | B1-U0-G1   | 2,884            | 142      | B1-U0-G1   | 3,003            | 148      | B1-U0-G1   |         |
|                  | AD           |     | 2,832            | 139      | B1-U0-G1   | 2,924            | 144      | B1-U0-G1   | 2,940            | 144      | B1-U0-G1   | 2,903            | 143      | B1-U0-G1   | 3,023            | 149      | B1-U0-G1   |         |
| 5L               | 5Q           | 80  | 4,999            | 147      | B2-U0-G1   | 5,161            | 151      | B2-U0-G1   | 5,190            | 152      | B2-U0-G1   | 5,126            | 150      | B2-U0-G1   | 5,337            | 156      | B2-U0-G1   | 34      |
|                  | 5C           |     | 5,199            | 152      | B2-U0-G0   | 5,368            | 157      | B2-U0-G0   | 5,398            | 158      | B2-U0-G0   | 5,331            | 156      | B2-U0-G0   | 5,551            | 163      | B2-U0-G0   |         |
|                  | 5R           |     | 4,890            | 143      | B2-U0-G2   | 5,049            | 148      | B2-U0-G2   | 5,077            | 149      | B2-U0-G2   | 5,014            | 147      | B2-U0-G2   | 5,221            | 153      | B2-U0-G2   |         |
|                  | 4F           |     | 5,026            | 147      | B1-U0-G1   | 5,190            | 152      | B1-U0-G1   | 5,218            | 153      | B1-U0-G1   | 5,154            | 151      | B1-U0-G1   | 5,366            | 157      | B1-U0-G1   |         |
|                  | 3W           |     | 4,961            | 145      | B1-U0-G1   | 5,122            | 150      | B1-U0-G1   | 5,151            | 151      | B1-U0-G1   | 5,087            | 149      | B1-U0-G1   | 5,296            | 155      | B1-U0-G1   |         |
|                  | 5D           |     | 4,650            | 136      | B2-U0-G1   | 4,801            | 141      | B2-U0-G1   | 4,828            | 142      | B2-U0-G1   | 4,768            | 140      | B2-U0-G1   | 4,965            | 146      | B2-U0-G1   |         |
|                  | AD           |     | 4,681            | 137      | B1-U0-G1   | 4,833            | 142      | B1-U0-G1   | 4,860            | 142      | B1-U0-G1   | 4,800            | 141      | B1-U0-G1   | 4,998            | 147      | B1-U0-G1   |         |
| 6L               | 5Q           | 80  | 6,058            | 147      | B2-U0-G1   | 6,254            | 151      | B2-U0-G1   | 6,289            | 152      | B2-U0-G1   | 6,211            | 150      | B2-U0-G1   | 6,467            | 156      | B2-U0-G1   | 41      |
|                  | 5C           |     | 6,300            | 152      | B2-U0-G0   | 6,505            | 157      | B2-U0-G0   | 6,541            | 158      | B2-U0-G0   | 6,460            | 156      | B2-U0-G0   | 6,726            | 163      | B2-U0-G0   |         |
|                  | 5R           |     | 5,926            | 143      | B2-U0-G2   | 6,118            | 148      | B3-U0-G3   | 6,152            | 149      | B3-U0-G3   | 6,076            | 147      | B3-U0-G3   | 6,326            | 153      | B3-U0-G3   |         |
|                  | 4F           |     | 6,091            | 147      | B2-U0-G1   | 6,289            | 152      | B2-U0-G1   | 6,324            | 153      | B2-U0-G1   | 6,245            | 151      | B2-U0-G1   | 6,503            | 157      | B2-U0-G1   |         |
|                  | 3W           |     | 6,012            | 145      | B2-U0-G1   | 6,207            | 150      | B2-U0-G2   | 6,241            | 151      | B2-U0-G2   | 6,164            | 149      | B2-U0-G2   | 6,418            | 155      | B2-U0-G2   |         |
|                  | 5D           |     | 5,635            | 136      | B2-U0-G1   | 5,818            | 141      | B2-U0-G1   | 5,850            | 142      | B2-U0-G1   | 5,778            | 140      | B2-U0-G1   | 6,016            | 146      | B2-U0-G1   |         |
|                  | AD           |     | 5,673            | 137      | B2-U0-G1   | 5,857            | 142      | B2-U0-G1   | 5,889            | 142      | B2-U0-G1   | 5,817            | 141      | B2-U0-G1   | 6,056            | 147      | B2-U0-G1   |         |
| 8L               | 5Q           | 80  | 7,938            | 145      | B3-U0-G1   | 8,196            | 149      | B3-U0-G1   | 8,241            | 150      | B3-U0-G1   | 8,139            | 148      | B3-U0-G1   | 8,475            | 154      | B3-U0-G1   | 55      |
|                  | 5C           |     | 8,256            | 150      | B3-U0-G1   | 8,524            | 155      | B3-U0-G1   | 8,571            | 156      | B3-U0-G1   | 8,465            | 154      | B3-U0-G1   | 8,814            | 161      | B3-U0-G1   |         |
|                  | 5R           |     | 7,765            | 141      | B3-U0-G3   | 8,017            | 146      | B3-U0-G3   | 8,062            | 147      | B3-U0-G3   | 7,962            | 145      | B3-U0-G3   | 8,290            | 151      | B3-U0-G3   |         |
|                  | 4F           |     | 7,982            | 145      | B2-U0-G1   | 8,241            | 150      | B2-U0-G1   | 8,287            | 151      | B2-U0-G1   | 8,184            | 149      | B2-U0-G1   | 8,521            | 155      | B2-U0-G1   |         |
|                  | 3W           |     | 7,878            | 143      | B2-U0-G2   | 8,134            | 148      | B2-U0-G2   | 8,179            | 149      | B2-U0-G2   | 8,078            | 147      | B2-U0-G2   | 8,411            | 153      | B2-U0-G2   |         |
|                  | 5D           |     | 7,384            | 134      | B2-U0-G1   | 7,624            | 139      | B2-U0-G1   | 7,666            | 140      | B2-U0-G1   | 7,571            | 138      | B2-U0-G1   | 7,883            | 144      | B2-U0-G1   |         |
|                  | AD           |     | 7,434            | 135      | B2-U0-G2   | 7,675            | 140      | B2-U0-G2   | 7,717            | 141      | B2-U0-G2   | 7,622            | 139      | B2-U0-G2   | 7,936            | 145      | B2-U0-G2   |         |
| 10L              | 5Q           | 80  | 9,969            | 142      | B3-U0-G1   | 10,292           | 146      | B3-U0-G1   | 10,350           | 147      | B3-U0-G1   | 10,222           | 145      | B3-U0-G1   | 10,643           | 151      | B3-U0-G1   | 70      |
|                  | 5C           |     | 10,368           | 147      | B3-U0-G1   | 10,705           | 152      | B3-U0-G1   | 10,764           | 153      | B3-U0-G1   | 10,631           | 151      | B3-U0-G1   | 11,069           | 157      | B3-U0-G1   |         |
|                  | 5R           |     | 9,752            | 138      | B3-U0-G3   | 10,068           | 143      | B3-U0-G3   | 10,124           | 144      | B3-U0-G3   | 9,999            | 142      | B3-U0-G3   | 10,411           | 148      | B3-U0-G3   |         |
|                  | 4F           |     | 10,024           | 142      | B2-U0-G2   | 10,349           | 147      | B2-U0-G2   | 10,407           | 148      | B2-U0-G2   | 10,278           | 146      | B2-U0-G2   | 10,701           | 152      | B2-U0-G2   |         |
|                  | 3W           |     | 9,893            | 140      | B2-U0-G2   | 10,214           | 145      | B2-U0-G2   | 10,271           | 146      | B2-U0-G2   | 10,144           | 144      | B2-U0-G2   | 10,562           | 150      | B2-U0-G2   |         |
|                  | 5D           |     | 9,273            | 132      | B3-U0-G1   | 9,574            | 136      | B3-U0-G1   | 9,628            | 137      | B3-U0-G1   | 9,508            | 135      | B3-U0-G1   | 9,900            | 141      | B3-U0-G1   |         |
|                  | AD           |     | 9,335            | 133      | B2-U0-G2   | 9,638            | 137      | B2-U0-G2   | 9,692            | 138      | B2-U0-G2   | 9,572            | 136      | B2-U0-G2   | 9,967            | 142      | B2-U0-G2   |         |
| 12L              | 5Q           | 80  | 11,935           | 140      | B3-U0-G2   | 12,322           | 144      | B3-U0-G2   | 12,391           | 145      | B3-U0-G2   | 12,237           | 143      | B3-U0-G2   | 12,742           | 149      | B3-U0-G2   | 85      |
|                  | 5C           |     | 12,413           | 145      | B3-U0-G1   | 12,816           | 150      | B3-U0-G1   | 12,887           | 151      | B3-U0-G1   | 12,728           | 149      | B3-U0-G1   | 13,252           | 155      | B3-U0-G1   |         |
|                  | 5R           |     | 11,675           | 137      | B3-U0-G3   | 12,054           | 141      | B3-U0-G3   | 12,121           | 142      | B3-U0-G3   | 11,971           | 140      | B3-U0-G3   | 12,464           | 146      | B3-U0-G3   |         |
|                  | 4F           |     | 12,001           | 140      | B2-U0-G2   | 12,390           | 145      | B2-U0-G2   | 12,459           | 146      | B2-U0-G2   | 12,305           | 144      | B2-U0-G2   | 12,812           | 150      | B2-U0-G2   |         |
|                  | 3W           |     | 11,845           | 139      | B2-U0-G2   | 12,229           | 143      | B2-U0-G2   | 12,297           | 144      | B2-U0-G2   | 12,145           | 142      | B2-U0-G2   | 12,645           | 148      | B3-U0-G3   |         |
|                  | 5D           |     | 11,102           | 130      | B3-U0-G2   | 11,463           | 134      | B3-U0-G2   | 11,526           | 135      | B3-U0-G2   | 11,384           | 133      | B3-U0-G2   | 11,853           | 139      | B3-U0-G2   |         |
|                  | AD           |     | 11,176           | 131      | B3-U0-G2   | 11,539           | 135      | B3-U0-G2   | 11,603           | 136      | B3-U0-G2   | 11,460           | 134      | B3-U0-G2   | 11,932           | 140      | B3-U0-G2   |         |
| 14L              | 5Q           | 80  | 13,798           | 138      | B3-U0-G2   | 14,246           | 142      | B3-U0-G2   | 14,325           | 143      | B3-U0-G2   | 14,148           | 141      | B3-U0-G2   | 14,731           | 147      | B3-U0-G2   | 100     |
|                  | 5C           |     | 14,351           | 142      | B3-U0-G1   | 14,817           | 147      | B3-U0-G1   | 14,899           | 148      | B3-U0-G1   | 14,715           | 146      | B3-U0-G1   | 15,321           | 152      | B3-U0-G1   |         |
|                  | 5R           |     | 13,498           | 135      | B3-U0-G3   | 13,936           | 139      | B3-U0-G3   | 14,013           | 140      | B3-U0-G3   | 13,840           | 138      | B3-U0-G3   | 14,410           | 144      | B3-U0-G3   |         |
|                  | 4F           |     | 13,874           | 138      | B2-U0-G2   | 14,324           | 143      | B2-U0-G2   | 14,404           | 144      | B2-U0-G2   | 14,226           | 142      | B2-U0-G2   | 14,812           | 148      | B3-U0-G2   |         |
|                  | 3W           |     | 13,694           | 137      | B3-U0-G3   | 14,138           | 141      | B3-U0-G3   | 14,217           | 142      | B3-U0-G3   | 14,041           | 140      | B3-U0-G3   | 14,620           | 146      | B3-U0-G3   |         |
|                  | 5D           |     | 12,836           | 128      | B3-U0-G2   | 13,252           | 132      | B3-U0-G2   | 13,326           | 133      | B3-U0-G2   | 13,161           | 131      | B3-U0-G2   | 13,703           | 136      | B3-U0-G2   |         |
|                  | AD           |     | 12,921           | 129      | B3-U0-G2   | 13,341           | 133      | B3-U0-G2   | 13,415           | 134      | B3-U0-G2   | 13,249           | 132      | B3-U0-G2   | 13,795           | 137      | B3-U0-G3   |         |

**Note:** LED Chips are frequently updated therefore values are nominal.

Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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PERFORMANCE

| Delivered Lumens - PC Amber |              |     |                  |          |            |         |
|-----------------------------|--------------|-----|------------------|----------|------------|---------|
| Lumen Package               | Distribution | CRI | PC Amber         |          |            | Wattage |
|                             |              |     | Delivered Lumens | Efficacy | BUG Rating |         |
| 3L                          | 5Q           | 80  | 2,170            | 99       | B1-U0-G1   | 22      |
|                             | 5C           |     | 2,257            | 103      | B1-U0-G0   |         |
|                             | 5R           |     | 2,123            | 97       | B1-U0-G1   |         |
|                             | 4F           |     | 2,113            | 96       | B1-U0-G1   |         |
|                             | 3W           |     | 2,080            | 95       | B1-U0-G1   |         |
|                             | 5D           |     | 2,019            | 92       | B1-U0-G0   |         |
|                             | AD           |     | 2,032            | 92       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 5L                          | 5Q           | 80  | 3,599            | 100      | B2-U0-G1   | 36      |
|                             | 5C           |     | 3,650            | 101      | B2-U0-G0   |         |
|                             | 5R           |     | 3,434            | 95       | B2-U0-G2   |         |
|                             | 4F           |     | 3,416            | 95       | B1-U0-G1   |         |
|                             | 3W           |     | 3,362            | 93       | B1-U0-G1   |         |
|                             | 5D           |     | 3,265            | 91       | B2-U0-G1   |         |
|                             | AD           |     | 3,286            | 91       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 6L                          | 5Q           | 80  | 4,122            | 96       | B2-U0-G1   | 43      |
|                             | 5C           |     | 4,288            | 100      | B2-U0-G0   |         |
|                             | 5R           |     | 4,033            | 94       | B2-U0-G2   |         |
|                             | 4F           |     | 4,013            | 93       | B1-U0-G1   |         |
|                             | 3W           |     | 3,950            | 92       | B1-U0-G1   |         |
|                             | 5D           |     | 3,835            | 89       | B2-U0-G1   |         |
|                             | AD           |     | 3,861            | 90       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 8L                          | 5Q           | 80  | 5,450            | 92       | B2-U0-G1   | 59      |
|                             | 5C           |     | 5,669            | 96       | B2-U0-G0   |         |
|                             | 5R           |     | 5,332            | 90       | B2-U0-G2   |         |
|                             | 4F           |     | 5,306            | 90       | B1-U0-G1   |         |
|                             | 3W           |     | 5,223            | 89       | B1-U0-G1   |         |
|                             | 5D           |     | 5,070            | 86       | B2-U0-G1   |         |
|                             | AD           |     | 5,104            | 87       | B2-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 10L                         | 5Q           | 80  | 6,618            | 89       | B3-U0-G1   | 74      |
|                             | 5C           |     | 6,883            | 93       | B2-U0-G0   |         |
|                             | 5R           |     | 6,474            | 87       | B3-U0-G3   |         |
|                             | 4F           |     | 6,442            | 87       | B2-U0-G1   |         |
|                             | 3W           |     | 6,341            | 86       | B2-U0-G2   |         |
|                             | 5D           |     | 6,156            | 83       | B2-U0-G1   |         |
|                             | AD           |     | 6,198            | 84       | B2-U0-G1   |         |
|                             |              |     |                  |          |            |         |

