

Basic ideas again

I would like to create a space artists can use for selling handmade goods as well as creating them. Retail spaces will range anywhere from a 2 ft shelf to a 6 sqft area/room like how antique stores are divided out. Artists will pay rent for these spaces, possibly anywhere from \$25-400, but will have access to a studio as well. The studio space will be for bringing in your items and taking them home when you're done. It can be worked into your artist rent if you would like a locked cubby space to leave your projects/tools over night.

Describing the 3 floors of the co-op and different options available

Since this building is 7,200 sqft and 3 stories tall, there's a lot of room to play around.

Starting from the ground up: **the basement.**

It is half finished- the walls are painted but the floors are still cement. There is a sump pump in case of flooding. There is no ceiling it's just exposed right now, and asking about renovations it sounds like that will be part of our lease agreement (meaning construction happens when we sign). With the way it looks right now, there are a few options that come to mind. If I missed anything please send me your ideas!

1. Rent it out as more art studio space
2. Rent it hourly for musicians and band practice
3. Put mirrors up and rent it as a dance studio
4. Put up a green wall and lights to rent it out to content creators
5. Mural area
6. Funky antique store

The only complication with this space is that it's stairs only, and a single door entrance. It may be hard to load things in and out.

Now the **main floor!**

The property management team has no records of blueprints or dimensions so I am guesstimating size from counting the ceiling tiles in the photos I took from the quick walk through - please bear with me. There is a small office to the right when you first come in that's about 225 sqft, then one off to the left that's about 500+. With these 2 smaller spaces, there are a few options to go with:

1. Subleasing it to an existing business. Bigfoot vinyl records would like more of a sidewalk storefront exposure and is a potential buyer, but we could also approach others if we took this route.
2. Letting one of our artist members use that as their own shop if they paid extra accordingly in rent
3. Sitting/lounge area with the walls displaying first Friday artwork changing monthly
4. Temporary artist space - still retail, but the rent cost would be lower and they can only participate for one month per every 6 months or a year

The main retail space is about 1,300 sqft. It is very open and can have multiple wall and table displays. We will be looking for furniture donations soon for displaying artists' work, so keep your eyes peeled for free stuff on the side of the road. I have a garage if you don't have storage area for the time being, and can fix most anything up.

There is another closed off room towards the back, and it's been suggested that should be the office area for founders or the artist members on shift that day rather than more retail space. There are 2 bathrooms with 2 stalls each that we could designate as men's and women's bathrooms. There is also a kitchen with a small sink and dishwasher. I'm not sure if we can keep the fridge or island countertop currently there, but it's a big room that could store snacks for the artist members.

Potentially, we could sell packaged food or local bakery items and have it stored there. Lastly, there is a back alley access door. It's a single door, but I asked about renovating it to double doors for easier load in, and that could potentially be an item the landlord covers before we move in. (Yay!)

That brings me **to the top!**

The first and most basic use will be for the artists paying for retail space get to have it for an extra studio outside their home. You will need to bring your projects in and out. If you would like to leave your projects there in a locked cabinet, that would be worked into your rent. If you would like a regular 6 sq ft space to call yours and keep your items there, that could be an option as well. There is only one closed off room upstairs and that could be subleased to another business or worked into an artist rent. If there is enough interest, I would like to have that space be a 3-6 month time limit while rotating through a waitlist.

I would like to have a set of tools to use while you're there - things involving specialty hobbies like sewing, woodworking, etc. Whether that be something you're trained on and rent per hour, or a supervised task, I would like to make these accessible to all. Here are some other ways we could use the space:

1. Artists can pay for just studio space only and no retail
2. Customers off the street can pay by day or hour to use the space
3. Teach workshops/classes, members pay very low fee to put it on and outside artists can pay certain amount for the space itself
4. Art members get discounts on classes
5. Private events and parties

There are 2 separate, single stall bathrooms upstairs. There is also a utility room with a mop drain. Lastly, there's a second staircase in the back leading to the 2nd/main story where the bathroom and back alley access is located.

Volunteer hour estimation

Founder hour/cash estimation, duties

Membership options, perks

So, the main question from everyone has been level of commitment. Whether they want to be an artist, founder, or generally involved by volunteer or event participation- I appreciate everyone's interested!!! I am very sorry I cannot give clearer info yet. With no blueprints, it's a little hard, and then the fact you could fit anywhere from 15-50 artists depending on who gets what amount of space. Plus the option of sub-leasing....

BUT...

A few things that will be guaranteed for all artist memberships:

- Members will work 1-2 shifts *per month* ranging 5-6 hours each. Everyone will be trained on the register. It could go up if we decide to be open 7 days a week.
- Small commission **ONLY** for taxes and credit card fees
- Fridge, microwave, dishwasher and reusable silverware/dish access
- Studio access during open hours
- Business advice any time you need
- Discount on workshops
- Be able to vote on major co-op happenings

For founders:

- 24 hour building access
- Storage space
- First choice access to classes, new displays, field trips, general business perks
- Notoriety of starting a creative space in this artist driven community of Kitsap County
- Core voting rights for the operations of the co-op
- More time invested for events and back of house paperwork
- Splitting up costs for permitting, beginning fundraiser events, first month of insurance, furniture, POS system, legal fees

Idea time - fundraisers, co-op name, sub-leasing

So, what happens next?

There are so many uncertainties, but the main thing needed to keep driving forward this idea and get enough traction would be: a name. How are we going to build a website domain, bank account, business license, or any social media presence without a name?! I would like to stray away from Bremerton artist co-op, so if anyone would like to participate please do. Submit ideas [HERE](#).

Secondly, we are going to need some funds to help with start up costs. It will cover things like a business license, insurance, building occupancy, fire Marshall walk through, fees for an accountant or lawyer to make sure our taxes/by laws are accurate, buying a POS and inventory system, furniture, and more. We plan to start a patreon, but we will also need the help of fundraisers and grants to get us by. If you have ideas for a fundraiser, or would like to donate your time or art for an event or silent auction *please* let me know!

Third, here is a survey that goes over a few options we are able to have like sub leasing space, adding musicians and dancers to the creativity list, selling prepared foods, etc. It also asks about artists spaces and what you would like to have. PLEASE let me know your opinions on this, they will be deeply valued as these concern more of the community spaces!!!!

<https://www.surveymonkey.com/r/57NPFSY>

Lastly, here is a link to invite you to Slack. It is a free group messaging app that allows you to have multiple chats going and leave the history up for new comers. While email blasts and social media posts help to get the info out, this is an easier platform to hear feedback and get involvement within the community. Join to hear announcements and share your own ideas!

https://join.slack.com/t/bremertonartistco-op/shared_invite/zt-47msdzm2b-0u42GOnLDFOdp40FKgKD3Q