



Information Knowledge Action

## Michael A. Wright, Principal

Michael Wright brings 20 years of experience in public/private development for public agencies as well as private developers, investors and landholders. His expertise includes market demand and feasibility analysis, fiscal and economic impact assessments, and asset management and property disposition strategies. He has provided financial analysis and transaction strategy for ground lease negotiations; joint development strategies for transit properties, strategic planning for entertainment/retail developers, master planned communities, urban revitalization and large-scale commercial products.

Prior to forming Illuminas Consulting, Mr. Wright was a principal with Economics Research Associates. He has also held senior positions with Grubb & Ellis and Ernst & Young. A sample of his project work includes:

- Chula Vista Bayfront Master Plan – provided market demand, development feasibility testing, and fiscal impact analysis for a 500-acre master plan located on Port of San Diego land in the City of Chula Vista.
- Playa Vista Impact Analysis – developed a fiscal and economic impact analysis based on the build-out of the Playa Vista master plan project located near Marina del Rey in California.
- For the development firm, Catellus, developed a series of economic impact/fiscal impact models and development assistance negotiation strategies used for three mixed-use urban infill projects in Los Angeles.
- For the Thomas Properties Group, created a fiscal and economic impact analysis of benefits accruing from relocation of the NBC Burbank studios to a new location in the City of Los Angeles.
- For the apartment developer, Casden Properties, created numerous fiscal and economic impact assessments of proposed residential projects located in redevelopment project areas.
- For the London-based development firm, Candy + Candy developed a fiscal impact assessment of a proposed luxury residential and commercial project to be built in Beverly Hills, California.
- Los Angeles County Department of Beaches and Harbors. Provided strategic planning and developer selection services to the Department of Beaches and Harbors related to the development of an entertainment retail center on a long-term County ground lease located in Marina del Rey.
- Mixed-Use Development on Campus of Johns Hopkins University. Developed a multi-use financial analysis model used by developer on a project involving numerous biotechnology facilities and residential structures.
- Queensway Bay, Long Beach and the Grove at Farmers Market, Los Angeles. Represented public and private landowners to successfully negotiate ground lease transactions involving private real estate developers.
- California High Speed Rail Authority. Provided joint development and value capture strategies to the Rail Authority's planning team for rail station projects.
- Sony Development. Provided strategic development and business planning services to a major entertainment-retail developer.

Mr. Wright received a Master of Urban and Regional Planning degree from the University of Southern California, Los Angeles, and a Bachelor of Arts in Sociology from the University of California, Los Angeles. He recently authored a chapter in the Urban Land Institute's Retail Development Handbook and he has been a featured speaker at the California Redevelopment Association's Redevelopment Institute, as well as the California Builders' Association and the Reinventing Retail Conference sponsored by ULI.