**Note:** LED Chips are frequently updated therefore values are nominal.

PERFORMANCE

| Electrical Data (Amps) <sup>1</sup> |      |      |      |      |      |      |
|-------------------------------------|------|------|------|------|------|------|
| Lumen Package                       | 120V | 208V | 240V | 277V | 347V | 480V |
| 3L                                  | 0.17 | 0.1  | 0.08 | 0.07 | 0.06 | 0.04 |
| 5L                                  | 0.29 | 0.16 | 0.14 | 0.12 | 0.1  | 0.07 |
| 6L                                  | 0.35 | 0.2  | 0.17 | 0.15 | 0.12 | 0.09 |
| 8L                                  | 0.46 | 0.26 | 0.23 | 0.2  | 0.16 | 0.11 |
| 10L                                 | 0.59 | 0.34 | 0.29 | 0.25 | 0.2  | 0.15 |
| 12L                                 | 0.84 | 0.48 | 0.42 | 0.36 | 0.29 | 0.21 |
| 14L                                 | 0.84 | 0.48 | 0.42 | 0.36 | 0.29 | 0.21 |

| Electrical Data (Amps) PC Amber <sup>1</sup> |      |      |      |      |      |      |
|----------------------------------------------|------|------|------|------|------|------|
| Lumen Package                                | 120V | 208V | 240V | 277V | 347V | 480V |
| 3L                                           | 0.18 | 0.11 | 0.09 | 0.08 | 0.06 | 0.05 |
| 5L                                           | 0.30 | 0.17 | 0.15 | 0.13 | 0.10 | 0.08 |
| 6L                                           | 0.36 | 0.21 | 0.18 | 0.16 | 0.12 | 0.09 |
| 8L                                           | 0.49 | 0.28 | 0.25 | 0.21 | 0.17 | 0.12 |
| 10L                                          | 0.62 | 0.36 | 0.31 | 0.27 | 0.21 | 0.15 |

| Recommended Lumen Maintenance - OPS SA <sup>2</sup> |                      |                       |                       |                       |                        |
|-----------------------------------------------------|----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Ambient Temperature °C                              | Initial <sup>3</sup> | 25K hrs. <sup>3</sup> | 50K hrs. <sup>3</sup> | 75K hrs. <sup>4</sup> | 100K hrs. <sup>4</sup> |
| 0-40                                                | 100%                 | 99%                   | 96%                   | 93%                   | 90%                    |

1 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.  
2 Lumen maintenance values are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.  
3 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).  
4 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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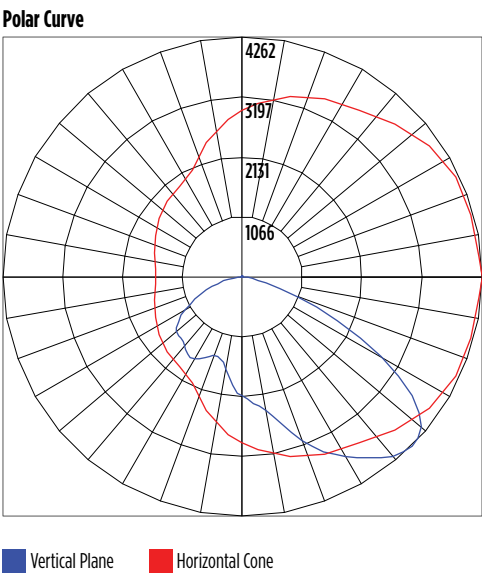
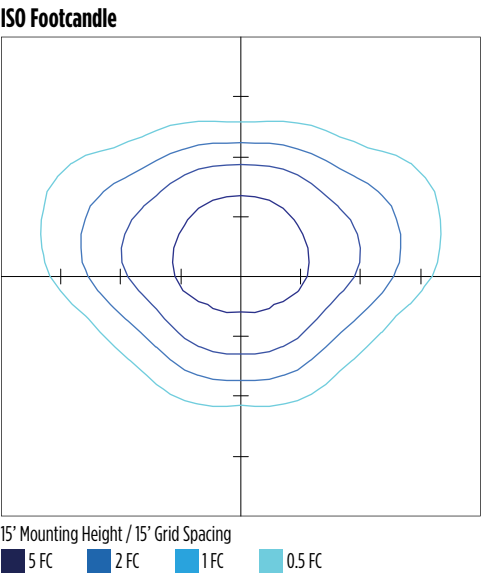
PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%. See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

OPS-SA-14L-3W-40K8

| Luminaire Data    |                       |  |
|-------------------|-----------------------|--|
| Wide Distribution |                       |  |
| Description       | 4000 Kelvin, 80 CRI   |  |
| Delivered Lumens  | 13,556                |  |
| Watts             | 100                   |  |
| Efficacy          | 136                   |  |
| IES Type          | Type III - Very Short |  |
| BUG Rating        | B3-U0-G3              |  |

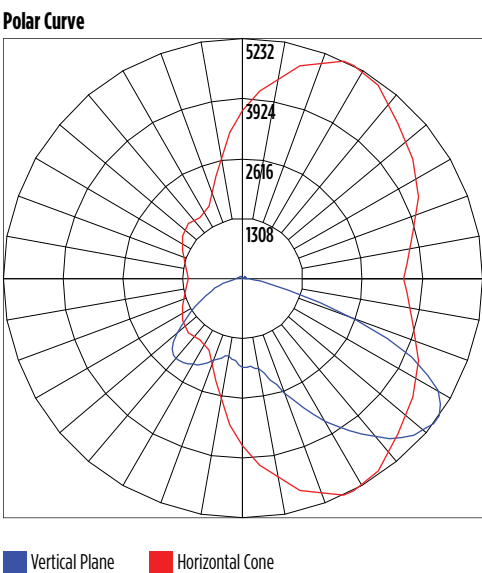
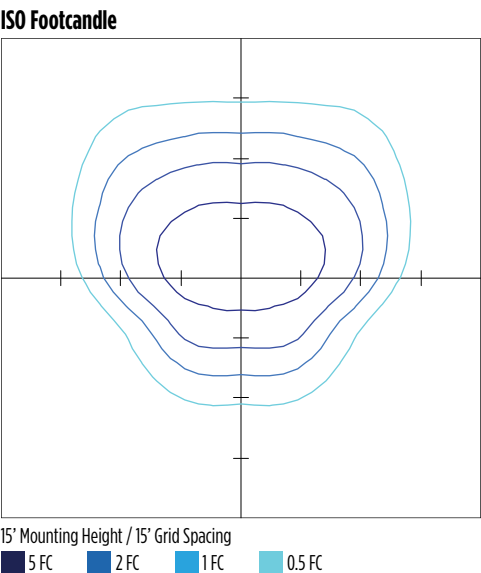
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,591  | 19%         |
| Medium (30-60°)     | 7,118  | 53%         |
| High (60-80°)       | 3,624  | 27%         |
| Very High (80-90°)  | 223    | 2%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13556  | 100%        |



OPS-SA-14L-4F-40K8

| Luminaire Data    |                      |  |
|-------------------|----------------------|--|
| Wide Distribution |                      |  |
| Description       | 4000 Kelvin, 80 CRI  |  |
| Delivered Lumens  | 13,754               |  |
| Watts             | 100                  |  |
| Efficacy          | 138                  |  |
| IES Type          | Type IV - Very Short |  |
| BUG Rating        | B2-U0-G2             |  |

| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2437   | 18%         |
| Medium (30-60°)     | 7722   | 56%         |
| High (60-80°)       | 3440   | 25%         |
| Very High (80-90°)  | 155    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13754  | 100%        |



# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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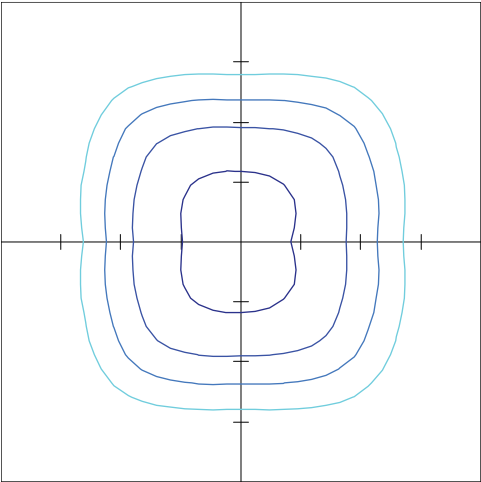
## PHOTOMETRICS

### OPS-SA-14L-5Q-40K8

| Luminaire Data    |                     |
|-------------------|---------------------|
| Wide Distribution |                     |
| Description       | 4000 Kelvin, 80 CRI |
| Delivered Lumens  | 14,148              |
| Watts             | 100                 |
| Efficacy          | 141                 |
| IES Type          | Type VS - Short     |
| BUG Rating        | B3-U0-G2            |

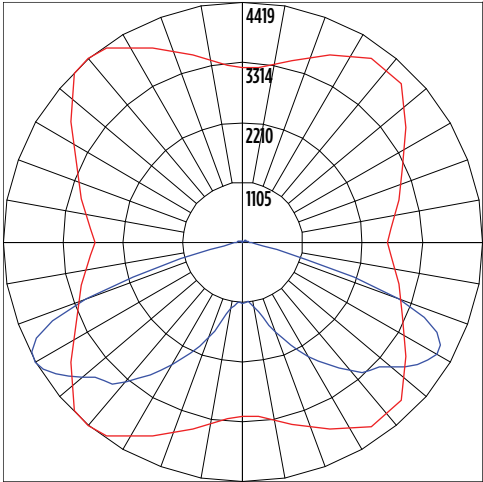
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 1,724  | 12%         |
| Medium (30-60°)     | 7,679  | 54%         |
| High (60-80°)       | 4,643  | 33%         |
| Very High (80-90°)  | 102    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 14,148 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



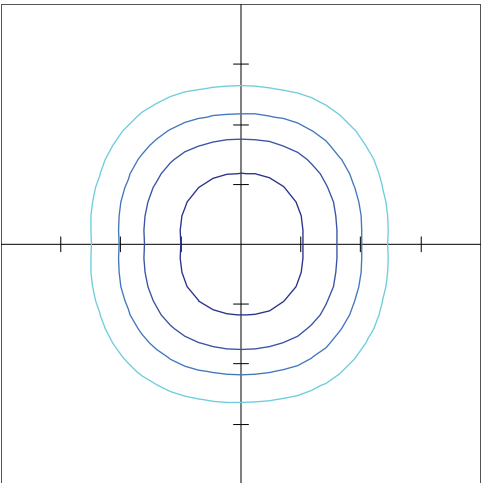
■ Vertical Plane ■ Horizontal Cone

### OPS-SA-14L-5D-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 13,161               |
| Watts             | 100                  |
| Efficacy          | 132                  |
| IES Type          | Type VS - Very Short |
| BUG Rating        | B3-U0-G2             |

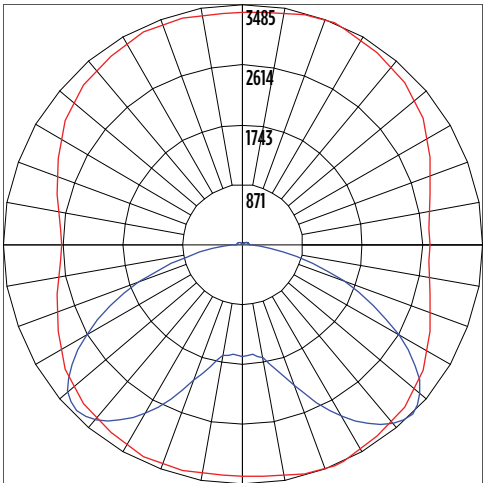
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,331  | 18%         |
| Medium (30-60°)     | 7,471  | 57%         |
| High (60-80°)       | 3,109  | 24%         |
| Very High (80-90°)  | 251    | 2%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,161 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing

Polar Curve



# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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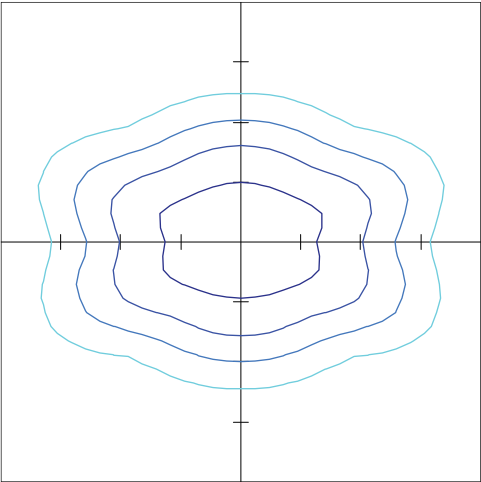
## PHOTOMETRICS

### OPS-SA-14L-5R-40K8

| Luminaire Data    |                     |
|-------------------|---------------------|
| Wide Distribution |                     |
| Description       | 4000 Kelvin, 80 CRI |
| Delivered Lumens  | 13,841              |
| Watts             | 100                 |
| Efficacy          | 138                 |
| IES Type          | Type II - Short     |
| BUG Rating        | B3-U0-G3            |

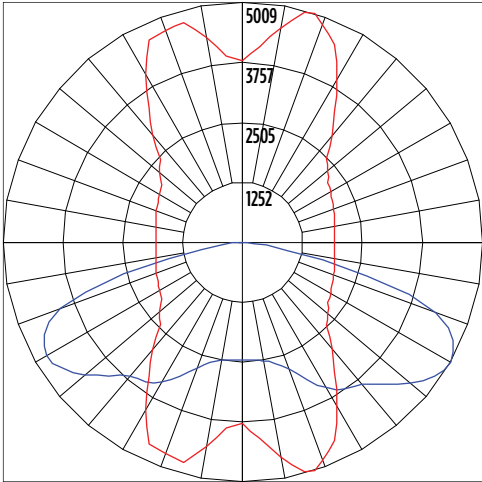
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,318  | 17%         |
| Medium (30-60°)     | 7,223  | 52%         |
| High (60-80°)       | 4,101  | 30%         |
| Very High (80-90°)  | 199    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,841 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



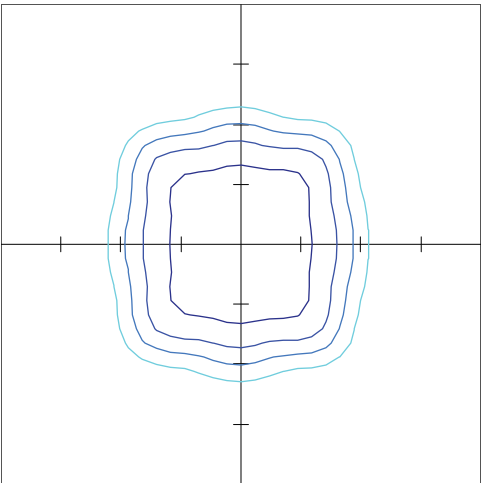
■ Vertical Plane ■ Horizontal Cone

### OPS-SA-14L-5C-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 14,715+B104          |
| Watts             | 100                  |
| Efficacy          | 147                  |
| IES Type          | Type VS - Very Short |
| BUG Rating        | B3-U0-G1             |

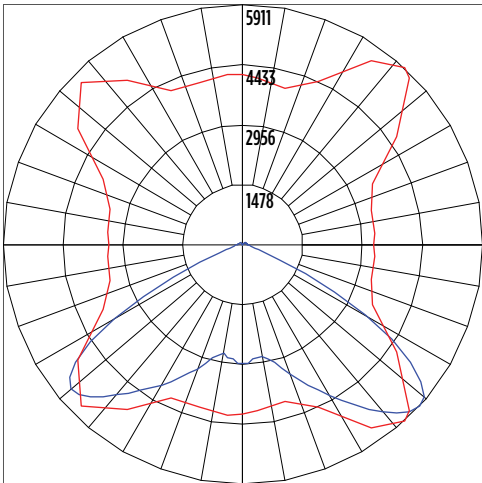
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 3,596  | 9%          |
| Medium (30-60°)     | 9,723  | 43%         |
| High (60-80°)       | 1,355  | 48%         |
| Very High (80-90°)  | 41     | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 14,715 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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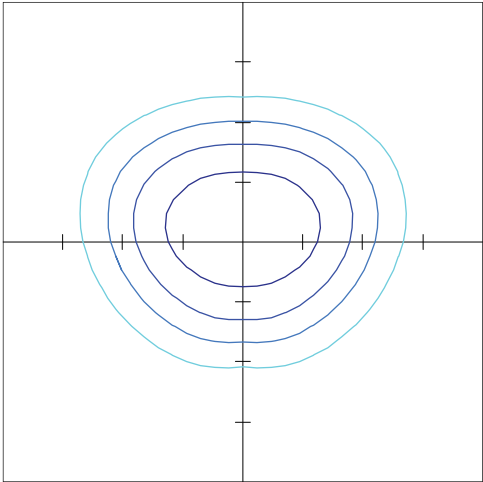
## PHOTOMETRICS

### OPS-SA-14L-AD-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 13,249               |
| Watts             | 100                  |
| Efficacy          | 132                  |
| IES Type          | Type II - Very Short |
| BUG Rating        | B3-U0-G2             |

