

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2 & 3, LPC-26-05650 & LPC-26-08510

**89 South Street – South Street Seaport Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Pier 17

Meow Wolf

04.14.2026

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MANCINI:

Origins

Meow Wolf was established in 2008 as an artist collective and a passion project, fueled by friendship and a raw, creative impulse.



In 2016 we partnered with Game of Thrones creator George RR Martin. He became our first investor, making it possible for us to renovate and transform an abandoned bowling alley in midtown Santa Fe.

This was the first ever permanent exhibitions, the House of Eternal Return.

Since then, we have opened four additional exhibitions and are opening in Los Angeles in 2026.

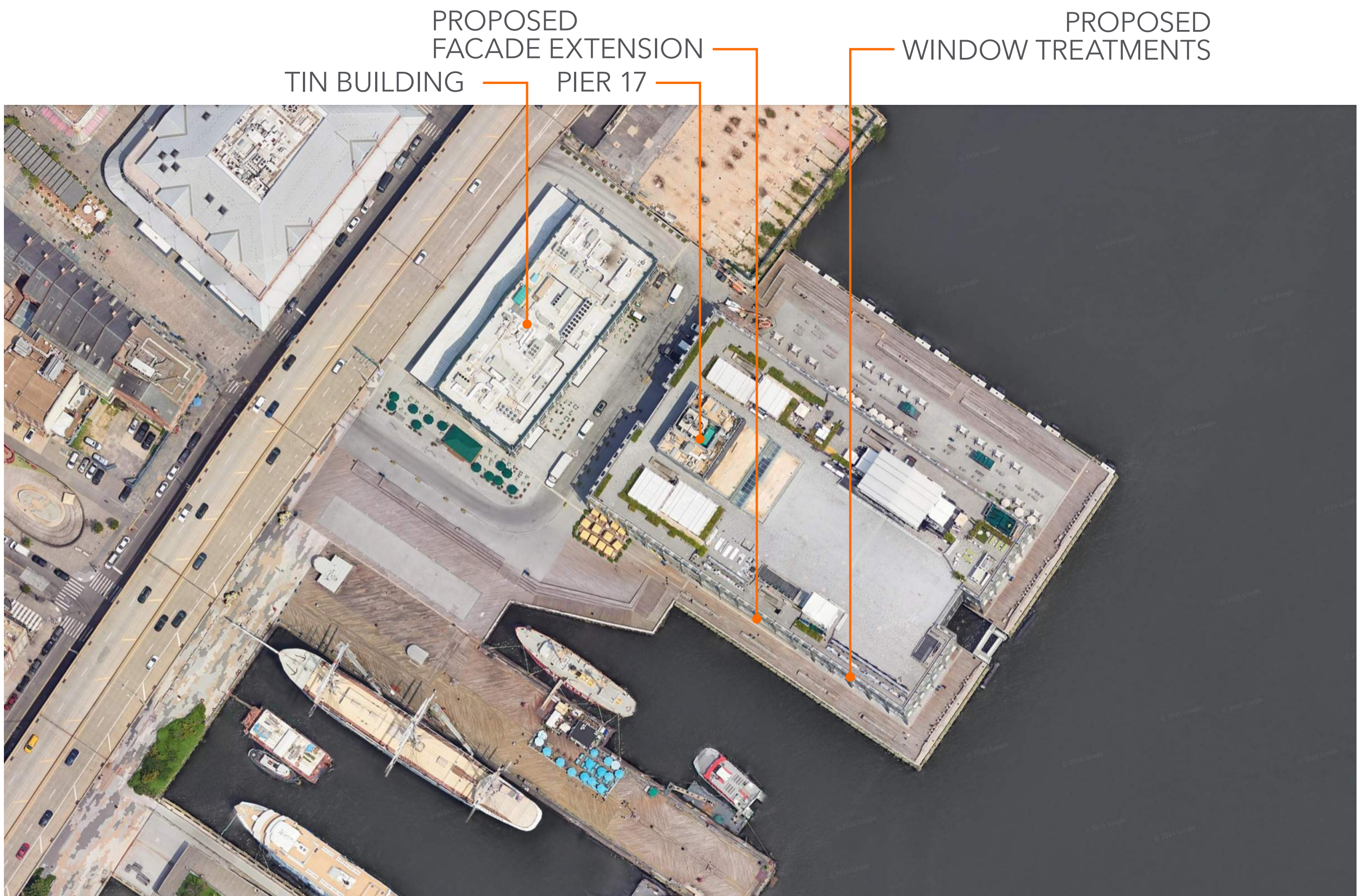


Meow Wolf Locations

MANCINI:

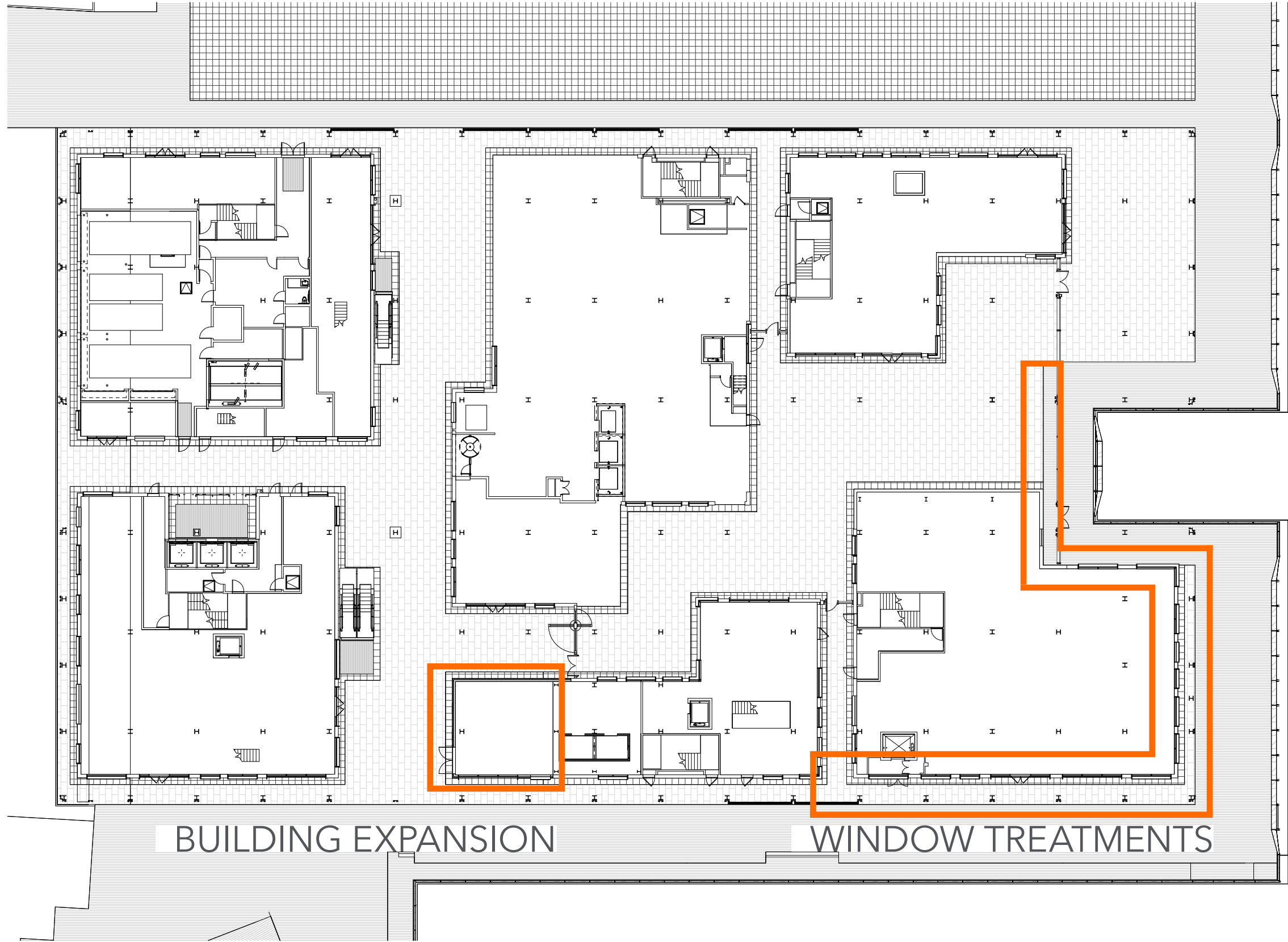


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Building Plan

MANCINI:



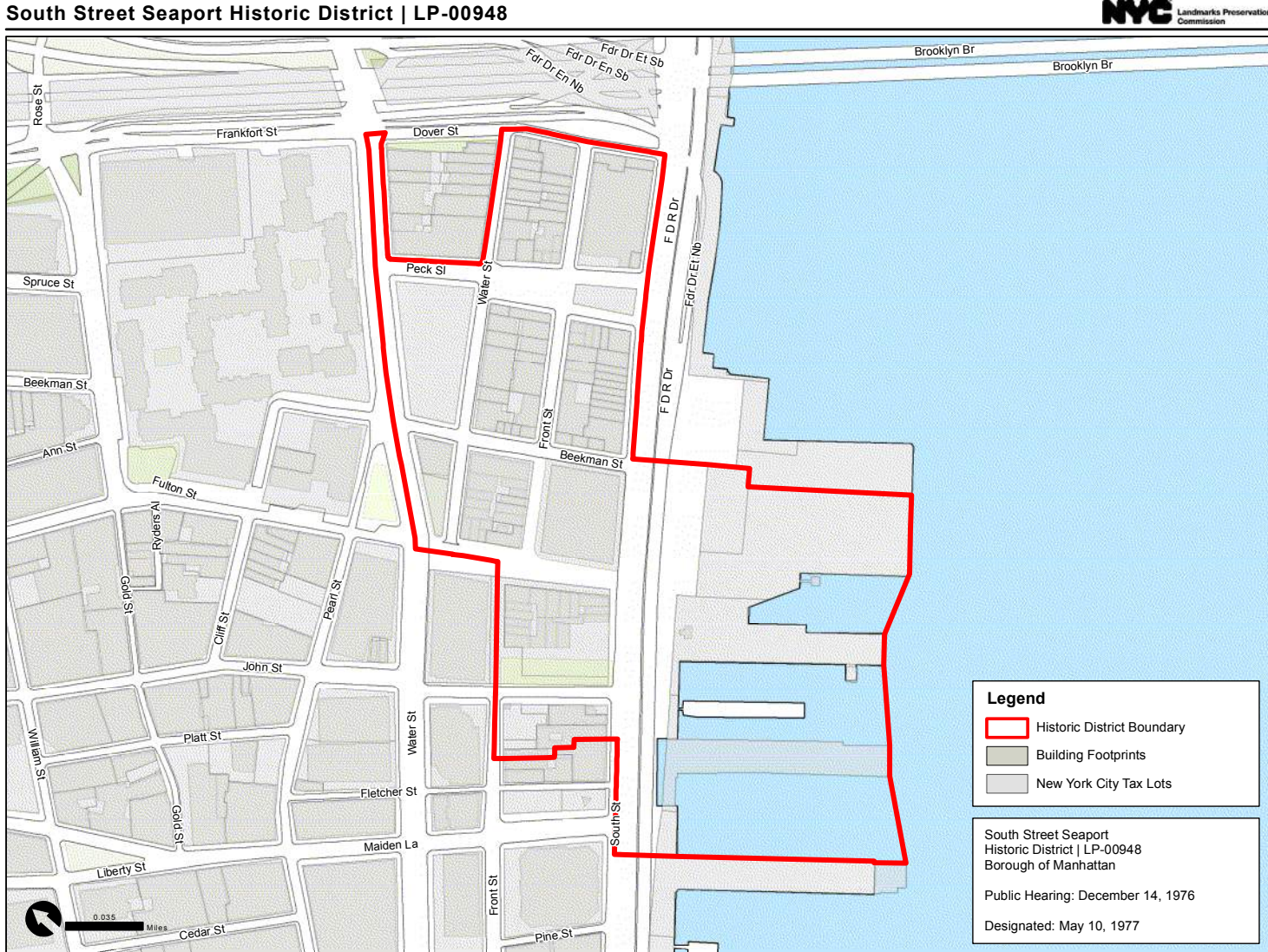
LANDLORD SCOPE

DOCKET #LPC-26-05650

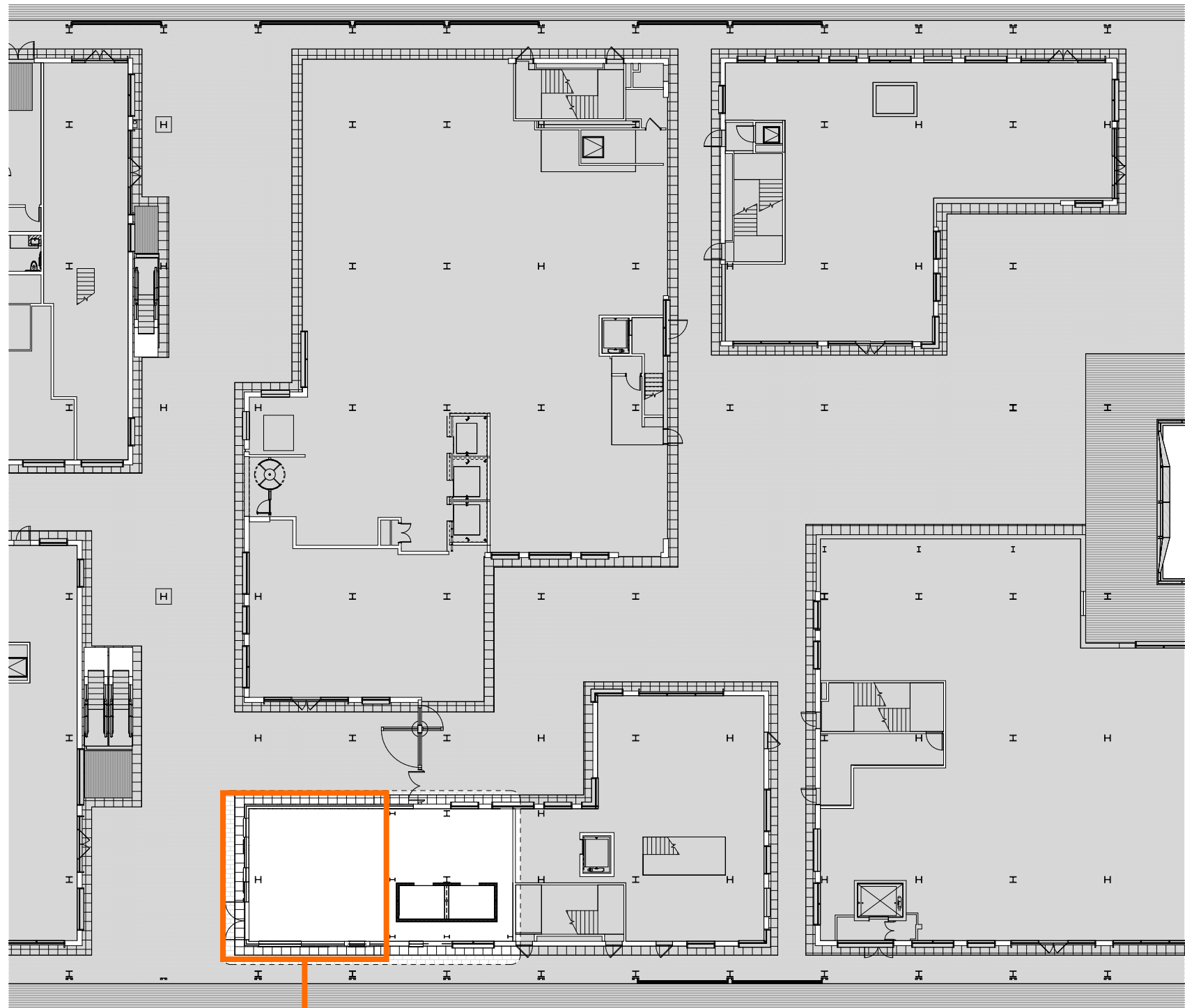
Introduction



Existing Building

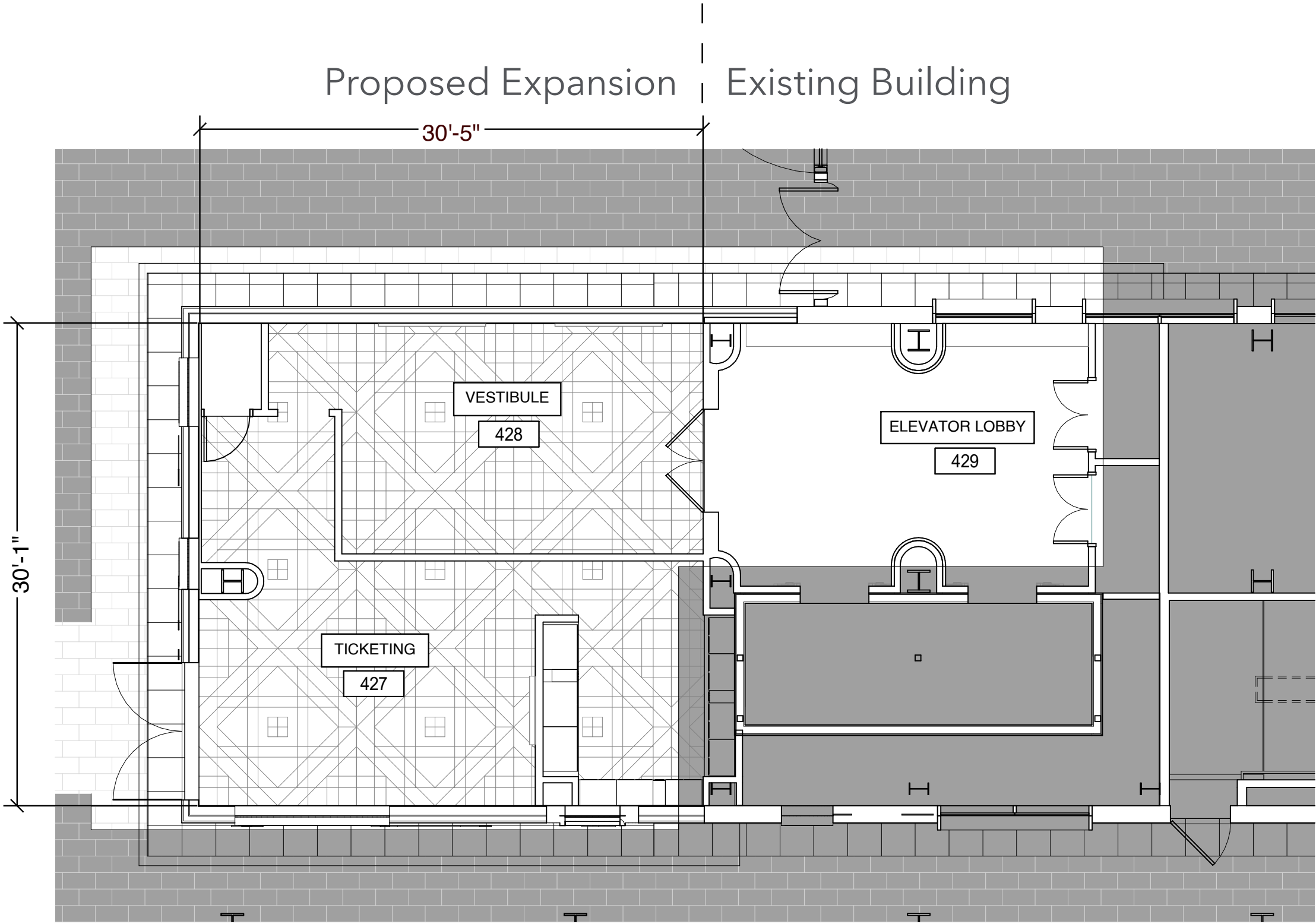


Historic District Map



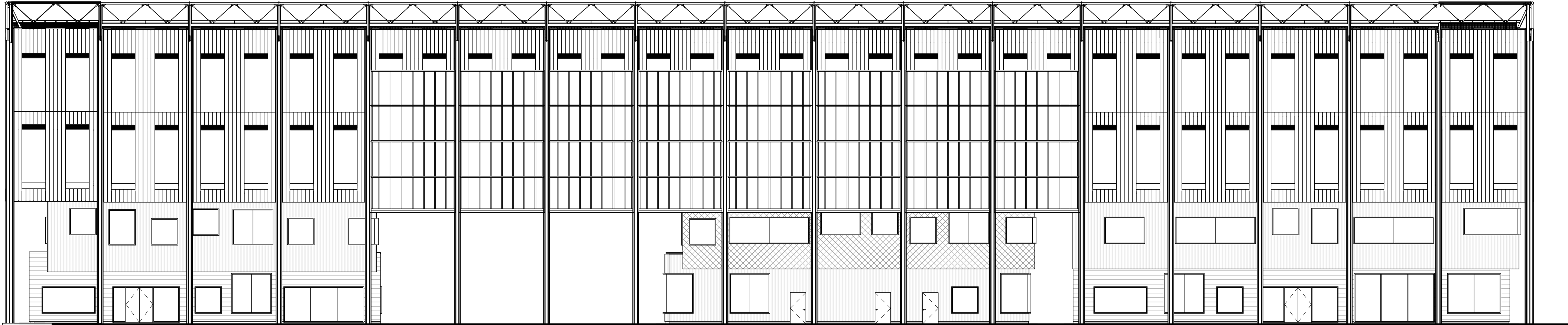
Proposed Expansion

Ground Floor Key Plan

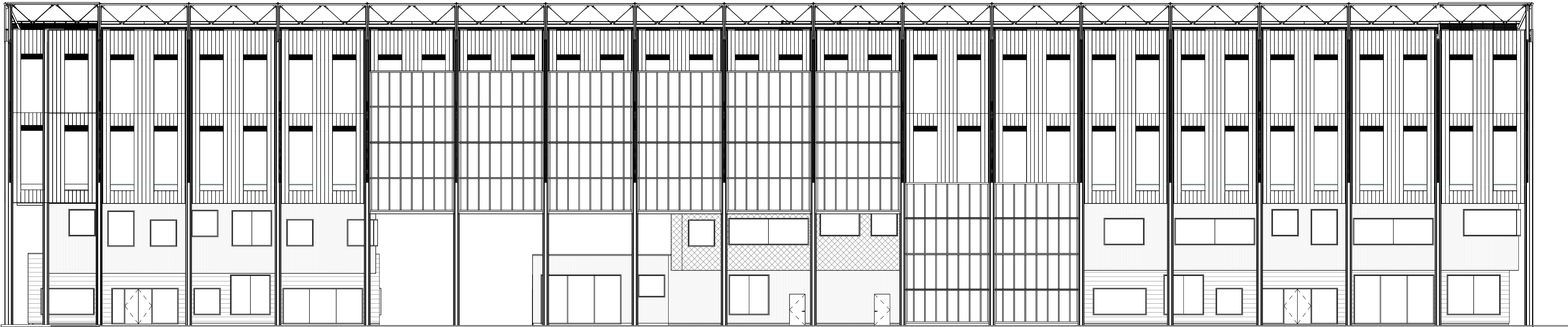


Proposed New Entry Lobby

Building Elevations

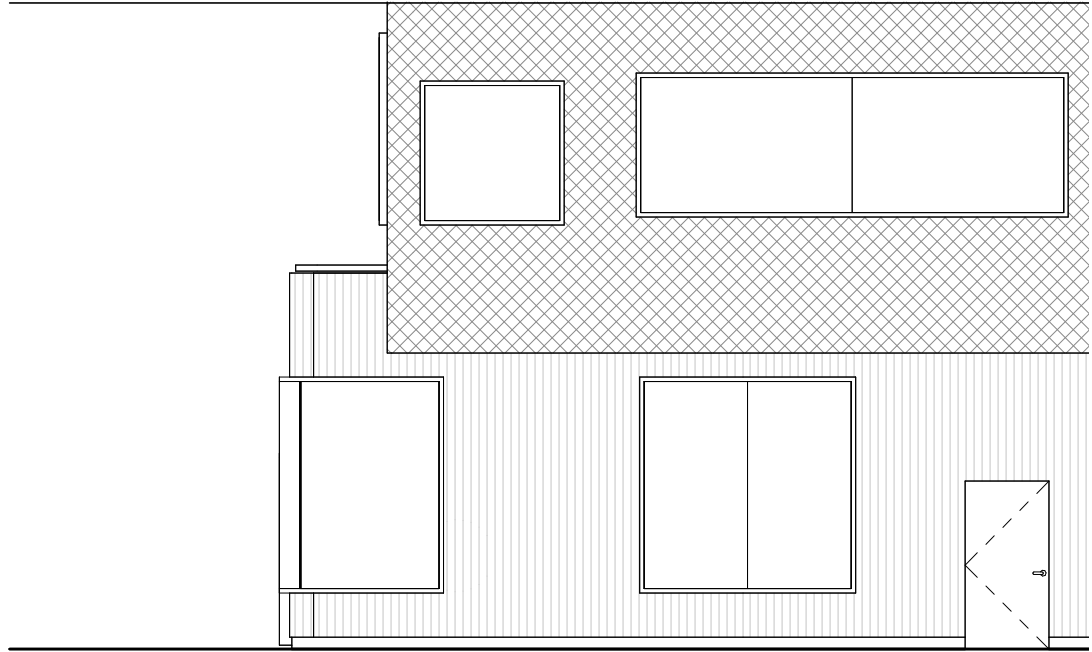


