

**MHC STAFF REPORT SUMMARY: 02/11/26**

Pursuant to SMC 25.24.070, the commission shall consider whether each application for a Certificate of Approval is consistent with commission guidelines adopted pursuant to SMC 25.24.040, and the commission may approve the application, disapprove it, or approve it with conditions.

**021126.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

021126.11 Pike Place Market Merchants Association  
1530 Pike Pl #5, Post Alley Market Building  
Conrad Steinbrueck and Colleen Dyke, Directors

Proposal for the Pike Place Market Merchants Association, a nonprofit organization, to occupy the space.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: vacant. Prior to vacancy, the Rummage Hall was the occupant.
- Proposed use: 2.5.5 (b)
- The proposed use is not permitted in this location. However, this same organization previously operated in this same space under use approval MHC 193/13 issued in 2013.
- Space is 217 square feet.
- Proposed ownership structure: Nonprofit corporation.
- Owner affiliations: Not readily applicable; Market-specific nonprofit with no other locations.
- Owner operator: Not readily applicable; office space with no sole owner(s) and no regular public-facing activities.
- Business hours: Thursdays, 9 am – 10 pm.

Exhibits:

- Site plan.
- Organization's statements.
- Nonprofit corporation documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined February 4, 2026.