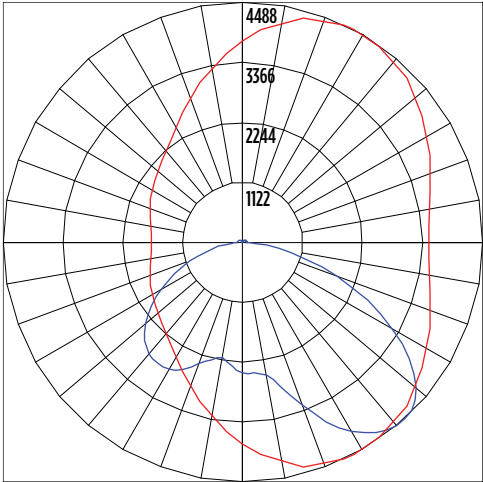
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 3,078  | 9%          |
| Medium (30-60°)     | 7,361  | 43%         |
| High (60-80°)       | 2,603  | 48%         |
| Very High (80-90°)  | 207    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,249 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



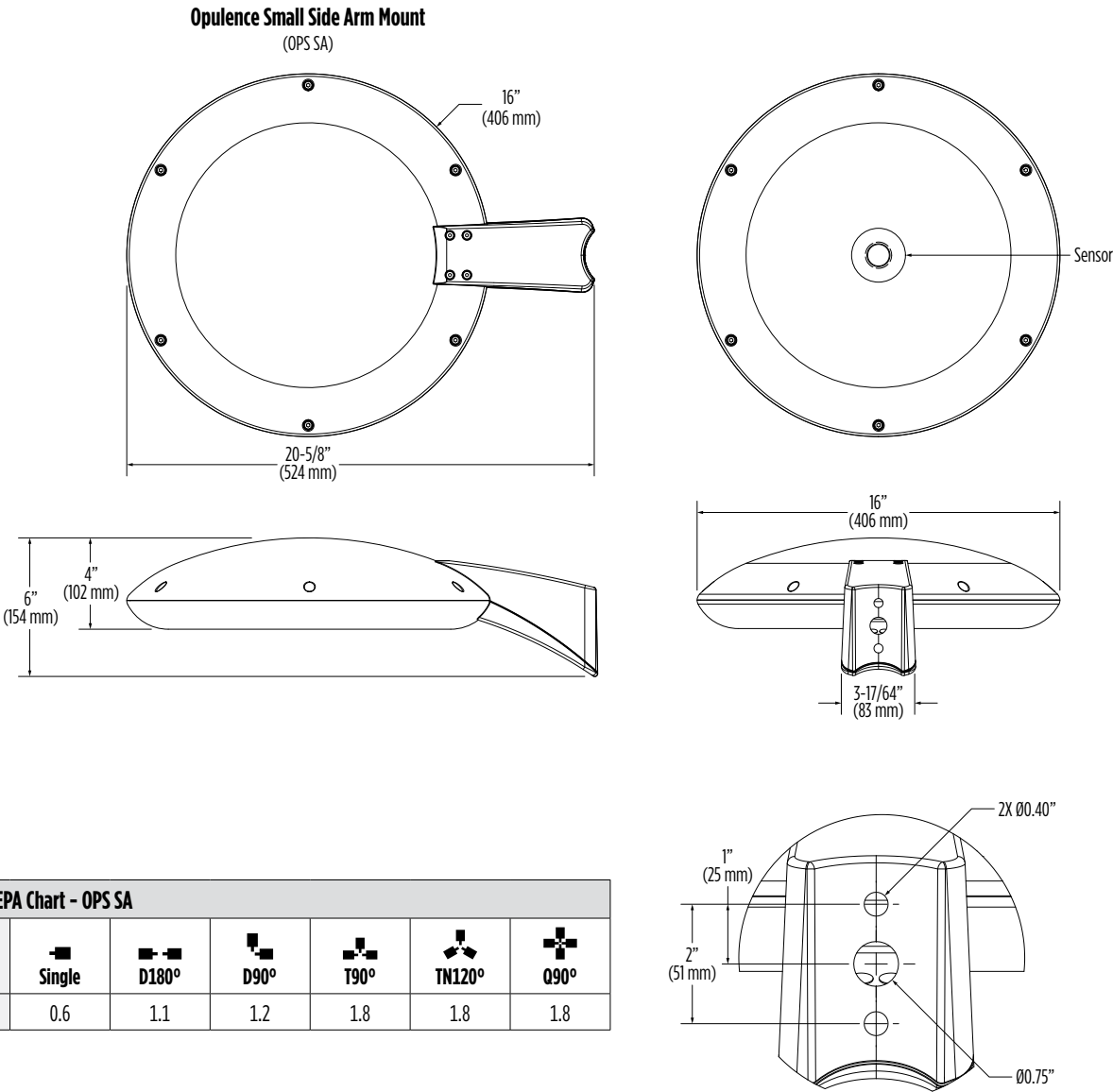
Vertical Plane Horizontal Cone

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

## PRODUCT DIMENSIONS



| Luminaire EPA Chart - OPS SA |                                                                                            |                                                                                           |                                                                                          |                                                                                          |                                                                                            |                                                                                          |
|------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Configuration                |  Single |  D180° |  D90° |  T90° |  TN120° |  Q90° |
| EPA                          | 0.6                                                                                        | 1.1                                                                                       | 1.2                                                                                      | 1.8                                                                                      | 1.8                                                                                        | 1.8                                                                                      |

CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

| Standard Programming | On Event | Off Event | On Light Level | Dim Light Level | Daylight Harvesting  | Delay To Off | Sensitivity |
|----------------------|----------|-----------|----------------|-----------------|----------------------|--------------|-------------|
| IMSBTxL              | Motion   | No Motion | 100%           | N/A             | On; Auto Calibration | 20 minutes   | High        |

| Operation       | Description                                                                                                                                                                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On Event        | Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.                                                                                                                                                                                                       |
| Off Event       | Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.                                                                                                                                                                                                   |
| On Light Level  | The light level that the fixtures will turn on to when ON EVENT occurs.                                                                                                                                                                                                                                                        |
| Dim Light Level | The light level that the fixtures will dim down to when no motion is detected.                                                                                                                                                                                                                                                 |
| Delay to Dim    | The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.                                                                                          |
| Delay to Off    | The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.                                                        |
| Sensitivity     | The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view. |



# Opulence Small Side Arm Mount (OPS SA)

## Outdoor Area Light



### OVERVIEW

|                      |                |
|----------------------|----------------|
| Lumen Package (lm)   | 3,000 - 14,000 |
| Wattage Range (W)    | 20 - 100       |
| Efficacy Range (LPW) | 128 - 165      |
| Weight lbs (kg)      | 16 (7.3)       |

### QUICK LINKS

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

### Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D, AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80

### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

### Installation

- Designed to mount to square or round poles.
- Utilizes LSI's B2 drill pattern.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

## ORDERING GUIDE

| TYPICAL ORDER EXAMPLE: OPS SA 8L 4F UNV 40K8 BLK ALBCS1                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                       |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prefix                                                                                                                                                                                     | Mounting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Lumen Package <sup>1</sup>                                                                                                                            | Distribution                                                                                                                                                                                                                              | Voltage                                                                          | Color Temperature / Rendering                                                                                                                                                                                                          |
| <b>OPS</b> - Opulence Small                                                                                                                                                                | <b>SA</b> - Side Arm Mount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>3L</b> - 3,000<br><b>5L</b> - 5,000<br><b>6L</b> - 6,000<br><b>8L</b> - 8,000<br><b>10L</b> - 10,000<br><b>12L</b> - 12,000<br><b>14L</b> - 14,000 | <b>3W</b> - Type 3 (Wide Throw)<br><b>4F</b> - Type 4 (Forward Throw)<br><b>5Q</b> - Type 5 Square<br><b>5D</b> - Type 5 Diffused<br><b>5R</b> - Type 5 Rectangular<br><b>5C</b> - Type 5 Concentrated<br><b>AD</b> - Asymmetric Diffused | <b>UNV</b> - Universal Voltage (120-277V)<br><b>HV</b> - High Voltage (347-480V) | <b>27K8</b> - 2700K CCT / 80 CRI<br><b>30K8</b> - 3000K CCT / 80 CRI<br><b>35K8</b> - 3500K CCT / 80 CRI<br><b>40K8</b> - 4000K CCT / 80 CRI<br><b>50K8</b> - 5000K CCT / 80 CRI<br><b>AMB</b> - Phosphor Converted Amber <sup>2</sup> |
| Finish                                                                                                                                                                                     | Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Options                                                                                                                                               |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |
| <b>BLK</b> - Black<br><b>BRZ</b> - Dark Bronze<br><b>GMG</b> - Gun Metal Gray<br><b>GPT</b> - Graphite<br><b>MSV</b> - Metallic Silver<br><b>PLP</b> - Platinum Plus<br><b>WHT</b> - White | <b>Blank</b> - None<br><b>Wireless Controls System</b><br><b>ALBCS1</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)<br><b>ALBCS2</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)<br><b>Stand-Alone Controls</b><br><b>EXT</b> - 0-10v Dimming leads extended to housing exterior<br><b>IMSBT1L</b> - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>3</sup><br><b>IMSBT2L</b> - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>3</sup> | <b>Blank</b> - None<br><b>BB</b> - Battery Back-up (0°C) <sup>4</sup><br><b>CWBB</b> - Cold Weather Battery Back-up (-20°C) <sup>4</sup>              |                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                        |



**Need more information?**  
[Click here for our glossary](#)

**Have additional questions?**  
 Call us at (800) 436-7800



## CONTROLS ACCESSORIES ORDERING INFORMATION<sup>4</sup>

| Order Number   | Description                                      |
|----------------|--------------------------------------------------|
| <b>122514</b>  | Twist Lock Photocell (120V) for use with CR7P    |
| <b>122515</b>  | Twist Lock Photocell (208-277) for use with CR7P |
| <b>122516</b>  | Twist Lock Photocell (347V) for use with CR7P    |
| <b>1225180</b> | Twist Lock Photocell (480V) for use with CR7P    |
| <b>661409</b>  | AirLink 5 Pin Twist Lock Controller              |
| <b>661410</b>  | AirLink 7 Pin Twist Lock Controller              |
| <b>149328</b>  | Shorting Cap for use with CR7P                   |

## FUSING ACCESSORIES ORDERING INFORMATION<sup>5</sup>

| Order Number  | Description          |
|---------------|----------------------|
| <b>FK120</b>  | Single Fusing (120V) |
| <b>FK277</b>  | Single Fusing (277V) |
| <b>DFK347</b> | Double Fusing (347V) |
| <b>DFK480</b> | Double Fusing (480V) |

## MOUNTING ACCESSORIES ORDERING INFORMATION<sup>6</sup>

| Order Number <sup>7</sup> | Description                                              |
|---------------------------|----------------------------------------------------------|
| <b>674299CLR</b>          | Square Pole Tenon Adapter                                |
| <b>740022CLR</b>          | 15° Square Pole Quick Mount Bracket                      |
| <b>750441CLR</b>          | Wall Mount Bracket                                       |
| <b>751534CLR</b>          | Square Pole Quick Mount Bracket                          |
| <b>8KA 2RNM TN120 CLR</b> | Round Pole Tenon Adapter                                 |
| <b>BKS PQMH RD B2 CLR</b> | Round Pole Quick Mount Bracket                           |
| <b>BKS PQ15 RD B2 CLR</b> | 15° Round Pole Quick Mount Bracket                       |
| <b>483859CLR</b>          | Decorative Base Cover (4 / 5" Round Poles)               |
| <b>751632</b>             | 10' Linear Bird Spike Kit (4' Recommended per Luminaire) |

<sup>1</sup> 120-277V Only. Not available with 14L Lumen Package.

<sup>2</sup> Amber LEDs not available in 12L or 14L lumen packages

<sup>3</sup> IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.

<sup>4</sup> Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

<sup>5</sup> Fusing must be located in hand hole of pole.

<sup>6</sup> Accessories are shipped separately and field installed.

<sup>7</sup> "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.



Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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PERFORMANCE