South Elevation - Existing



South Elevation - Proposed

Building Elevations

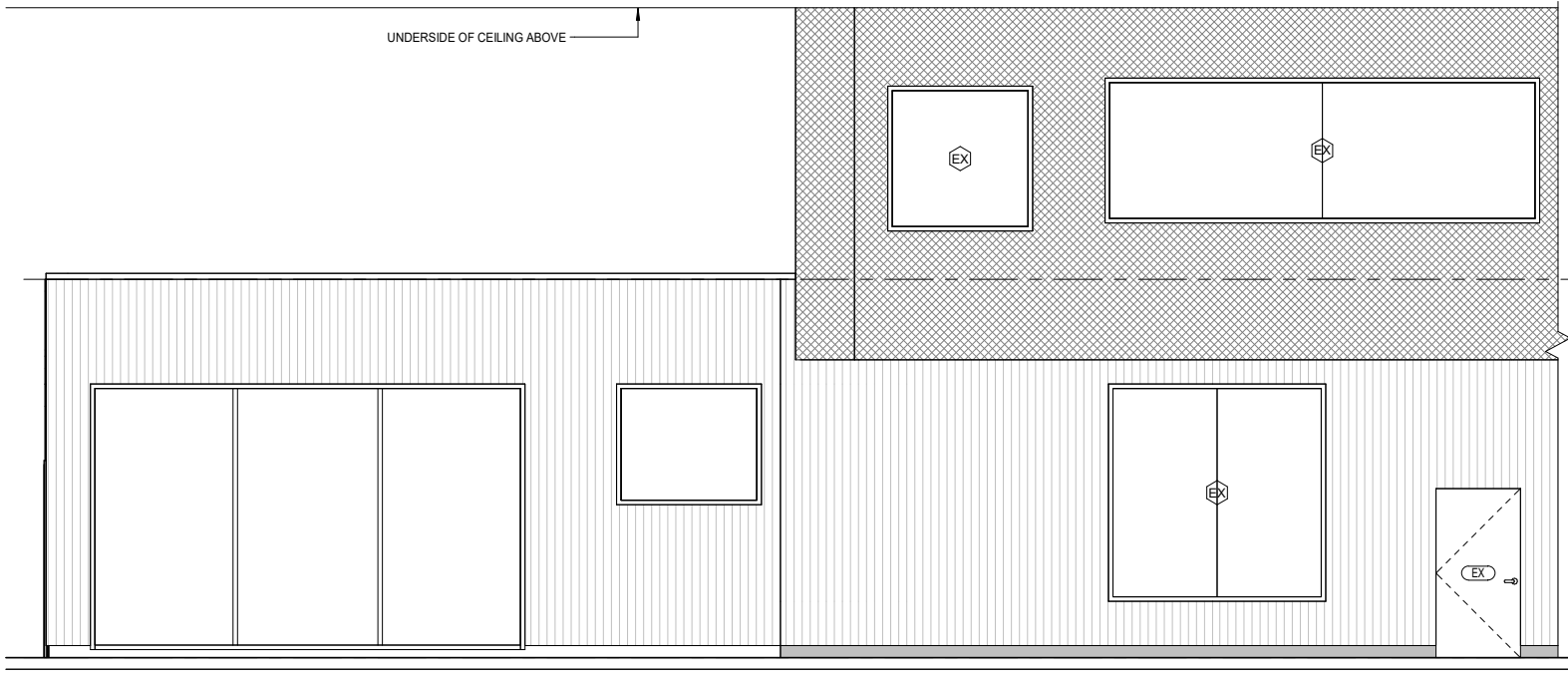


Enlarged South Elevation - Existing

NOTE:
MINIMUM GLAZING = 25% OF TOTAL STOREFRONT AREA AT RESPECTIVE LEVELS
MAXIMUM GLAZING = 75% OF TOTAL STOREFRONT AREA AT RESPECTIVE LEVELS

TOTAL EXISTING 1ST LEVEL GLAZING AREA = 1204 SF X 100 = 38% COMPLIES
TOTAL EXISTING 1ST LEVEL FACADE AREA = 3180 SF

