

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.