| Delivered Lumens |              |     |                  |          |            |                  |          |            |                  |          |            |                  |          |            |                  |          |            |         |
|------------------|--------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package    | Distribution | CRI | 2700K CCT        |          |            | 3000K CCT        |          |            | 3500K CCT        |          |            | 4000K CCT        |          |            | 5000K CCT        |          |            | Wattage |
|                  |              |     | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 3L               | 5Q           | 80  | 3,024            | 149      | B1-U0-G1   | 3,122            | 153      | B2-U0-G1   | 3,139            | 154      | B2-U0-G1   | 3,100            | 152      | B2-U0-G1   | 3,228            | 159      | B2-U0-G1   | 20      |
|                  | 5C           |     | 3,145            | 155      | B2-U0-G0   | 3,247            | 160      | B2-U0-G0   | 3,265            | 160      | B2-U0-G0   | 3,225            | 158      | B2-U0-G0   | 3,358            | 165      | B2-U0-G0   |         |
|                  | 5R           |     | 2,958            | 145      | B1-U0-G1   | 3,054            | 150      | B2-U0-G2   | 3,071            | 151      | B2-U0-G2   | 3,033            | 149      | B2-U0-G2   | 3,158            | 156      | B2-U0-G2   |         |
|                  | 4F           |     | 3,040            | 149      | B1-U0-G1   | 3,139            | 154      | B1-U0-G1   | 3,157            | 155      | B1-U0-G1   | 3,118            | 153      | B1-U0-G1   | 3,246            | 159      | B1-U0-G1   |         |
|                  | 3W           |     | 3,001            | 147      | B1-U0-G1   | 3,098            | 152      | B1-U0-G1   | 3,116            | 153      | B1-U0-G1   | 3,077            | 151      | B1-U0-G1   | 3,204            | 157      | B1-U0-G1   |         |
|                  | 5D           |     | 2,813            | 138      | B1-U0-G1   | 2,904            | 143      | B1-U0-G1   | 2,920            | 143      | B1-U0-G1   | 2,884            | 142      | B1-U0-G1   | 3,003            | 148      | B1-U0-G1   |         |
|                  | AD           |     | 2,832            | 139      | B1-U0-G1   | 2,924            | 144      | B1-U0-G1   | 2,940            | 144      | B1-U0-G1   | 2,903            | 143      | B1-U0-G1   | 3,023            | 149      | B1-U0-G1   |         |
| 5L               | 5Q           | 80  | 4,999            | 147      | B2-U0-G1   | 5,161            | 151      | B2-U0-G1   | 5,190            | 152      | B2-U0-G1   | 5,126            | 150      | B2-U0-G1   | 5,337            | 156      | B2-U0-G1   | 34      |
|                  | 5C           |     | 5,199            | 152      | B2-U0-G0   | 5,368            | 157      | B2-U0-G0   | 5,398            | 158      | B2-U0-G0   | 5,331            | 156      | B2-U0-G0   | 5,551            | 163      | B2-U0-G0   |         |
|                  | 5R           |     | 4,890            | 143      | B2-U0-G2   | 5,049            | 148      | B2-U0-G2   | 5,077            | 149      | B2-U0-G2   | 5,014            | 147      | B2-U0-G2   | 5,221            | 153      | B2-U0-G2   |         |
|                  | 4F           |     | 5,026            | 147      | B1-U0-G1   | 5,190            | 152      | B1-U0-G1   | 5,218            | 153      | B1-U0-G1   | 5,154            | 151      | B1-U0-G1   | 5,366            | 157      | B1-U0-G1   |         |
|                  | 3W           |     | 4,961            | 145      | B1-U0-G1   | 5,122            | 150      | B1-U0-G1   | 5,151            | 151      | B1-U0-G1   | 5,087            | 149      | B1-U0-G1   | 5,296            | 155      | B1-U0-G1   |         |
|                  | 5D           |     | 4,650            | 136      | B2-U0-G1   | 4,801            | 141      | B2-U0-G1   | 4,828            | 142      | B2-U0-G1   | 4,768            | 140      | B2-U0-G1   | 4,965            | 146      | B2-U0-G1   |         |
|                  | AD           |     | 4,681            | 137      | B1-U0-G1   | 4,833            | 142      | B1-U0-G1   | 4,860            | 142      | B1-U0-G1   | 4,800            | 141      | B1-U0-G1   | 4,998            | 147      | B1-U0-G1   |         |
| 6L               | 5Q           | 80  | 6,058            | 147      | B2-U0-G1   | 6,254            | 151      | B2-U0-G1   | 6,289            | 152      | B2-U0-G1   | 6,211            | 150      | B2-U0-G1   | 6,467            | 156      | B2-U0-G1   | 41      |
|                  | 5C           |     | 6,300            | 152      | B2-U0-G0   | 6,505            | 157      | B2-U0-G0   | 6,541            | 158      | B2-U0-G0   | 6,460            | 156      | B2-U0-G0   | 6,726            | 163      | B2-U0-G0   |         |
|                  | 5R           |     | 5,926            | 143      | B2-U0-G2   | 6,118            | 148      | B3-U0-G3   | 6,152            | 149      | B3-U0-G3   | 6,076            | 147      | B3-U0-G3   | 6,326            | 153      | B3-U0-G3   |         |
|                  | 4F           |     | 6,091            | 147      | B2-U0-G1   | 6,289            | 152      | B2-U0-G1   | 6,324            | 153      | B2-U0-G1   | 6,245            | 151      | B2-U0-G1   | 6,503            | 157      | B2-U0-G1   |         |
|                  | 3W           |     | 6,012            | 145      | B2-U0-G1   | 6,207            | 150      | B2-U0-G2   | 6,241            | 151      | B2-U0-G2   | 6,164            | 149      | B2-U0-G2   | 6,418            | 155      | B2-U0-G2   |         |
|                  | 5D           |     | 5,635            | 136      | B2-U0-G1   | 5,818            | 141      | B2-U0-G1   | 5,850            | 142      | B2-U0-G1   | 5,778            | 140      | B2-U0-G1   | 6,016            | 146      | B2-U0-G1   |         |
|                  | AD           |     | 5,673            | 137      | B2-U0-G1   | 5,857            | 142      | B2-U0-G1   | 5,889            | 142      | B2-U0-G1   | 5,817            | 141      | B2-U0-G1   | 6,056            | 147      | B2-U0-G1   |         |
| 8L               | 5Q           | 80  | 7,938            | 145      | B3-U0-G1   | 8,196            | 149      | B3-U0-G1   | 8,241            | 150      | B3-U0-G1   | 8,139            | 148      | B3-U0-G1   | 8,475            | 154      | B3-U0-G1   | 55      |
|                  | 5C           |     | 8,256            | 150      | B3-U0-G1   | 8,524            | 155      | B3-U0-G1   | 8,571            | 156      | B3-U0-G1   | 8,465            | 154      | B3-U0-G1   | 8,814            | 161      | B3-U0-G1   |         |
|                  | 5R           |     | 7,765            | 141      | B3-U0-G3   | 8,017            | 146      | B3-U0-G3   | 8,062            | 147      | B3-U0-G3   | 7,962            | 145      | B3-U0-G3   | 8,290            | 151      | B3-U0-G3   |         |
|                  | 4F           |     | 7,982            | 145      | B2-U0-G1   | 8,241            | 150      | B2-U0-G1   | 8,287            | 151      | B2-U0-G1   | 8,184            | 149      | B2-U0-G1   | 8,521            | 155      | B2-U0-G1   |         |
|                  | 3W           |     | 7,878            | 143      | B2-U0-G2   | 8,134            | 148      | B2-U0-G2   | 8,179            | 149      | B2-U0-G2   | 8,078            | 147      | B2-U0-G2   | 8,411            | 153      | B2-U0-G2   |         |
|                  | 5D           |     | 7,384            | 134      | B2-U0-G1   | 7,624            | 139      | B2-U0-G1   | 7,666            | 140      | B2-U0-G1   | 7,571            | 138      | B2-U0-G1   | 7,883            | 144      | B2-U0-G1   |         |
|                  | AD           |     | 7,434            | 135      | B2-U0-G2   | 7,675            | 140      | B2-U0-G2   | 7,717            | 141      | B2-U0-G2   | 7,622            | 139      | B2-U0-G2   | 7,936            | 145      | B2-U0-G2   |         |
| 10L              | 5Q           | 80  | 9,969            | 142      | B3-U0-G1   | 10,292           | 146      | B3-U0-G1   | 10,350           | 147      | B3-U0-G1   | 10,222           | 145      | B3-U0-G1   | 10,643           | 151      | B3-U0-G1   | 70      |
|                  | 5C           |     | 10,368           | 147      | B3-U0-G1   | 10,705           | 152      | B3-U0-G1   | 10,764           | 153      | B3-U0-G1   | 10,631           | 151      | B3-U0-G1   | 11,069           | 157      | B3-U0-G1   |         |
|                  | 5R           |     | 9,752            | 138      | B3-U0-G3   | 10,068           | 143      | B3-U0-G3   | 10,124           | 144      | B3-U0-G3   | 9,999            | 142      | B3-U0-G3   | 10,411           | 148      | B3-U0-G3   |         |
|                  | 4F           |     | 10,024           | 142      | B2-U0-G2   | 10,349           | 147      | B2-U0-G2   | 10,407           | 148      | B2-U0-G2   | 10,278           | 146      | B2-U0-G2   | 10,701           | 152      | B2-U0-G2   |         |
|                  | 3W           |     | 9,893            | 140      | B2-U0-G2   | 10,214           | 145      | B2-U0-G2   | 10,271           | 146      | B2-U0-G2   | 10,144           | 144      | B2-U0-G2   | 10,562           | 150      | B2-U0-G2   |         |
|                  | 5D           |     | 9,273            | 132      | B3-U0-G1   | 9,574            | 136      | B3-U0-G1   | 9,628            | 137      | B3-U0-G1   | 9,508            | 135      | B3-U0-G1   | 9,900            | 141      | B3-U0-G1   |         |
|                  | AD           |     | 9,335            | 133      | B2-U0-G2   | 9,638            | 137      | B2-U0-G2   | 9,692            | 138      | B2-U0-G2   | 9,572            | 136      | B2-U0-G2   | 9,967            | 142      | B2-U0-G2   |         |
| 12L              | 5Q           | 80  | 11,935           | 140      | B3-U0-G2   | 12,322           | 144      | B3-U0-G2   | 12,391           | 145      | B3-U0-G2   | 12,237           | 143      | B3-U0-G2   | 12,742           | 149      | B3-U0-G2   | 85      |
|                  | 5C           |     | 12,413           | 145      | B3-U0-G1   | 12,816           | 150      | B3-U0-G1   | 12,887           | 151      | B3-U0-G1   | 12,728           | 149      | B3-U0-G1   | 13,252           | 155      | B3-U0-G1   |         |
|                  | 5R           |     | 11,675           | 137      | B3-U0-G3   | 12,054           | 141      | B3-U0-G3   | 12,121           | 142      | B3-U0-G3   | 11,971           | 140      | B3-U0-G3   | 12,464           | 146      | B3-U0-G3   |         |
|                  | 4F           |     | 12,001           | 140      | B2-U0-G2   | 12,390           | 145      | B2-U0-G2   | 12,459           | 146      | B2-U0-G2   | 12,305           | 144      | B2-U0-G2   | 12,812           | 150      | B2-U0-G2   |         |
|                  | 3W           |     | 11,845           | 139      | B2-U0-G2   | 12,229           | 143      | B2-U0-G2   | 12,297           | 144      | B2-U0-G2   | 12,145           | 142      | B2-U0-G2   | 12,645           | 148      | B3-U0-G3   |         |
|                  | 5D           |     | 11,102           | 130      | B3-U0-G2   | 11,463           | 134      | B3-U0-G2   | 11,526           | 135      | B3-U0-G2   | 11,384           | 133      | B3-U0-G2   | 11,853           | 139      | B3-U0-G2   |         |
|                  | AD           |     | 11,176           | 131      | B3-U0-G2   | 11,539           | 135      | B3-U0-G2   | 11,603           | 136      | B3-U0-G2   | 11,460           | 134      | B3-U0-G2   | 11,932           | 140      | B3-U0-G2   |         |
| 14L              | 5Q           | 80  | 13,798           | 138      | B3-U0-G2   | 14,246           | 142      | B3-U0-G2   | 14,325           | 143      | B3-U0-G2   | 14,148           | 141      | B3-U0-G2   | 14,731           | 147      | B3-U0-G2   | 100     |
|                  | 5C           |     | 14,351           | 142      | B3-U0-G1   | 14,817           | 147      | B3-U0-G1   | 14,899           | 148      | B3-U0-G1   | 14,715           | 146      | B3-U0-G1   | 15,321           | 152      | B3-U0-G1   |         |
|                  | 5R           |     | 13,498           | 135      | B3-U0-G3   | 13,936           | 139      | B3-U0-G3   | 14,013           | 140      | B3-U0-G3   | 13,840           | 138      | B3-U0-G3   | 14,410           | 144      | B3-U0-G3   |         |
|                  | 4F           |     | 13,874           | 138      | B2-U0-G2   | 14,324           | 143      | B2-U0-G2   | 14,404           | 144      | B2-U0-G2   | 14,226           | 142      | B2-U0-G2   | 14,812           | 148      | B3-U0-G2   |         |
|                  | 3W           |     | 13,694           | 137      | B3-U0-G3   | 14,138           | 141      | B3-U0-G3   | 14,217           | 142      | B3-U0-G3   | 14,041           | 140      | B3-U0-G3   | 14,620           | 146      | B3-U0-G3   |         |
|                  | 5D           |     | 12,836           | 128      | B3-U0-G2   | 13,252           | 132      | B3-U0-G2   | 13,326           | 133      | B3-U0-G2   | 13,161           | 131      | B3-U0-G2   | 13,703           | 136      | B3-U0-G2   |         |
|                  | AD           |     | 12,921           | 129      | B3-U0-G2   | 13,341           | 133      | B3-U0-G2   | 13,415           | 134      | B3-U0-G2   | 13,249           | 132      | B3-U0-G2   | 13,795           | 137      | B3-U0-G3   |         |

**Note:** LED Chips are frequently updated therefore values are nominal.

Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

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| Delivered Lumens - PC Amber |              |     |                  |          |            |         |
|-----------------------------|--------------|-----|------------------|----------|------------|---------|
| Lumen Package               | Distribution | CRI | PC Amber         |          |            | Wattage |
|                             |              |     | Delivered Lumens | Efficacy | BUG Rating |         |
| 3L                          | 5Q           | 80  | 2,170            | 99       | B1-U0-G1   | 22      |
|                             | 5C           |     | 2,257            | 103      | B1-U0-G0   |         |
|                             | 5R           |     | 2,123            | 97       | B1-U0-G1   |         |
|                             | 4F           |     | 2,113            | 96       | B1-U0-G1   |         |
|                             | 3W           |     | 2,080            | 95       | B1-U0-G1   |         |
|                             | 5D           |     | 2,019            | 92       | B1-U0-G0   |         |
|                             | AD           |     | 2,032            | 92       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 5L                          | 5Q           | 80  | 3,599            | 100      | B2-U0-G1   | 36      |
|                             | 5C           |     | 3,650            | 101      | B2-U0-G0   |         |
|                             | 5R           |     | 3,434            | 95       | B2-U0-G2   |         |
|                             | 4F           |     | 3,416            | 95       | B1-U0-G1   |         |
|                             | 3W           |     | 3,362            | 93       | B1-U0-G1   |         |
|                             | 5D           |     | 3,265            | 91       | B2-U0-G1   |         |
|                             | AD           |     | 3,286            | 91       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 6L                          | 5Q           | 80  | 4,122            | 96       | B2-U0-G1   | 43      |
|                             | 5C           |     | 4,288            | 100      | B2-U0-G0   |         |
|                             | 5R           |     | 4,033            | 94       | B2-U0-G2   |         |
|                             | 4F           |     | 4,013            | 93       | B1-U0-G1   |         |
|                             | 3W           |     | 3,950            | 92       | B1-U0-G1   |         |
|                             | 5D           |     | 3,835            | 89       | B2-U0-G1   |         |
|                             | AD           |     | 3,861            | 90       | B1-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 8L                          | 5Q           | 80  | 5,450            | 92       | B2-U0-G1   | 59      |
|                             | 5C           |     | 5,669            | 96       | B2-U0-G0   |         |
|                             | 5R           |     | 5,332            | 90       | B2-U0-G2   |         |
|                             | 4F           |     | 5,306            | 90       | B1-U0-G1   |         |
|                             | 3W           |     | 5,223            | 89       | B1-U0-G1   |         |
|                             | 5D           |     | 5,070            | 86       | B2-U0-G1   |         |
|                             | AD           |     | 5,104            | 87       | B2-U0-G1   |         |
|                             |              |     |                  |          |            |         |
| 10L                         | 5Q           | 80  | 6,618            | 89       | B3-U0-G1   | 74      |
|                             | 5C           |     | 6,883            | 93       | B2-U0-G0   |         |
|                             | 5R           |     | 6,474            | 87       | B3-U0-G3   |         |
|                             | 4F           |     | 6,442            | 87       | B2-U0-G1   |         |
|                             | 3W           |     | 6,341            | 86       | B2-U0-G2   |         |
|                             | 5D           |     | 6,156            | 83       | B2-U0-G1   |         |
|                             | AD           |     | 6,198            | 84       | B2-U0-G1   |         |
|                             |              |     |                  |          |            |         |

**Note:** LED Chips are frequently updated therefore values are nominal.

PERFORMANCE

| Electrical Data (Amps) <sup>1</sup> |      |      |      |      |      |      |
|-------------------------------------|------|------|------|------|------|------|
| Lumen Package                       | 120V | 208V | 240V | 277V | 347V | 480V |
| 3L                                  | 0.17 | 0.1  | 0.08 | 0.07 | 0.06 | 0.04 |
| 5L                                  | 0.29 | 0.16 | 0.14 | 0.12 | 0.1  | 0.07 |
| 6L                                  | 0.35 | 0.2  | 0.17 | 0.15 | 0.12 | 0.09 |
| 8L                                  | 0.46 | 0.26 | 0.23 | 0.2  | 0.16 | 0.11 |
| 10L                                 | 0.59 | 0.34 | 0.29 | 0.25 | 0.2  | 0.15 |
| 12L                                 | 0.84 | 0.48 | 0.42 | 0.36 | 0.29 | 0.21 |
| 14L                                 | 0.84 | 0.48 | 0.42 | 0.36 | 0.29 | 0.21 |

| Electrical Data (Amps) PC Amber <sup>1</sup> |      |      |      |      |      |      |
|----------------------------------------------|------|------|------|------|------|------|
| Lumen Package                                | 120V | 208V | 240V | 277V | 347V | 480V |
| 3L                                           | 0.18 | 0.11 | 0.09 | 0.08 | 0.06 | 0.05 |
| 5L                                           | 0.30 | 0.17 | 0.15 | 0.13 | 0.10 | 0.08 |
| 6L                                           | 0.36 | 0.21 | 0.18 | 0.16 | 0.12 | 0.09 |
| 8L                                           | 0.49 | 0.28 | 0.25 | 0.21 | 0.17 | 0.12 |
| 10L                                          | 0.62 | 0.36 | 0.31 | 0.27 | 0.21 | 0.15 |

| Recommended Lumen Maintenance - OPS SA <sup>2</sup> |                      |                       |                       |                       |                        |
|-----------------------------------------------------|----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Ambient Temperature °C                              | Initial <sup>3</sup> | 25K hrs. <sup>3</sup> | 50K hrs. <sup>3</sup> | 75K hrs. <sup>4</sup> | 100K hrs. <sup>4</sup> |
| 0-40                                                | 100%                 | 99%                   | 96%                   | 93%                   | 90%                    |

1 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.  
2 Lumen maintenance values are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.  
3 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).  
4 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

## PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

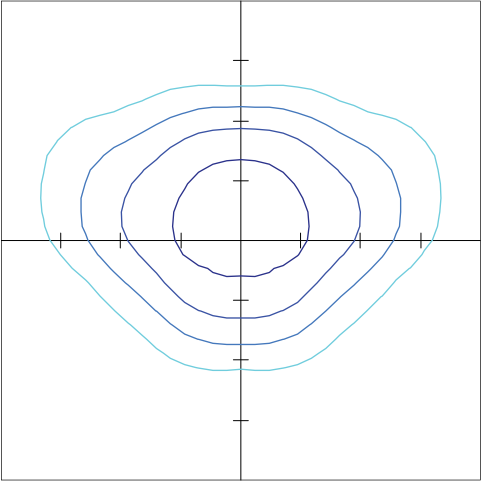
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