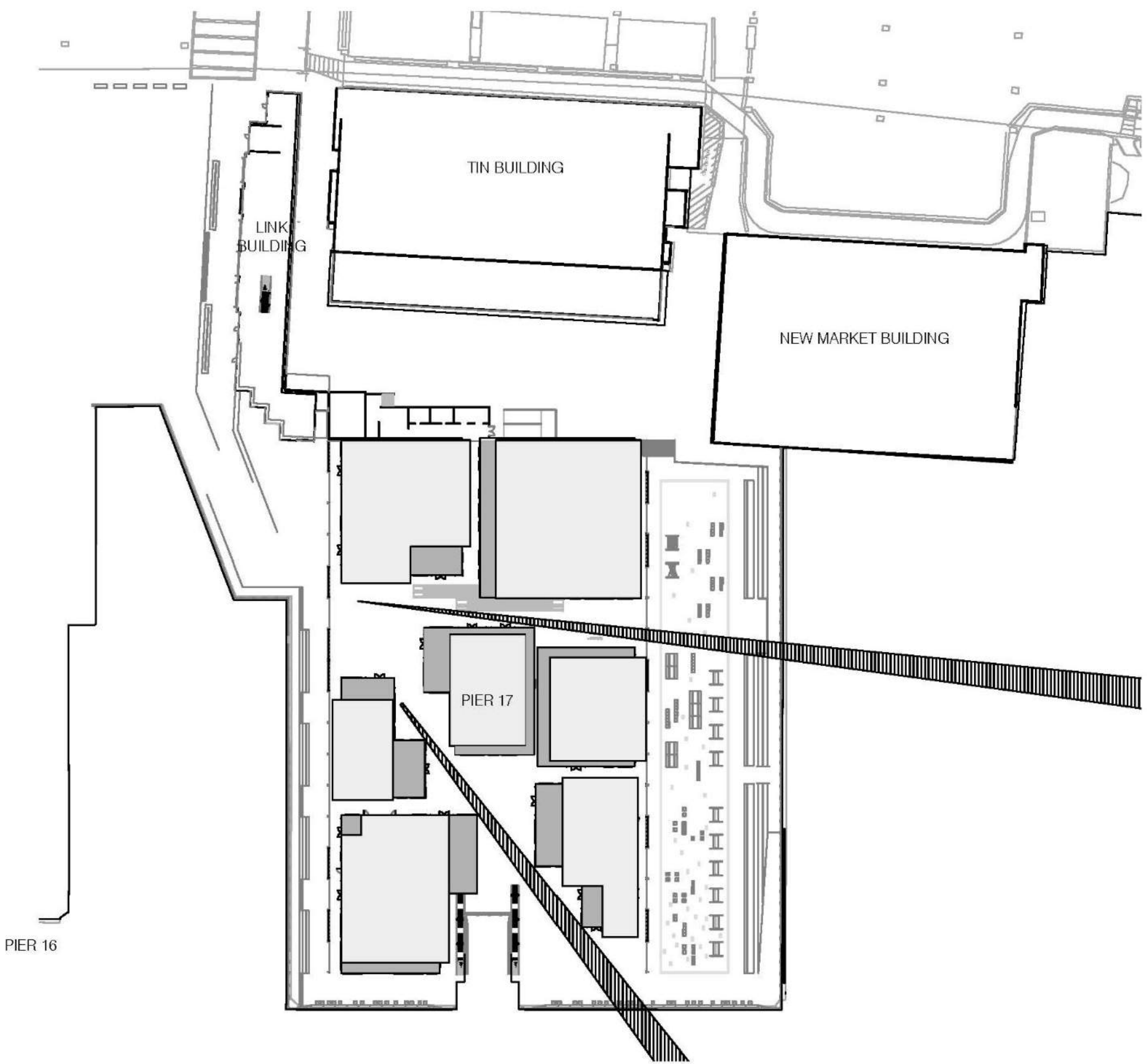
TOTAL PROPOSED 1ST LEVEL GLAZING AREA = 1370 SF X 100 = 37% COMPLIES
TOTAL PROPOSED 1ST LEVEL FACADE AREA = 3660 SF



Enlarged South Elevation - Proposed

View Corridors

MANCINI:



Extent of Existing View of the Brooklyn Bridge Piers

View From Southwest



Existing Day Above / Existing Night Below

Proposed Day Above / Proposed Night Below

TENANT SCOPE

DOCKET #LPC-26-08510

View From South

MANCINI:



Existing Above / Proposed Below

Detail View From South

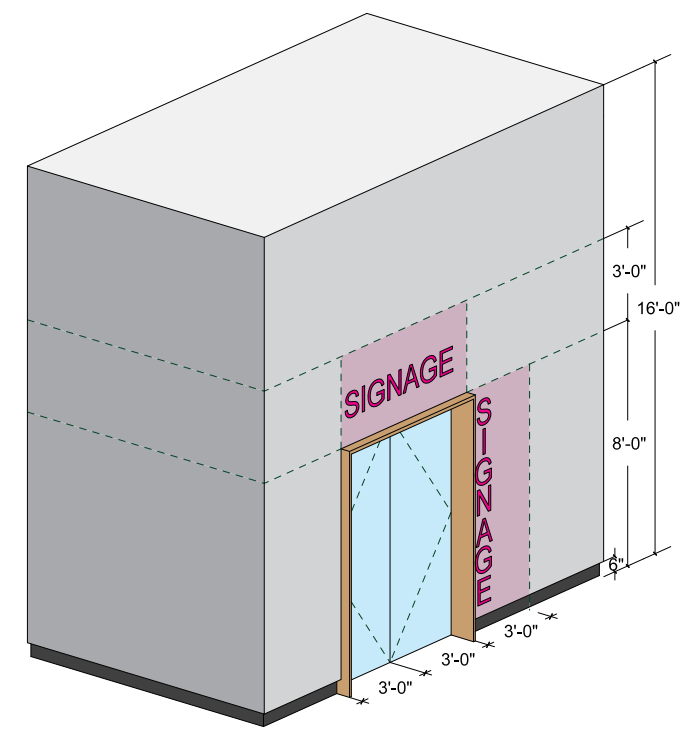


Existing

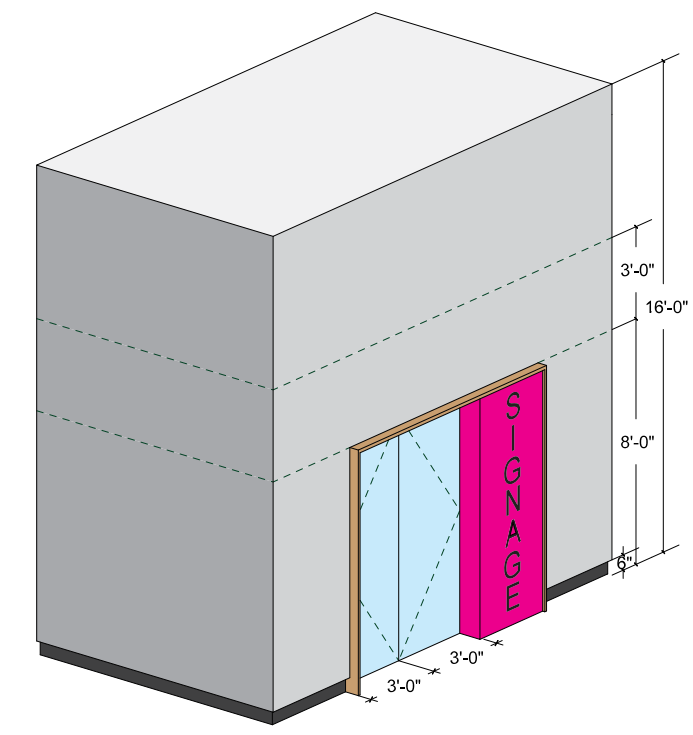


Proposed

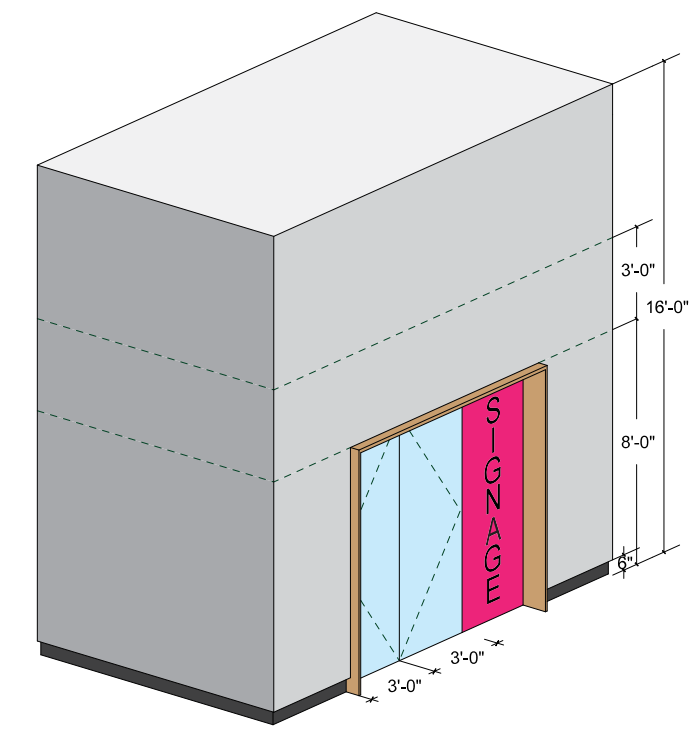
Signage on South Facade



