



West Valley Business Park in Kent saved big with exterior lighting upgrades and business lighting incentives from Puget Sound Energy.

Lighting case study: BKM Management

Outdoor lighting upgrade saves big with PSE

When BKM Management purchased the West Valley Business Park in 2019, property manager Brooke-lyn Good knew the 1982-built business complex needed multiple energy-efficiency upgrades. With 19 buildings housing 125 business units on the property in Kent, increasing outdoor lighting functionality for leasing clients was at the top of the list.

But Brooke-lyn wasn't sure where to start. Fortunately, she learned that one of her leasing clients at West Valley Business Park, Leo Vasquez, was also a commercial lighting expert and executive director of Lights There. Brooke-lyn hired Leo right away because of his first-hand knowledge of the campus lighting, and together they decided to replace the 40 metal halide pole fixtures on the campus's parking lot and outdoor common areas with new LED fixtures. Leo recommended that BKM take advantage of PSE's generous Business Lighting incentives for the upgrades, letting Brooke-lyn know that the paperwork was easy with PSE's application process.

Now, the West Valley Business Park's outdoor lot features higher levels of illumination, and the property benefits from reduced maintenance costs due to the long LED fixture life. Most importantly, the new lights use less energy and therefore save BKM valuable operating dollars from their monthly energy bills. Overall, Brooke-lyn found that even a smaller exterior lighting project could really benefit from the savings that PSE offers its commercial customers.

Energy savings at a glance



25,254 kWh
ELECTRIC SAVINGS



\$2,447
ENERGY SAVINGS



34%
PERCENTAGE OF PROJECT COST
COVERED BY PSE INCENTIVE

Energy and cost savings are annual.



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