### OPS-SA-14L-3W-40K8

| Luminaire Data    |                       |
|-------------------|-----------------------|
| Wide Distribution |                       |
| Description       | 4000 Kelvin, 80 CRI   |
| Delivered Lumens  | 13,556                |
| Watts             | 100                   |
| Efficacy          | 136                   |
| IES Type          | Type III - Very Short |
| BUG Rating        | B3-U0-G3              |

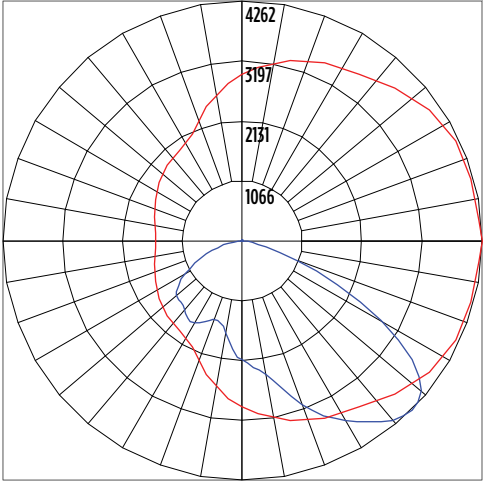
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,591  | 19%         |
| Medium (30-60°)     | 7,118  | 53%         |
| High (60-80°)       | 3,624  | 27%         |
| Very High (80-90°)  | 223    | 2%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13556  | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



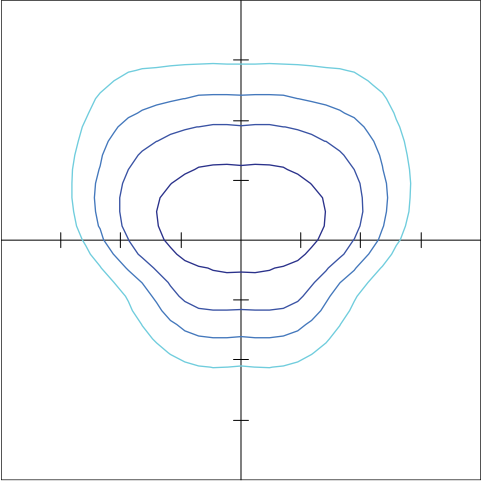
Vertical Plane Horizontal Cone

### OPS-SA-14L-4F-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 13,754               |
| Watts             | 100                  |
| Efficacy          | 138                  |
| IES Type          | Type IV - Very Short |
| BUG Rating        | B2-U0-G2             |

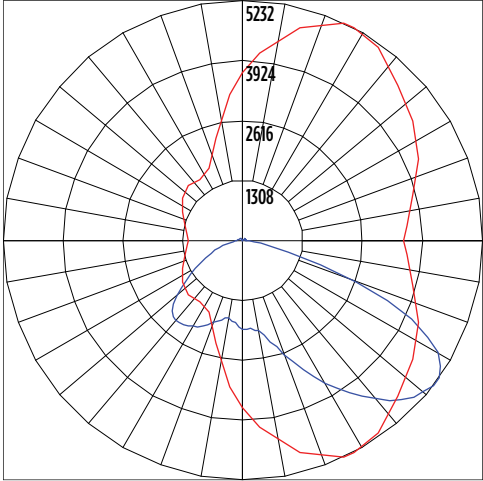
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2437   | 18%         |
| Medium (30-60°)     | 7722   | 56%         |
| High (60-80°)       | 3440   | 25%         |
| Very High (80-90°)  | 155    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13754  | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

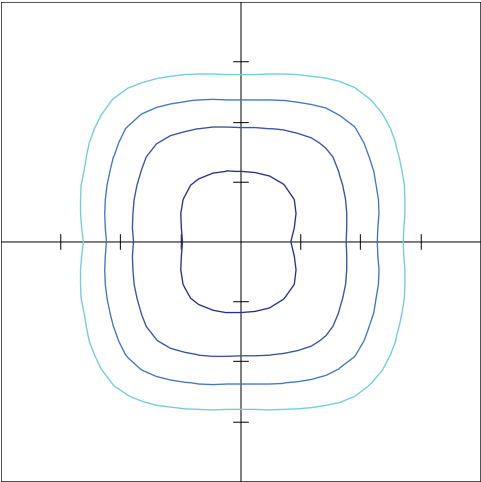
## PHOTOMETRICS

### OPS-SA-14L-5Q-40K8

| Luminaire Data    |                     |
|-------------------|---------------------|
| Wide Distribution |                     |
| Description       | 4000 Kelvin, 80 CRI |
| Delivered Lumens  | 14,148              |
| Watts             | 100                 |
| Efficacy          | 141                 |
| IES Type          | Type VS - Short     |
| BUG Rating        | B3-U0-G2            |

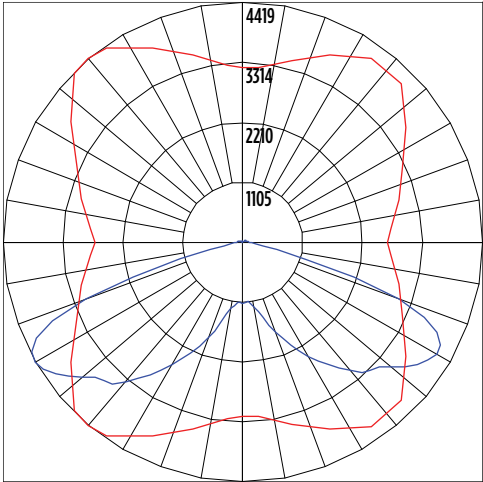
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 1,724  | 12%         |
| Medium (30-60°)     | 7,679  | 54%         |
| High (60-80°)       | 4,643  | 33%         |
| Very High (80-90°)  | 102    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 14,148 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



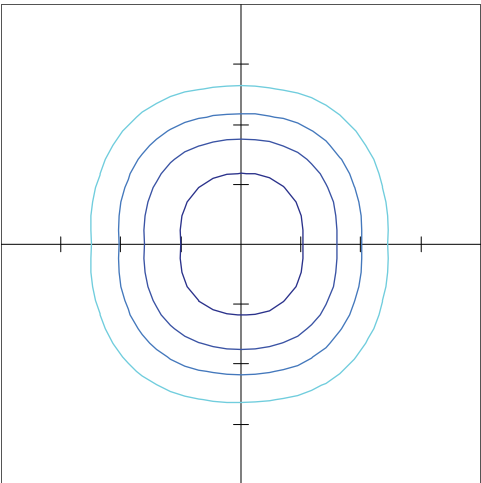
Vertical Plane Horizontal Cone

### OPS-SA-14L-5D-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 13,161               |
| Watts             | 100                  |
| Efficacy          | 132                  |
| IES Type          | Type VS - Very Short |
| BUG Rating        | B3-U0-G2             |

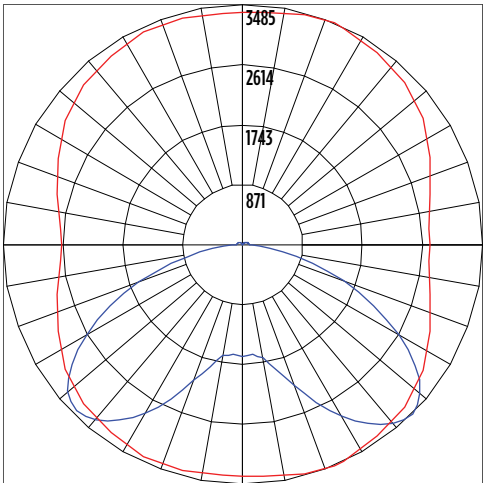
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,331  | 18%         |
| Medium (30-60°)     | 7,471  | 57%         |
| High (60-80°)       | 3,109  | 24%         |
| Very High (80-90°)  | 251    | 2%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,161 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing

Polar Curve



# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

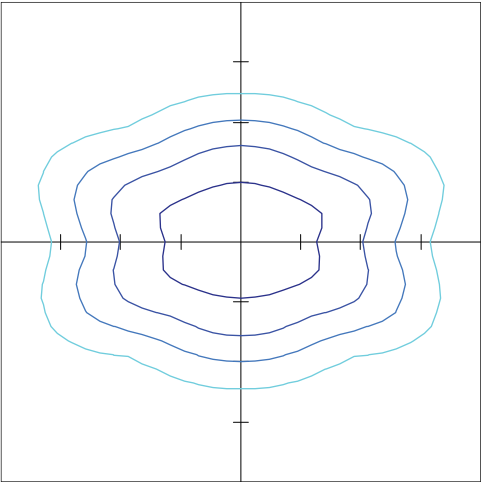
## PHOTOMETRICS

### OPS-SA-14L-5R-40K8

| Luminaire Data    |                     |
|-------------------|---------------------|
| Wide Distribution |                     |
| Description       | 4000 Kelvin, 80 CRI |
| Delivered Lumens  | 13,841              |
| Watts             | 100                 |
| Efficacy          | 138                 |
| IES Type          | Type II - Short     |
| BUG Rating        | B3-U0-G3            |

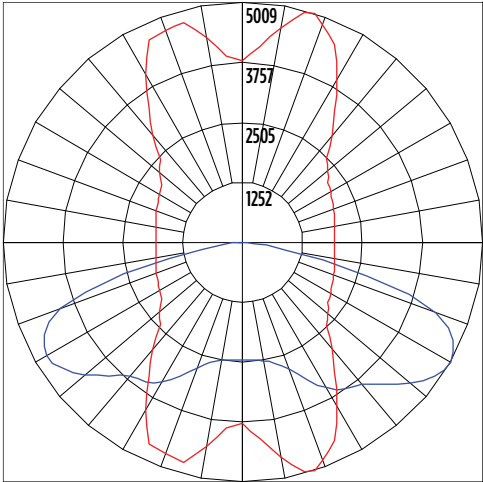
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 2,318  | 17%         |
| Medium (30-60°)     | 7,223  | 52%         |
| High (60-80°)       | 4,101  | 30%         |
| Very High (80-90°)  | 199    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,841 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



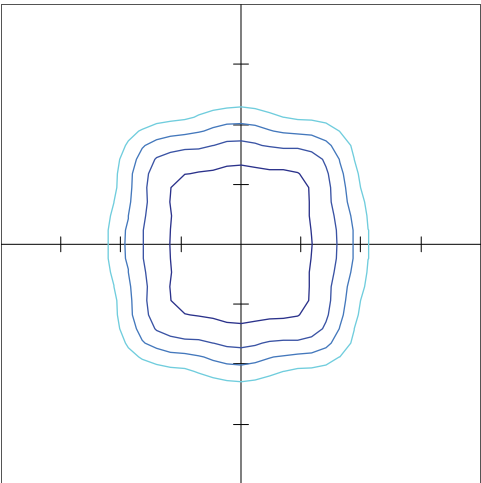
■ Vertical Plane ■ Horizontal Cone

### OPS-SA-14L-5C-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 14,715+B104          |
| Watts             | 100                  |
| Efficacy          | 147                  |
| IES Type          | Type VS - Very Short |
| BUG Rating        | B3-U0-G1             |

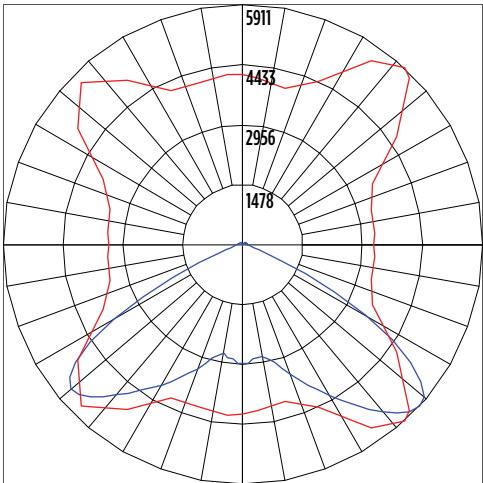
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 3,596  | 9%          |
| Medium (30-60°)     | 9,723  | 43%         |
| High (60-80°)       | 1,355  | 48%         |
| Very High (80-90°)  | 41     | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 14,715 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

# Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

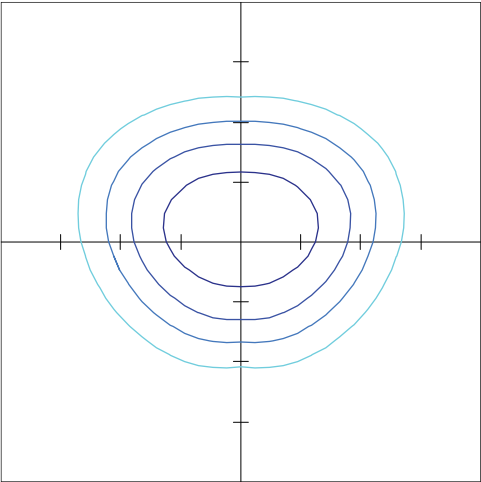
## PHOTOMETRICS

### OPS-SA-14L-AD-40K8

| Luminaire Data    |                      |
|-------------------|----------------------|
| Wide Distribution |                      |
| Description       | 4000 Kelvin, 80 CRI  |
| Delivered Lumens  | 13,249               |
| Watts             | 100                  |
| Efficacy          | 132                  |
| IES Type          | Type II - Very Short |
| BUG Rating        | B3-U0-G2             |

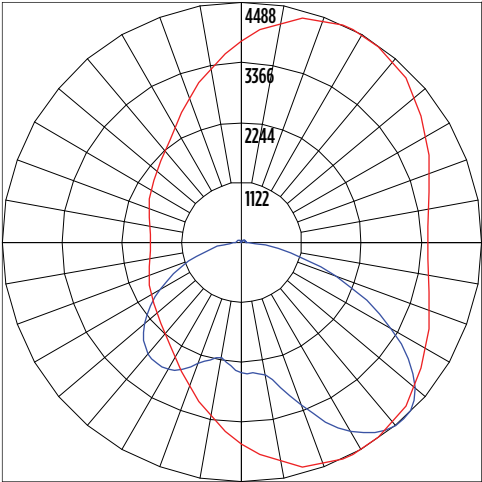
| Zonal Lumen Summary |        |             |
|---------------------|--------|-------------|
| Zone                | Lumens | % Luminaire |
| Low (0-30°)         | 3,078  | 9%          |
| Medium (30-60°)     | 7,361  | 43%         |
| High (60-80°)       | 2,603  | 48%         |
| Very High (80-90°)  | 207    | 1%          |
| Uplight (90-180°)   | 0      | 0%          |
| Total Flux          | 13,249 | 100%        |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing  
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