A EXTRUDED SIGNAGE



B PANELIZED SIGNAGE



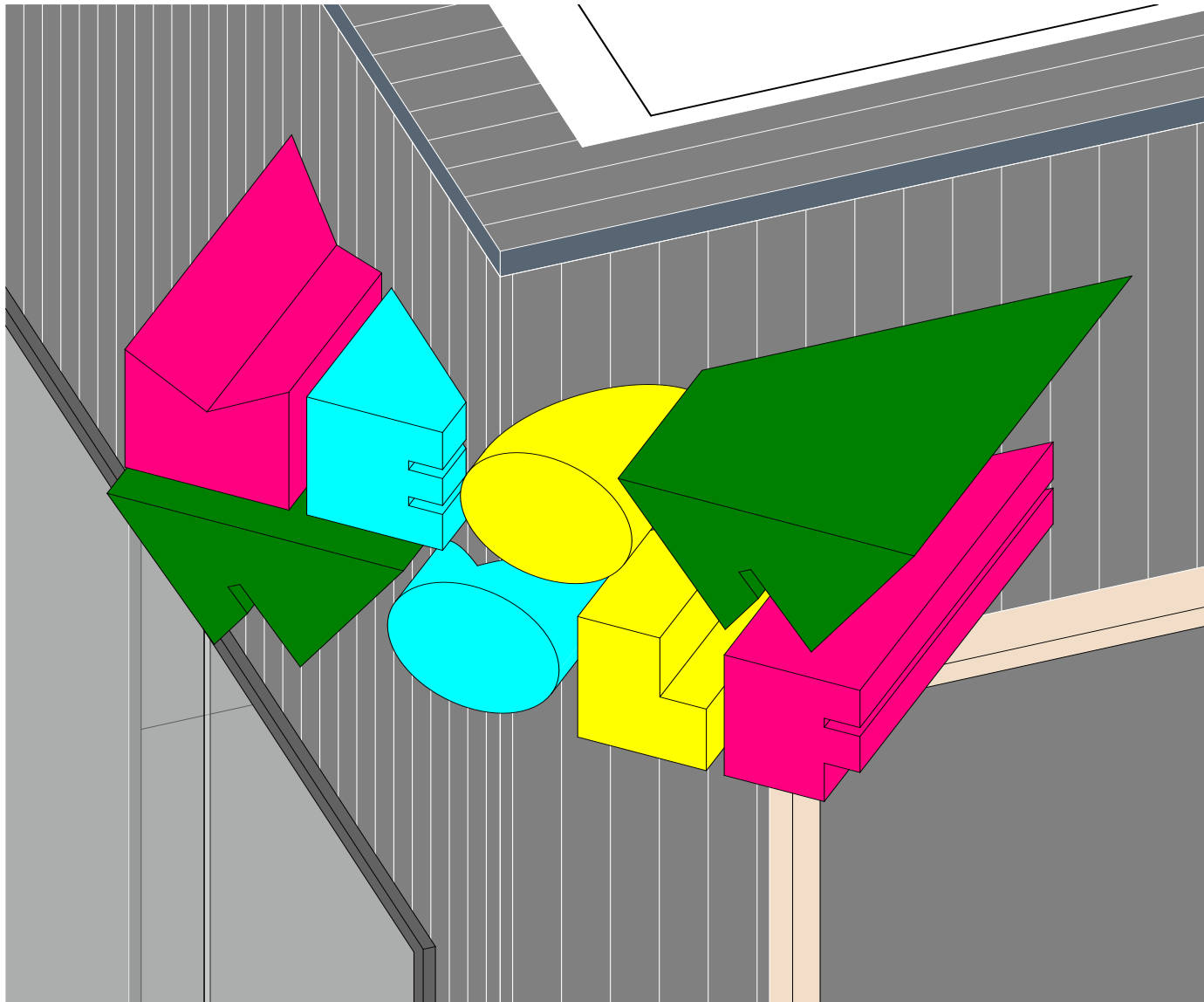
C WINDOW GRAPHICS SIGNAGE



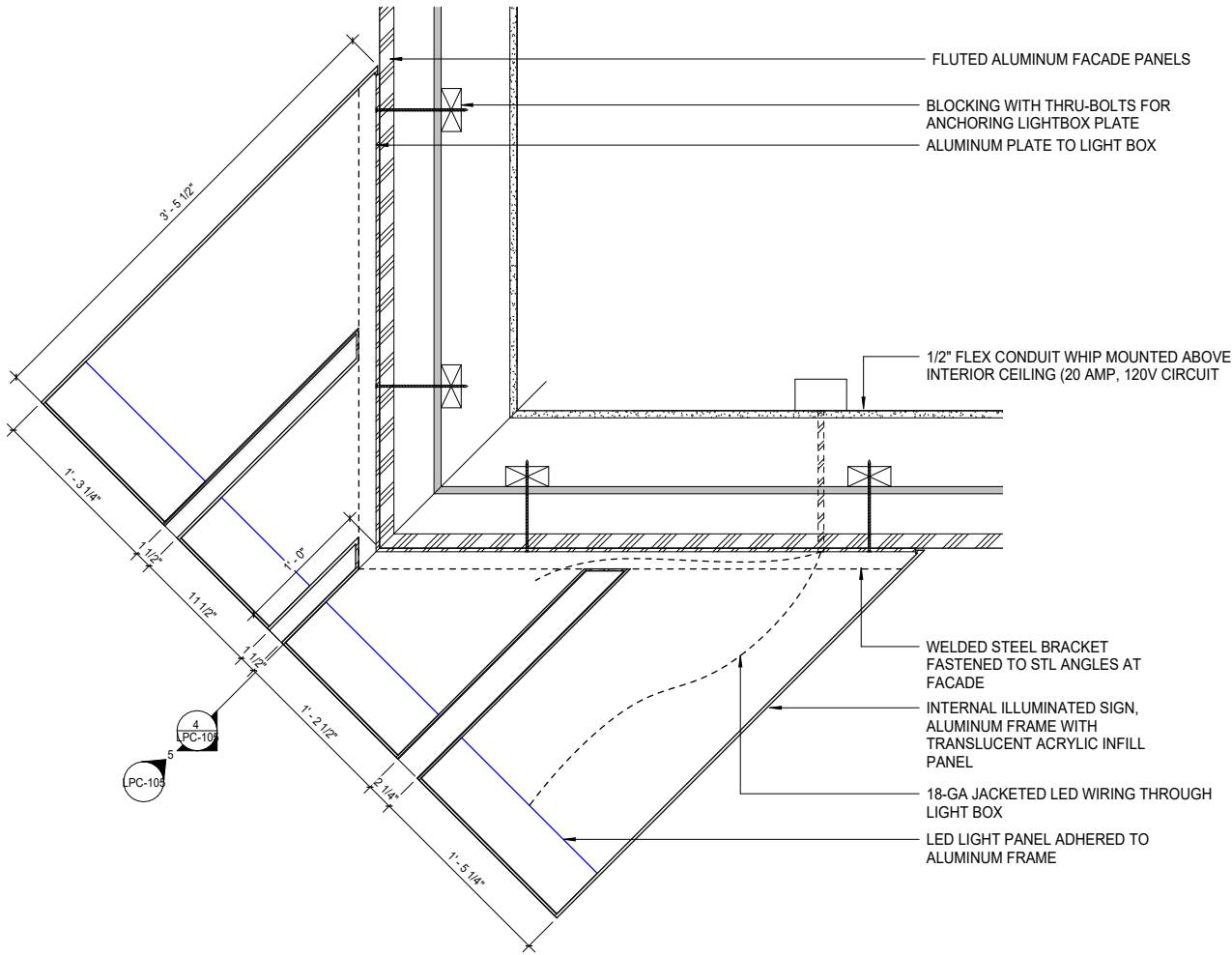
Proposed

Signage Guidelines

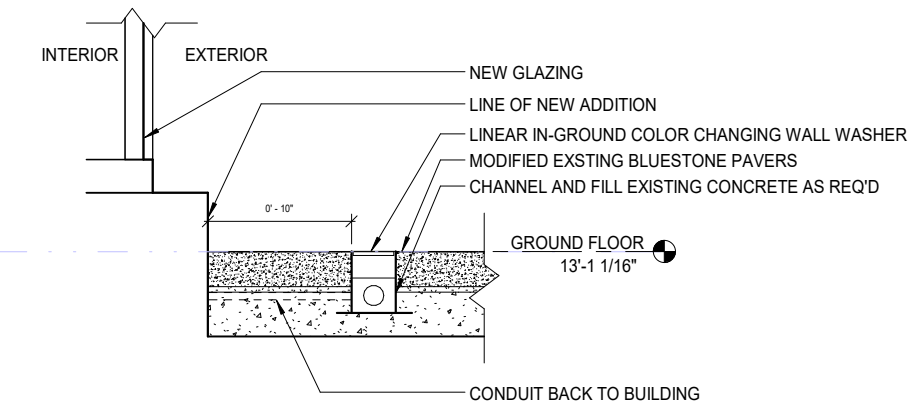
