

FACT SHEET
WSA STUDIO (WANDEL & SCHNELL ARCHITECTS, INC.)
MARCH 2025

I. STATEMENT OF PURPOSE – JOB CREATION

The Department of Development recommends an Downtown Office Incentive for a term of up to five (5) consecutive years in consideration of the creation of twenty (20) net new full-time permanent positions with an associated estimated annual payroll of approximately \$1,700,000.00, and the retention and relocation of twenty-four (24) full-time permanent positions with an estimated associated payroll of approximately \$2,074,876.00 at the new proposed office location.

II. PROJECT HISTORY

Founded in 1970, WSA Studio is located in Columbus, OH and Chicago, IL and has been committed to design spaces for the modern needs of work and learning. By integrating architecture, interior design and environmental graphic design, we help our clients achieve their business goals. WSA Studio strongly believes that an environment should engage people, propel growth, and drive profit; with their unique process is rooted in deep research. Partnering with clients to uncover rich data which allows design strategists to generate key insights that inform tailored criteria. Those insights are infused into the environment to measurably meet strategic goals and align physical space with organizational values. All together WSA Studio creates flexible spaces that anticipate change and drive greater efficiency, engagement, and productivity.

WSA Studio is proposing to expand from their current location and establish a new location in a 9,000 square foot downtown office space located at 235 N. 4th Street, Columbus, OH 43215, parcel number 010-001756 (“**Project Site**”), to expand and grow further into the Columbus market. Additionally, the company will create twenty (20) net new full-time permanent positions with an associated estimated annual payroll of approximately \$1,700,000.00, and retain and relocate twenty-four (24) full-time permanent positions with an estimated associated payroll of approximately \$2,074,876.00 at the **Project Site**.

WSA Studio is requesting a Downtown Office Incentive from the City of Columbus to assist in the relocation and expansion of their Columbus location.

III. DECISION & TIMING

The project is expected to begin as soon as January 2025 with an anticipated completion date of February 2025.

IV. EMPLOYMENT

The project is expected to create twenty (20) net new full-time permanent positions with an associated estimated annual payroll of approximately \$1,700,000.00, and retain and relocate twenty-four (24) full-time permanent positions with an estimated associated payroll of approximately \$2,074,876.00 at the **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Design Specialist	7	\$33.65	\$70,000.00	\$490,000.00
Project Specialist	7	\$33.65	\$70,000.00	\$490,000.00
Project Manager	3	\$57.69	\$120,000.00	\$360,000.00

Design Manager	3	\$57.69	\$120,000.00	\$360,000.00
TOTALS	20			\$1,700,000.00

Total cumulative new payroll over the term of the Downtown Office Incentive to Columbus will be approximately \$1,700,000.00.

Benefits provided to new employees begin upon date of hire, which includes the following:

- Paid Holidays
- Vacation Pay
- Annual Bonus
- Disability Pay
- Tuition Reimbursement
- Paid Vacation/Personal Days
- 401k Retirement Plan
- Medical/Dental Insurance
- Training & Educational Benefits

The proposed **Project Site** is located at 235 N. 4th Street, Columbus, OH 43215, parcel number 010-001756, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

V. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a Downtown Office Incentive equal to fifty percent (50%) of the amount of new employees city income tax withholding for a term up to five (5) consecutive years.

VI. NEW TAX IMPACT: ANNUAL & 5-YEAR SUMMARY

NEW REVENUE SUMMARY		
Revenue	Average Annual	5-year Summary
A. New City Income Tax Revenue	\$42,500.00	\$212,500.00
Incentive	Average Annual	5-year Summary
B. Proposed Incentive is equal to 50% of New Employee withholding	\$17,409.60	\$87,047.00
Total	Average Annual	5-year Summary
C. Net Value to City (<i>i.e.</i> , A.-B.)	\$25,090.40	\$125,453.00

VII. TAX BENEFIT

The recommended 50%/5-year Downtown Office Incentive could yield cash payments totaling approximately \$87,047.00 to WSA Studio over the incentive period of five (5) years.