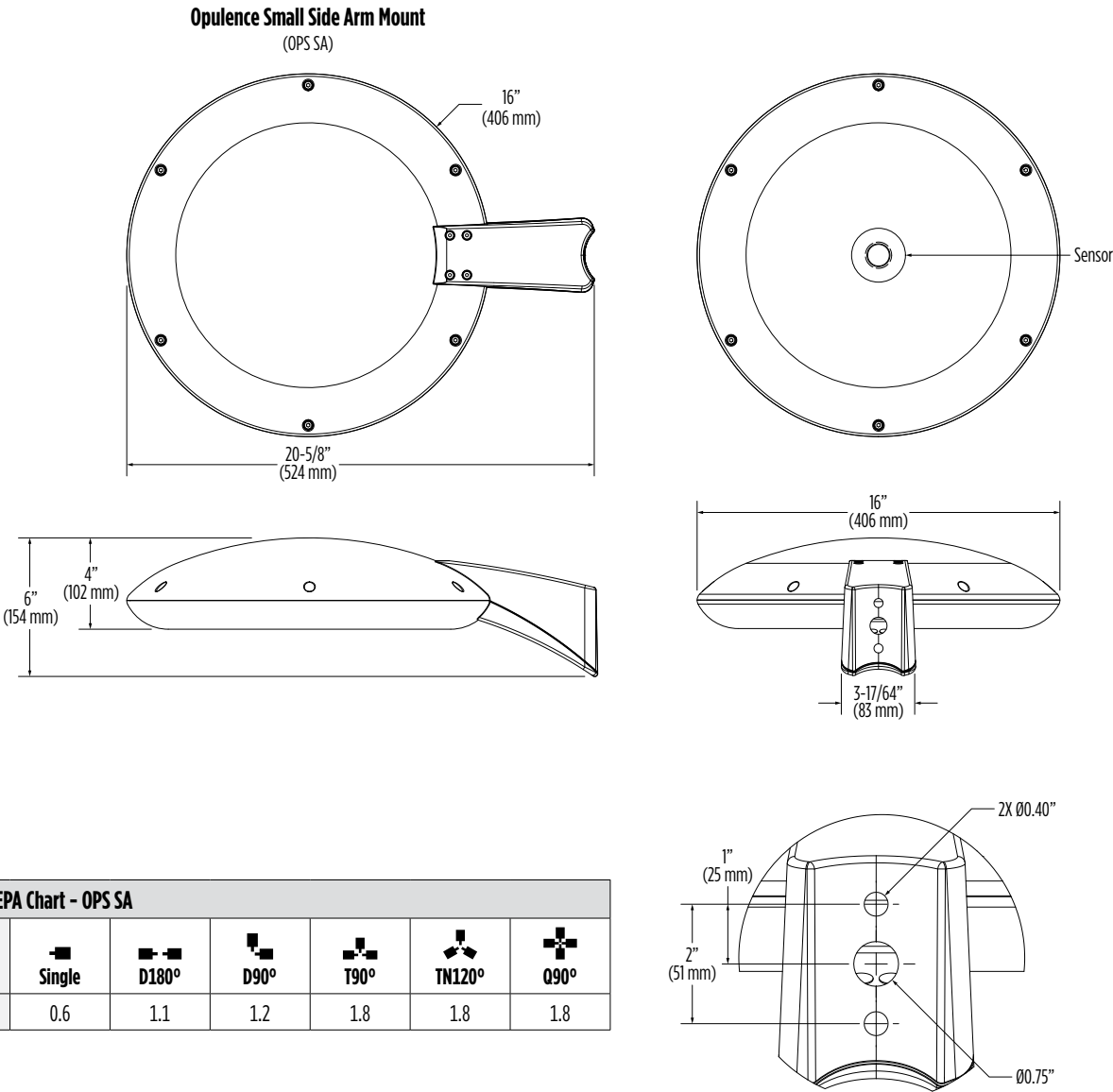
Vertical Plane Horizontal Cone

Opulence Small Side Arm Mount (OPS SA)

Type : \_\_\_\_\_

Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



| Luminaire EPA Chart - OPS SA |        |       |      |      |        |      |
|------------------------------|--------|-------|------|------|--------|------|
| Configuration                | Single | D180° | D90° | T90° | TN120° | Q90° |
| EPA                          | 0.6    | 1.1   | 1.2  | 1.8  | 1.8    | 1.8  |

CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

| Standard Programming | On Event | Off Event | On Light Level | Dim Light Level | Daylight Harvesting  | Delay To Off | Sensitivity |
|----------------------|----------|-----------|----------------|-----------------|----------------------|--------------|-------------|
| IMSBTxL              | Motion   | No Motion | 100%           | N/A             | On; Auto Calibration | 20 minutes   | High        |

| Operation       | Description                                                                                                                                                                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On Event        | Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.                                                                                                                                                                                                       |
| Off Event       | Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.                                                                                                                                                                                                   |
| On Light Level  | The light level that the fixtures will turn on to when ON EVENT occurs.                                                                                                                                                                                                                                                        |
| Dim Light Level | The light level that the fixtures will dim down to when no motion is detected.                                                                                                                                                                                                                                                 |
| Delay to Dim    | The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.                                                                                          |
| Delay to Off    | The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.                                                        |
| Sensitivity     | The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view. |



# Steel Poles

## Round Straight



### QUICK LINKS

## FEATURES & SPECIFICATIONS

### Pole Shaft

- Steel round poles are 4" or 5" in diameter.
- Pole shaft is electro-welded ASTM-A500 Grade C Steel Tubing with a minimum yield strength of 46,000 psi.
- On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall.

### Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 18' and above have a 3x6 reinforced hand hole.

### Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional. Decorative base cover is also available.

### Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

### Ground Lug

- Ground lug is standard.

### Duplex Receptacle

- Weatherproof duplex receptacle is optional.

### Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

### Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

### Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart

- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

### Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

### Listings

- UL Listed
- BAA/TAA Compliant

# Steel Poles Round Straight

Type : \_\_\_\_\_

 Have questions? Call us at (800) 436-7800

## ORDERING GUIDE

**TYPICAL ORDER EXAMPLE: 4RPU B3 S07G 24 S PLP DGP**

| Pole Series                                              | Mounting Method                                                                                                                                                                                                                    | Material                                   | Height <sup>4</sup> | Mounting Configuration                                                                                                                                                                                       | Pole Finish                                                                                                                                                                                                                                              | Options                                                                                                                                                                                                                                          |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4RP - 4" Diameter Round Straight Pole (New Build)        | <b>Bolt-On Mount</b> <sup>1</sup> - See pole selection guide for patterns and fixture matches<br><b>B5</b> - 5" Traditional Drilling Pattern<br><b>B3</b> - 3" Reduced Drilling Pattern<br><b>B2</b> - 2" Reduced Drilling Pattern | <b>S07G</b> - 07 Ga. Steel (5RP/5RPU Only) | 8'                  | <b>S</b> - Single/Parallel<br><b>D180</b> - Double<br><b>D90</b> - Double<br><b>DN90</b> - Double<br><b>T90</b> - Triple<br><b>TN120</b> - Triple<br><b>Q90</b> - Quad<br><b>QN90</b> - Quad                 | <b>BRZ</b> - Bronze<br><b>BLK</b> - Black<br><b>PLP</b> - Platinum Plus<br><b>WHT</b> - White<br><b>SVG</b> - Satin Verde Green<br><b>GPT</b> - Graphite<br><b>MSV</b> - Metallic Silver<br><b>BZA</b> - Alternate Bronze<br><b>GMG</b> - Gun Metal Gray | <b>GA</b> - Galvanized Anchor Bolts<br><b>SF</b> - Single Flood <sup>5</sup><br><b>DF</b> - Double Flood <sup>3</sup><br><b>DGP</b> - DuraGrip <sup>®</sup> Plus<br><b>LAB</b> - Less Anchor Bolts<br><b>CRXX</b> - Conduit Raceway <sup>4</sup> |
| <b>5RP</b> - 5" Diameter Round Straight Pole (New Build) |                                                                                                                                                                                                                                    | <b>S10G</b> - 10 Ga. Steel (4RP/4RPU Only) | 10'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
| <b>4RPU</b> - 4" Diameter Round Straight Pole (Retrofit) |                                                                                                                                                                                                                                    | <b>S11G</b> - 11 Ga. Steel (5RP/5RPU Only) | 12'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
| <b>5RPU</b> - 5" Diameter Round Straight Pole (Retrofit) |                                                                                                                                                                                                                                    |                                            | 14'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          | <b>T</b> - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches                                                                                                                                            |                                            | 15'                 | <b>N</b> - Tenon Mount (Standard Tenon size is 2-3/8" O.D.)<br><b>4N</b> - Tenon Mount (SRPT only. For 4" poles only, use 4RPI) <sup>5</sup><br><b>4N-6</b> - Tenon Mount (SRPT only. For 4" poles use 4RPI) |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | <b>16'</b>          |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 17'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 17' 6"              |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          | <b>I</b> - No Mounting Holes <sup>1</sup> - Use with: BKA-IFM4 - Flush Mount Adapter <sup>7</sup><br>Greenlee Lifestyle CH Mounting Style Enterprise, Lexington, Constitution PT Single Mounting <sup>2</sup>                      |                                            | 18'                 | <b>(Blank)</b> - Use with I for Mounting Method                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 20'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 22'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 22' 6"              |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 24'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 25'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 26'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 27'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 28'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|                                                          |                                                                                                                                                                                                                                    |                                            | 30'                 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |



**Need more information?**  
[Click here for our glossary.](#)

**Have additional questions?**  
Call us at (800) 436-7800



## ACCESSORY ORDERING INFORMATION

| Part Number                          | Description                                                                            |
|--------------------------------------|----------------------------------------------------------------------------------------|
| 158450CLR                            | 4" SRBC Square Base Cover                                                              |
| 158451CLR                            | 5" SRBC Square Base Cover                                                              |
| 450563CLR                            | 5" SRBCU 5 Inch Universal Baseplate Square Cover                                       |
| 483859CLR                            | 4" /5" GBC Decorative Base Cover                                                       |
| 122557CLR                            | ER2 - Weatherproof Duplex Receptacle (Poles below 18')                                 |
| 122566CLR                            | ER2 - Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above)    |
| 122558CLR                            | GFI - Ground Fault Circuit Interrupter (Poles below 18')                               |
| 22567CLR                             | GFI - Ground Fault Circuit Interrupter for Reinforced Hand-hole (Poles 18' and above)  |
| 132336                               | MH5 - Mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs) |
| 681126                               | MH3 - Mounting Hole Plugs for use with 3" reduced drill pattern (3 sets of 3 plugs)    |
| 725841                               | MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)    |
| Consult Factory for EPA calculations | BB - Banner Brackets                                                                   |

## ANCHOR BOLT KIT ORDERING INFORMATION

| Part Number   | Description                          |
|---------------|--------------------------------------|
| AB KIT 122582 | 4RP S10G Anchor Bolts (Steel Plated) |
| AB KIT 122607 | 4RP S10G Anchor Bolts (Galvanized)   |
| AB KIT 135460 | 5RP S11G Anchor Bolts (Steel Plated) |
| AB KIT 135461 | 5RP S11G Anchor Bolts (Galvanized)   |
| AB KIT 122583 | 5RP S07G Anchor Bolts (Steel Plated) |
| AB KIT 122608 | 5RP S07G Anchor Bolts (Galvanized)   |

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.

2 - For Enterprise, Lexington, and Constitution PT mounting configuration styles, see Tenon Mount (4N) and Lifestyle Slipfit Pole Series.

3 - Standard Flat black pole cap provided. Domed Greenlee pole cap will ship with SA4 and SA5 Enterprise and Lexington fixtures, SA Lifestyle Fixtures, BK MPT B0, and UCL Brackets.

4 - Pole heights will have a +/- 1/2" tolerance. Max height for 4RP S10G is 24'. Max height of the 5RP S11G is 26'.

5 - For Enterprise and Lexington D180 or other mounting configuration styles using BK MPT B0 accessories order with B3 or B5 drill pattern.

6 - See Flood Lighting Brackets section for choice of FBO Brackets.

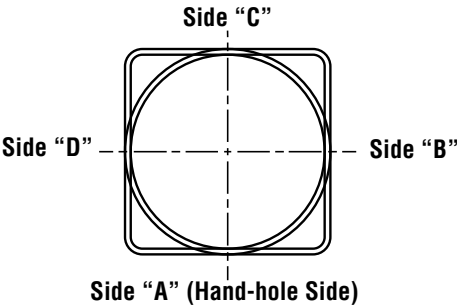
7 - Only use with 4 inch pole.

8 - Use with BKA-IFM4.

 Have questions? Call us at (800) 436-7800

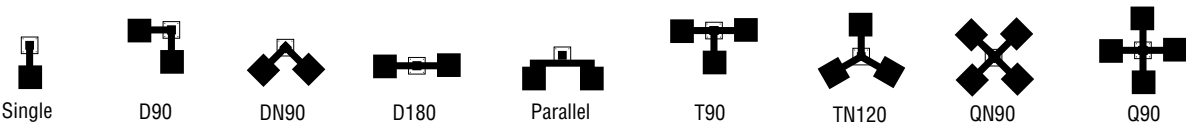
DRILLING LOCATIONS

| Sides              | A | B | C | D |
|--------------------|---|---|---|---|
| Hand-hole          | X |   |   |   |
| Single             | X |   |   |   |
| D180               |   | X |   | X |
| D90                | X |   |   | X |
| DN90 <sup>1</sup>  |   |   |   |   |
| T90                | X | X |   | X |
| TN120 <sup>2</sup> |   |   |   |   |
| Q90                | X | X | X | X |
| QN90 <sup>3</sup>  |   |   |   |   |
| Single FBO         | X |   |   |   |
| Double FBO         |   | X |   | X |



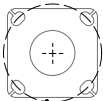
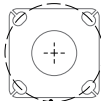
- 1 - Two locations will be 45° to the left and right of Side A.
  - 2 - Other two locations will be 120° to the left and right of Side A.
  - 3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.
- Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS

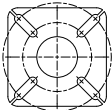
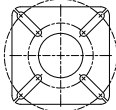
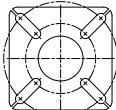


BOLT CIRCLE

STANDARD BASEPLATE

|                                      |                                                                                                                                                                            |                                                                                                                                                                             |                                                                                                                                                                              |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | <div>4" (102mm) Round<br/>10-1/8" (257mm) sq.<br/><br/>11" (279mm) Dia. Bolt Circle</div> | <div>5" (127mm) Round<br/>10-1/8" (257mm) sq.<br/><br/>11" (279mm) Dia. Bolt Circle</div> | <div>5" (127mm) Round<br/>10-1/8" (257mm) sq.<br/><br/>11" (279mm) Dia. Bolt Circle</div> |
| Bolt Circle Designator               | L                                                                                                                                                                          | L                                                                                                                                                                           | M                                                                                                                                                                            |
| Bolt Circle                          | Slotted<br>11" (279mm)                                                                                                                                                     | Slotted<br>11" (279mm)                                                                                                                                                      | Slotted<br>11" (279mm)                                                                                                                                                       |
| Anchor Bolt Size                     | 3/4" x 24"<br>(19mm x 609mm)                                                                                                                                               | 3/4" x 24"<br>(19mm x 609mm)                                                                                                                                                | 1"x30"<br>(25mm x 762mm)                                                                                                                                                     |
| Anchor Bolt Projection               | 3-1/4"<br>(83mm)                                                                                                                                                           | 3-1/4"<br>(83mm)                                                                                                                                                            | 4"<br>(102mm)                                                                                                                                                                |
| Base Plate Opening for Wireway Entry | 3-5/8"<br>(92mm)                                                                                                                                                           | 4-3/4"<br>(121mm)                                                                                                                                                           | 4-5/8"<br>(117mm)                                                                                                                                                            |
| Base Plate Dimensions                | 10-1/8" sq. x 3/4" thk.<br>(257mm x 19mm)                                                                                                                                  | 10-1/8" sq. x 3/4" thk.<br>(257mm x 19mm)                                                                                                                                   | 10-1/8" sq. x 1" thk.<br>(257mm x 25mm)                                                                                                                                      |
| Pole Gauge                           | 10                                                                                                                                                                         | 11                                                                                                                                                                          | 7                                                                                                                                                                            |

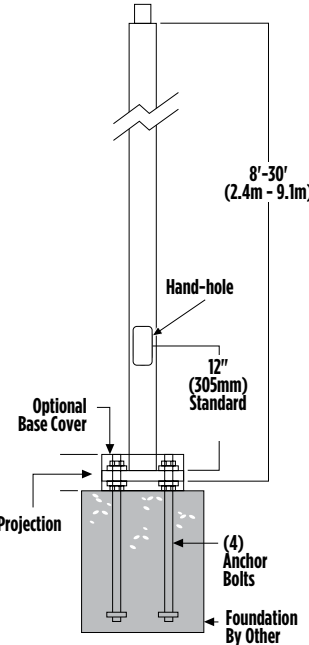
UNIVERSAL BASEPLATE

|                                      |                                                                                                                                                                         |                                                                                                                                                                              |                                                                                                                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | <div>4" (102mm) Round<br/>10" (254mm) sq.<br/><br/>11" (279mm) Dia. Bolt Circle</div> | <div>5" (127mm) Round<br/>11-1/4" (286mm) sq.<br/><br/>13" (330mm) Dia. Bolt Circle</div> | <div>5" (127mm) Round<br/>11-3/4" (298mm) sq.<br/><br/>13" (330mm) Dia. Bolt Circle</div> |
| Bolt Circle Designator               | K                                                                                                                                                                       | P                                                                                                                                                                            | R                                                                                                                                                                             |
| Bolt Circle                          | Slotted<br>7" - 11" (178mm-279mm)                                                                                                                                       | Slotted<br>7-1/2" - 13" (191mm-330mm)                                                                                                                                        | Slotted<br>8" - 13" (203mm-330mm)                                                                                                                                             |
| Anchor Bolt Size                     | 3/4" x 24"<br>(19mm x 609mm)                                                                                                                                            | 3/4" x 24"<br>(19mm x 609mm)                                                                                                                                                 | 1"x30"<br>(25mm x 762mm)                                                                                                                                                      |
| Anchor Bolt Projection               | 3-1/4"<br>(83mm)                                                                                                                                                        | 3-1/4"<br>(83mm)                                                                                                                                                             | 4"<br>(102mm)                                                                                                                                                                 |
| Base Plate Opening for Wireway Entry | 3-5/8"<br>(92mm)                                                                                                                                                        | 4-3/4"<br>(121mm)                                                                                                                                                            | 4-5/8"<br>(117mm)                                                                                                                                                             |
| Base Plate Dimensions                | 10" sq. x 3/4" thk.<br>(254mm x 19mm)                                                                                                                                   | 11-1/4" sq. x 3/4" thk.<br>(286mm x 19mm)                                                                                                                                    | 11-3/4" sq. x 1" thk.<br>(298mm x 25mm)                                                                                                                                       |
| Pole Gauge                           | 10                                                                                                                                                                      | 11                                                                                                                                                                           | 7                                                                                                                                                                             |

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.  
1 - Full Galvanized option is 1" x 30" straight headed anchor bolt. Contact factory for questions

PRODUCT DIMENSIONS

RPT –  
N = 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon  
4N = 4" (102mm) O.D. x 4-7/8" (124mm) Tenon  
4N6 = 4" (102mm) O.D. x 6-3/8" (162mm) Tenon

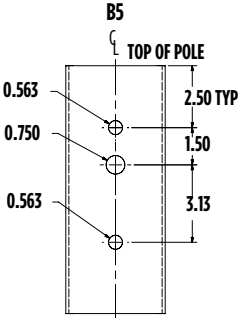
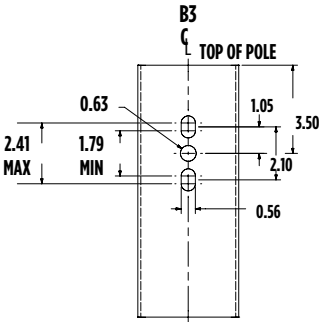
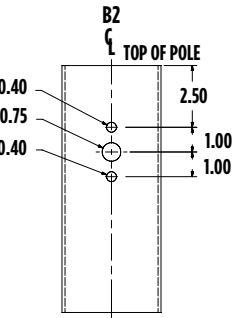


SF –  
Single Flood  
Pole Preparation



| SHIPPING WEIGHTS                         |                   |
|------------------------------------------|-------------------|
| 4" (102mm) Dia. 10 Ga. is approximately  | 6.0 lbs./ft.      |
| 5" (127mm) Dia. 11 Ga. is approximately  | 7.0 lbs./ft.      |
| 5" (127mm) Dia. 07 Ga. is approximately  | 10.0 lbs./ft.     |
| Anchor Bolts (3/4" x 30") (19mm x 762mm) | 15 lbs.(7kg)/set  |
| Anchor Bolts (1" x 30") (25mm x 762mm)   | 30 lbs.(14kg)/set |

Bolt-On Mount 2-Bolt Pattern



WIND SPEED

**EPA Information**  
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.  
**CAUTION:** This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

**NOTE:** Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with “Wind Speed Map for ASCE 7-10

| POLE <sup>1</sup> | Mtg. Height Length (ft) | Wall Thick (ga) | BOLT CIRCLE |           |                      | EPA     |         |         |         |         |         |         |         |         |
|-------------------|-------------------------|-----------------|-------------|-----------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                   |                         |                 | Designator  | Dia. (in) | Anchor bolt Dia {in} | 110 MPH | 115 MPH | 120 MPH | 130 MPH | 140 MPH | 150 MPH | 160 MPH | 170 MPH | 180 MPH |
| 4” x 10-ga x 14’  | 14                      | 10              | L           | 11        | 0.75                 | 6.0     | 5.2     | 4.7     | 3.9     | 3.2     | 2.7     | 2.3     | 2.0     | 1.7     |
| 4” x 10-ga x 16’  | 16                      | 10              | L           | 11        | 0.75                 | 4.3     | 3.7     | 3.2     | 2.6     | 2.1     | 1.8     | 1.4     | 1.2     | 1.0     |
| 4” x 10-ga x 18’  | 18                      | 10              | L           | 11        | 0.75                 | 7.7     | 6.8     | 6.0     | 5.0     | 4.2     | 3.5     | 3.0     | 2.5     | 2.2     |
| 4” x 10-ga x 20’  | 20                      | 10              | L           | 11        | 0.75                 | 6.0     | 5.2     | 4.6     | 3.7     | 3.1     | 2.5     | 2.1     | 1.8     | 1.5     |
| 4” x 10-ga x 22’  | 22                      | 10              | L           | 11        | 0.75                 | 4.6     | 3.9     | 3.3     | 2.6     | 2.1     | 1.7     | 1.4     | 1.1     | 0.9     |
| 4” x 10-ga x 24’  | 24                      | 10              | L           | 11        | 0.75                 | 3.4     | 2.7     | 2.2     | 1.7     | 1.3     | 1.0     | 0.7     | 0.5     | n/a     |
| 5” x 11-ga x 16’  | 16                      | 11              | L           | 11        | 0.75                 | 8.7     | 7.9     | 7.2     | 6.0     | 5.0     | 4.3     | 3.7     | 3.2     | 2.8     |
| 5” x 11-ga x 18’  | 18                      | 11              | L           | 11        | 0.75                 | 12.2    | 11.1    | 10.1    | 8.5     | 7.2     | 6.1     | 5.3     | 4.6     | 4.0     |
| 5” x 11-ga x 20’  | 20                      | 11              | L           | 11        | 0.75                 | 10.0    | 9.1     | 8.2     | 6.8     | 5.7     | 4.9     | 4.2     | 3.6     | 3.1     |
| 5” x 11-ga x 22’  | 22                      | 11              | L           | 11        | 0.75                 | 8.1     | 7.3     | 6.6     | 5.5     | 4.5     | 3.8     | 3.2     | 2.8     | 2.4     |
| 5” x 11-ga x 24’  | 24                      | 11              | L           | 11        | 0.75                 | 6.5     | 5.9     | 5.3     | 4.3     | 3.5     | 2.9     | 2.4     | 2.0     | 1.7     |
| 5” x 11-ga x 26’  | 26                      | 11              | L           | 11        | 0.75                 | 5.2     | 4.6     | 4.1     | 3.2     | 2.6     | 2.1     | 1.7     | 1.4     | 1.1     |
| 5” x 7-ga x 18’   | 18                      | 7               | M           | 11        | 1.00                 | 19.7    | 17.9    | 16.4    | 13.8    | 11.7    | 10.1    | 8.8     | 7.7     | 6.8     |
| 5” x 7-ga x 20’   | 20                      | 7               | M           | 11        | 1.00                 | 16.5    | 15.0    | 13.7    | 11.5    | 9.8     | 8.4     | 7.3     | 6.3     | 5.6     |
| 5” x 7-ga x 22’   | 22                      | 7               | M           | 11        | 1.00                 | 14.0    | 12.7    | 11.5    | 9.6     | 8.1     | 7.0     | 6.0     | 5.2     | 4.6     |
| 5” x 7-ga x 24’   | 24                      | 7               | M           | 11        | 1.00                 | 11.8    | 10.6    | 9.6     | 8.0     | 6.8     | 5.7     | 4.9     | 4.2     | 3.7     |
| 5” x 7-ga x 26’   | 26                      | 7               | M           | 11        | 1.00                 | 9.9     | 8.9     | 8.0     | 6.7     | 5.6     | 4.7     | 4.0     | 3.4     | 2.9     |
| 5” x 7-ga x 28’   | 28                      | 7               | M           | 11        | 1.00                 | 8.3     | 7.4     | 6.7     | 5.4     | 4.5     | 3.7     | 3.1     | 2.7     | 2.3     |
| 5” x 7-ga x 30’   | 30                      | 7               | M           | 11        | 1.00                 | 6.8     | 6.1     | 5.4     | 4.4     | 3.6     | 2.9     | 2.4     | 2.0     | 1.7     |

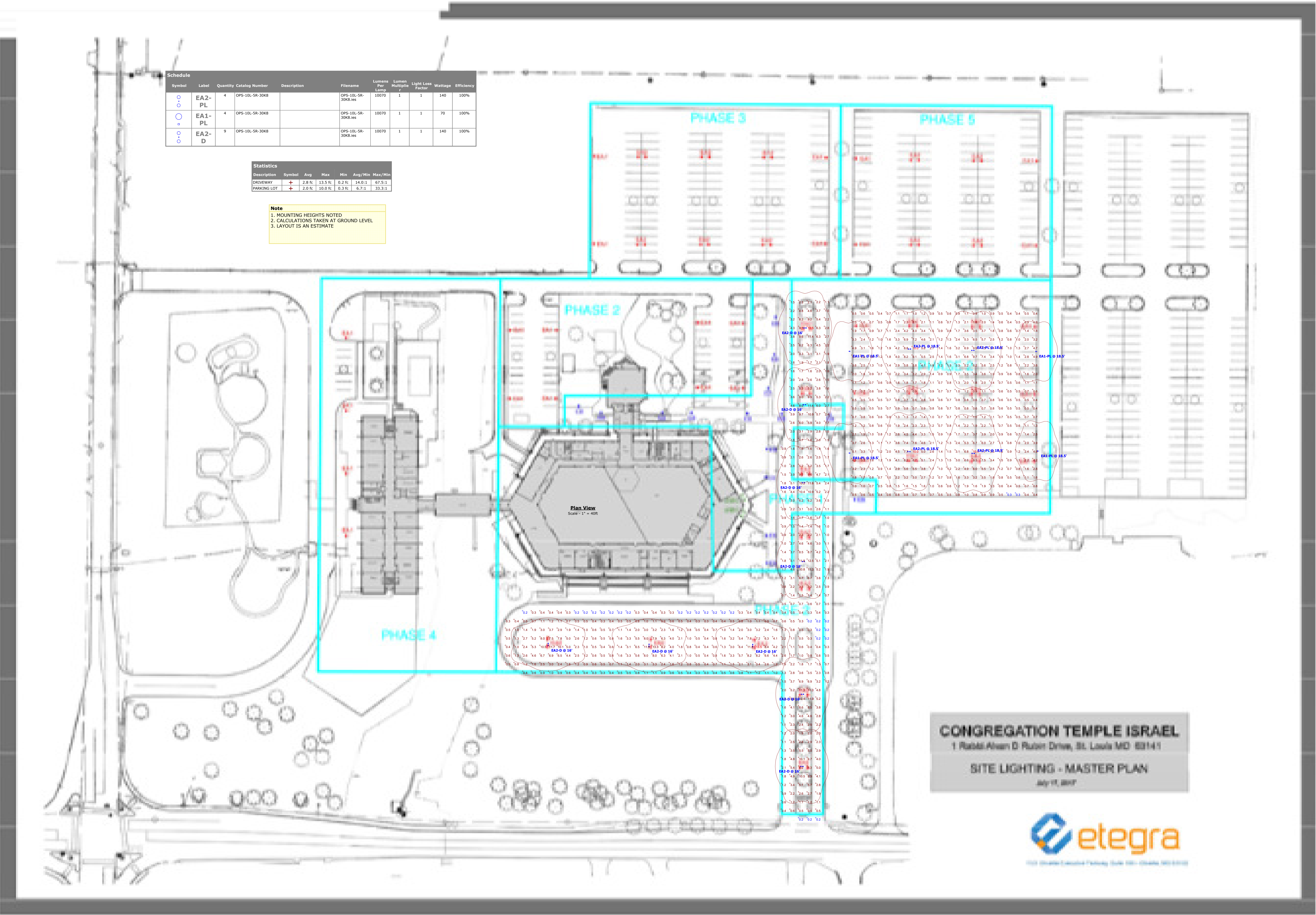
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.  
**CAUTION:** This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

**Note:**  
1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.

| Schedule |        |          |                 |             |                    |                       |                   |                      |
|----------|--------|----------|-----------------|-------------|--------------------|-----------------------|-------------------|----------------------|
| Symbol   | Label  | Quantity | Catalog Number  | Description | Filename           | Lumens<br>Per<br>Lamp | Lumen<br>Multiple | Light Loss<br>Factor |
| ○        | EA2-PL | 4        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
| ○        | EA1-PL | 4        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
| ○        | EA2-D  | 9        | OPS-10L-SR-30K8 |             | OPS-10L-SR-30K8.ic | 10070                 | 1                 | 1                    |
|          |        |          |                 |             |                    | 140                   |                   | 100%                 |
|          |        |          |                 |             |                    | 70                    |                   | 100%                 |
|          |        |          |                 |             |                    | 140                   |                   | 100%                 |

| Statistics  |        |          |           |          |         |         |  |
|-------------|--------|----------|-----------|----------|---------|---------|--|
| Description | Symbol | Avg      | Max       | Min      | Avg/Min | Max/Min |  |
| DRIVEWAY    | +      | 2.8 f.c. | 13.5 f.c. | 0.2 f.c. | 14.0:1  | 67.5:1  |  |
| PARKING LOT | +      | 2.0 f.c. | 10.0 f.c. | 0.5 f.c. | 6.7:1   | 33.3:1  |  |

Note  
1. MOUNTING HEIGHTS NOTED  
2. CALCULATIONS TAKEN AT GROUND LEVEL  
3. LAYOUT IS AN ESTIMATE



# Bayer East Campus: Comprehensive Plan Update

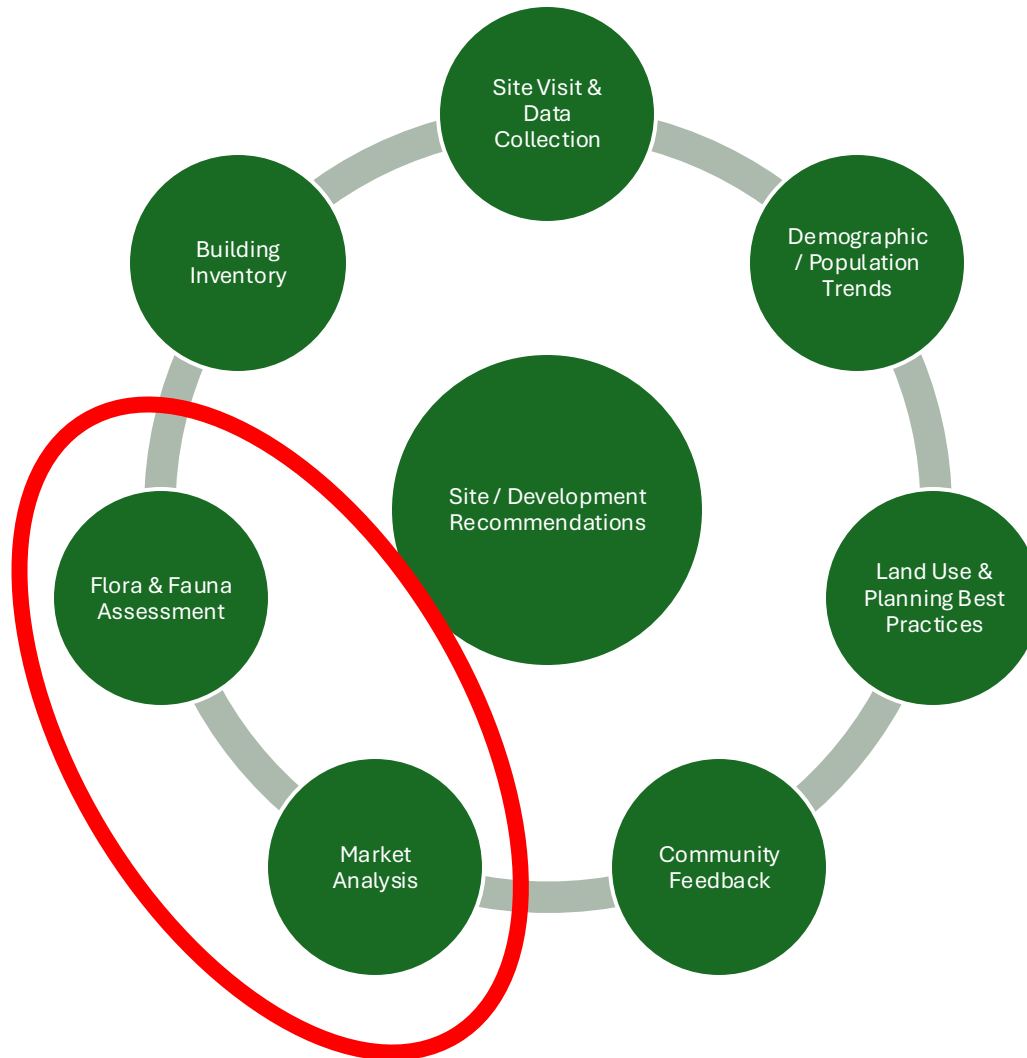
Planning & Zoning Commission – Aug 18, 2025

# Site Understanding → Recommendations



*All of these factors have to be weighed to understand potential for the site AND what makes the most sense here in Creve Coeur*

# Site Understanding → Recommendations



*All of these factors have to be weighed to understand potential for the site AND what makes the most sense here in Creve Coeur*



# Flora & Fauna Assessment

**Purpose** – to establish a baseline understanding of environmental conditions and assets on the site currently

- Conducted on foot on June 9, 2025 by a Certified Arborist, Certified Ecological Restoration Practitioner in Training
- Remote analyses were conducted to supplement on-site data collection



# Findings

- Over 30 species of native trees are present on the site
  - Bulk of tree canopy is 60-80' tall
  - Some trees may exceed 100 years old
- Forest floor includes native woodland wildflowers, spring ephemerals, and native herbaceous species
- Invasive honeysuckle is present in several areas – signage noting removal efforts have taken place
- Restored tallgrass prairie community acts as standalone habitat for plants and animals – proximity to undeveloped forest elevates the wildlife habitat overall



# Findings

Dead trees/snags, fallen trees, and tree-throws were observed creating wildlife habitats for the following:

- 15+ species of bird spotted (more detected by ear)
- Wild turkeys
- Owls
- Deer
- Bats
- Small mammals
- Reptiles
- Amphibians
- Native pollinators
- Insects
- Fungi





# Conclusions

- The undeveloped forested zone of the site is a valuable ecological asset to the community, providing an island of undisturbed, quality wildlife habitat to numerous taxa and species
  - It is one of the few remaining intact and undisturbed stands of forest 25 acres or larger within the surrounding metro area
  - If preserved, invasive plant removal and management efforts should be made
- The developed zone contains significant tree canopy which should be prioritized during future development
- The remaining Bayer campus at the northwest corner of the site has significant ecological value
- Additional ecological surveys should be performed by future owner to further document the biological diversity across the site and mitigate impacts
- Improvements in this area could be made while maintaining a concentrated habitat including – walking/biking trail, nature play area, connectivity to other greenways, gathering spaces, etc.

# Market Analysis

- Reviewed the following uses:
  - Residential
  - Commercial
  - Office
  - Hotel
- Existing Market
- Demand / Potential Absorption
- Implications



# RESIDENTIAL

## Existing Market

- Creve Coeur has diverse housing options, and all perform well in the market. The Ladue School District adds a lot of value to housing within its boundaries.
- Any type of housing should perform well.
- Less common housing types in the current market include new, smaller for-sale single family housing (missing middle and starter home style) and larger (3+ bedroom) rental housing, and newer condos.



# RESIDENTIAL

## Demand / Potential Absorption

- Multi-family in this part of Creve Coeur should consider planned Olia Village development which will add significant inventory to the area if fully built-out according to approved plan
- There could be demand for additional townhomes in a few years once Olia Village townhomes are absorbed. Similar housing types like villas and condos that are more senior-friendly are good alternatives as well.
- There are a growing number of single-occupant households, more residents over 65, and fewer residents under 18 in Creve Coeur and the region generally, meaning cities should plan for smaller households than in the past.





# RESIDENTIAL

## Implications

- Both lower-cost and luxury homes do well in the Creve Coeur market, although they are often spatially separated. Combining homes of different sizes and types can create more naturally mixed-income neighborhoods.
- Continuing to add housing where possible will help to keep Creve Coeur affordable and renew its building stock.
- Both smaller and larger housing types find an audience in Creve Coeur, but there is greater growth in the number of smaller households both locally and regionally.





# COMMERCIAL

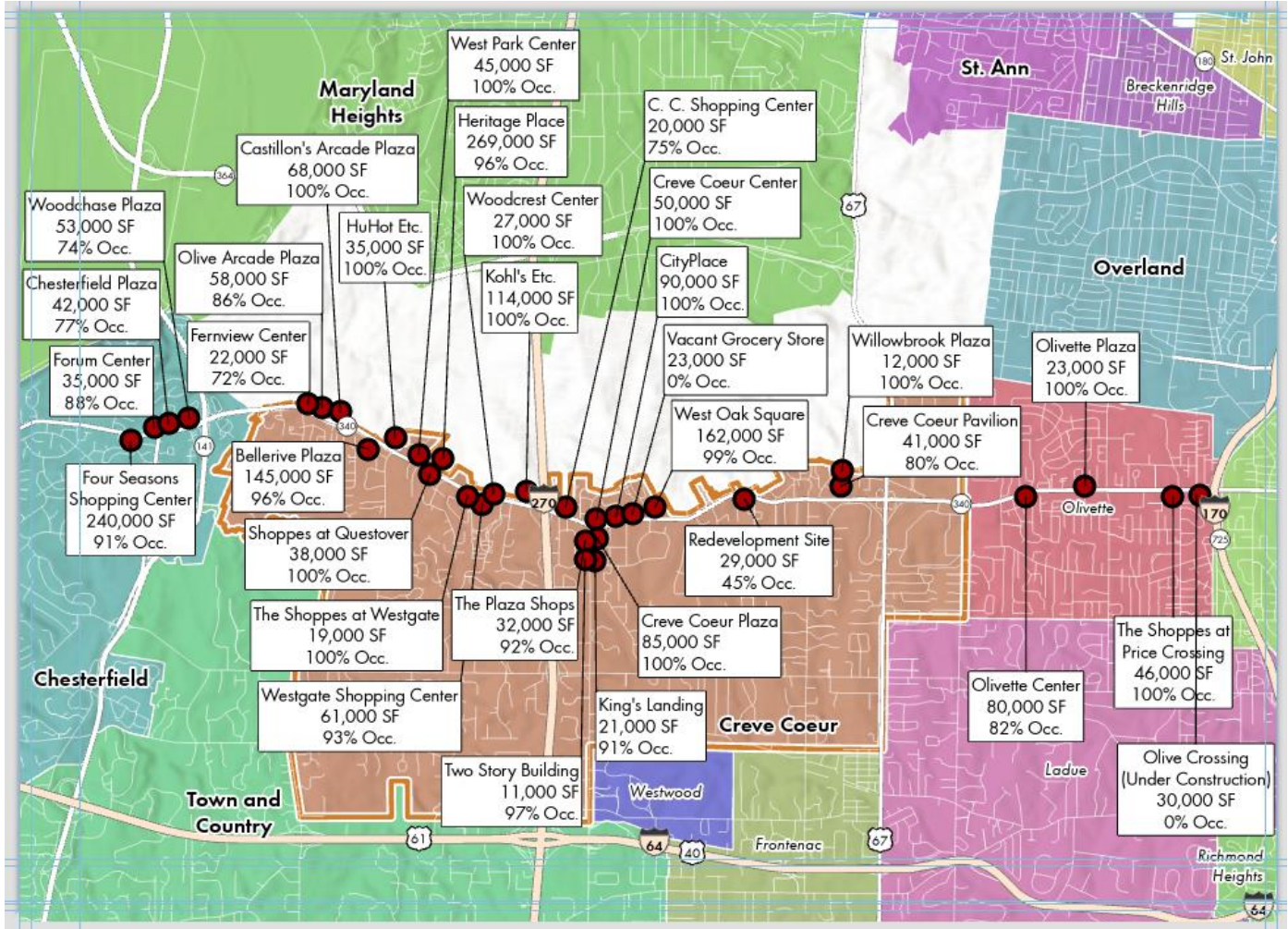
## Existing Market

- Most retail consists of retail strips and shopping centers along Olive. Residents of Creve Coeur enjoy very good access to grocery stores, restaurants, banks, and personal care services.
- Businesses looking for space also have very good access to small (<5,000 square feet) spaces at a variety of price points.
- Retail square footage has increased by an average of 0.3% annually in Creve Coeur since 2010, adding an average of 4,100 sf per year during that time. Households have increased by an average of about 0.7% during that time, about 54 households per year.
- As the city develops, there is demand to redevelop some of the older, underperforming retail sites.



# COMMERCIAL

## Existing Market





## COMMERCIAL

# Demand / Potential Absorption

- Retail shopping centers in Creve Coeur and nearby areas (Chesterfield, unincorporated area, and Olivette) have overall strong occupancy.
- Factors positively impacting occupancy: location (especially co-located with other stores and activity generators), visibility, condition/age.
- Outparcel retail performs well. Olive Boulevard also supports a large number of small retailers in strip style shopping centers.
- Creve Coeur should easily be able to add 4,100 square feet of retail annually in a typical year.
- Olia Village housing adds demand for about 172,000 square feet of retail. Plans call for 331,000 square feet, so the demand to support new Olia Village retail will need to come from outside of the development and the City.



# COMMERCIAL

## Implications

- Retail appears to perform the best in the busiest areas of Creve Coeur, near 270. It may struggle a little outside of retail and activity nodes but would benefit from adding supportive uses nearby (housing, other retail, employers, activities).
- Olia Village will add a lot of retail in a short amount of time and may cause a dip in retail occupancy as the market absorbs it.
- Even with a lot of existing retail, Olive Boulevard is a strong location for strip and outparcel retail.



# OFFICE

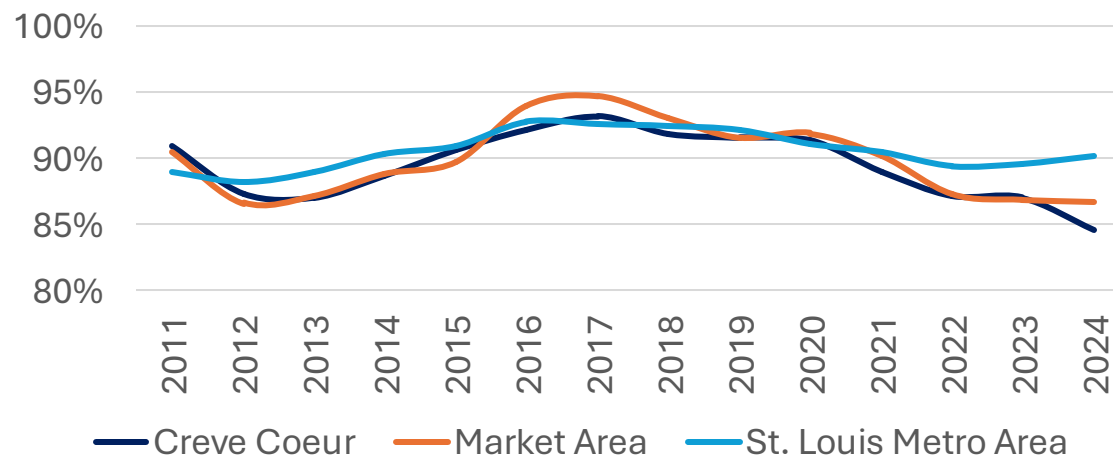
## Existing Market

Even with return-to-office, the office market is struggling to fill space left vacant after the pandemic. Cities that had a lot of professional office space are feeling this trend the most.



Office Occupancy 2010-2025 YTD

Source: Costar, 2025





# OFFICE

## Existing Market

Office occupancy at major multi-tenant office nodes/buildings:

|                                   | Square Feet    | Occupancy  |
|-----------------------------------|----------------|------------|
| CityPlace                         | 1,137,000      | 80%        |
| Creve Coeur Executive Office Park | 773,000        | 80%        |
| Creve Coeur Center                | 614,000        | 74%        |
| Corporate Square                  | 553,000        | 95%        |
| Bellerive Executive Park          | 447,000        | 92%        |
| West Park                         | 422,000        | 77%        |
| <b>39 North</b>                   | <b>307,000</b> | <b>89%</b> |
| Westview Place                    | 126,000        | 24%        |
| Paragon Building                  | 115,000        | 82%        |
| Creve Coeur Pointe                | 112,000        | 30%        |



# OFFICE

## Existing Markets

- Much of Creve Coeur's office supply was built before 1990 (71%).
- About 1/3 (27%) of offices, especially older offices, are one- or two-stories – redeveloping with taller offices can be a more efficient use of space.
- Since 2010, Creve Coeur has added “typical” office space at a rate of 37,000 net new square feet per year, an average annual growth rate of 0.6%. For comparison, the market area grew by 0.1% and the region also grew by 0.1%.
- Medical office space was added at a rate of 2,250 net new square feet per year, at an average annual rate of 0.2%, compared to 0.3% in the market area, and 0.7% in the region.





# OFFICE

## Demand / Potential Absorption

- Current occupancy for “standard” office space in Creve Coeur is 85%.
- Need to reoccupy 670,000 square feet to get back to “full” occupancy (95%)
- Current occupancy for medical office space in Creve Coeur is 93%
  - Not as impacted by remote work
  - A stronger market but clustered in two main areas (N New Ballas & Barnes West)
- Demand for lab space is currently low
  - Cortex, 39 North, other life science hubs nationwide are currently growing at slower pace
  - Potential for demand to increase over time, locally, as 39 North District grows





# OFFICE

## Implications

- Olia Village plans call for 492,000 square feet of new/reused office space. There is also currently about 670,000 square feet of office space to re-lease to attain full occupancy.
- In the current office environment, demand for typical and research office space is low. Since 2010, Creve Coeur has added 37,000 new square feet of office space annually.
- Medical office is a stronger but smaller market, and medical offices tend to locate within proximity to one another.
- Although the office market is weak, there are opportunities to create newer, more modern office developments in the City.



# HOTEL

## Existing Market

- 341 hotel rooms
  - Located at I-270/Olive Boulevard
- Other nearest hotels are at I-270/Page (Westport) and I-270/Dorsett
- 3,265 total rooms at these three interchanges
  - Has grown by 17 rooms/year since 2010
  - 0.9% yearly growth



# HOTEL

## Demand / Potential Absorption

- Hotel room demand driven by:
  - Proximity to activity generators (airport, highway, convention center, visitor attractions, medical facilities, or large employer)
  - Bayer hotel-room potential - \$1.2M in spend, 7,400 nights per year of hotel nights booked by Bayer
- Current hotels in Creve Coeur co-located near highway interchange and near restaurants/shops
- Three-interchange subarea occupancy is good (61.5%), and slightly lower than market area average (63.1%).
- Two new hotels proposed for Olia Village (251 rooms) – represents 74% increase in hotel rooms



# HOTEL

## Implications

- Adding hotel rooms without adding activity generators to increase room nights is likely to increase competition and decrease occupancy across the City's hotel room pool.
- Hotels closer to the interchange will have a more competitive location, since most people prioritize convenience.
- Having nearby amenities (food, activities) also helps to make a hotel more attractive – the West campus area is better suited for hotels since it is more walkable.
- Bayer hotel nights are likely considered in the Olia Village hotel potential – concern that a hotel on the east campus could challenge success there.
- Inclusion of a conference facility adjacent to Bayer may improve potential for hotel success in this area.



# Conclusions

- Taking Olia Village into account, the strongest demand in Creve Coeur is for for-sale housing.
  - Opportunity for mixed-size, mixed-income housing development that targets various life stages and family sizes in a pleasant environment.
- Retail fronting Olive Boulevard with good visibility should do well.
  - Doesn't need to be extensive – 40,000 sq ft
- Office development is not recommended until there is more absorption of existing, vacant office space and Olia Village development.
- Hotel development should be prioritized on the Olia Village portion of the interchange in order to take advantage of the walkable retail planned there, though the inclusion of a conference facility could make this site a viable option.

# Initial Draft Recommendations

- Prioritize Open Space in a way that allows for development while also preserving the existing tree canopy and maintaining a concentration of forested area
- Ensure a suitable buffer is retained between the area and the residential to the south while access to Tealwood Subdivision is preserved.
- Focus on connectivity to surrounding areas – improved crosswalks, greenway connection, maintain bridge access, etc.
- Capitalize on Olive corridor to create new business opportunities for successful retail
- Create new housing opportunities for residents in Creve Coeur – focusing on a mix of housing types
- Coordinate with 39 North, Bayer, and future developer to determine utilization opportunities for the existing Bayer R&D facilities