Signage Details



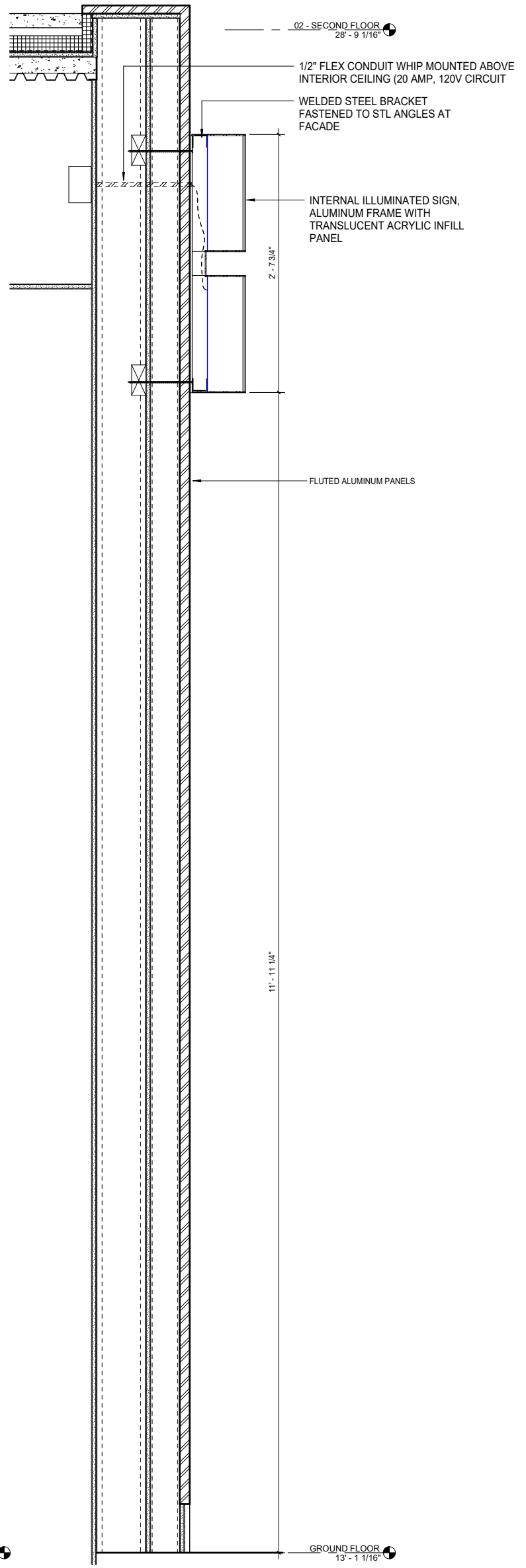
Enlarged Axonometric



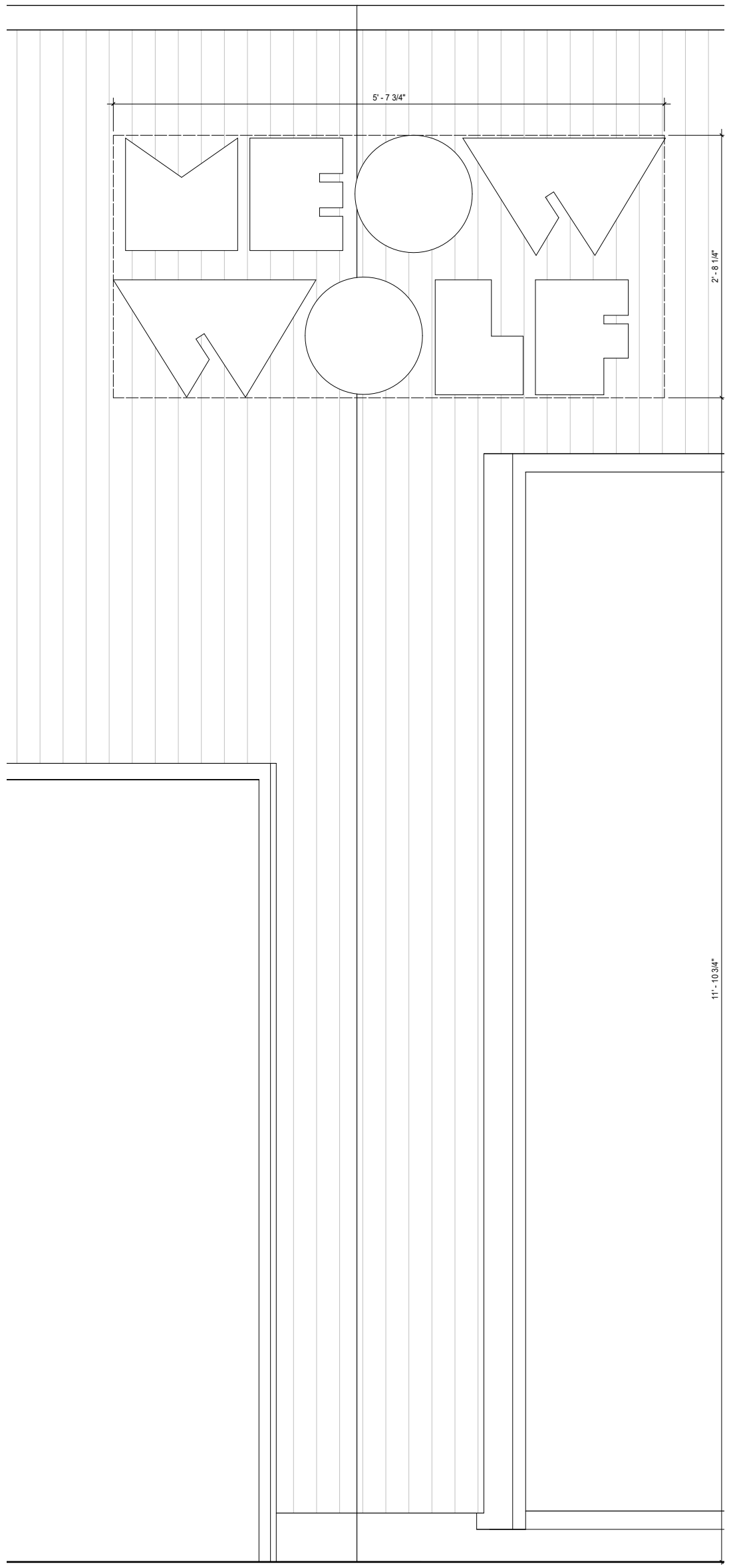
Plan Detail



Uplight Detail



Signage Section



Corner Elevation

View From Southwest

MANCINI:



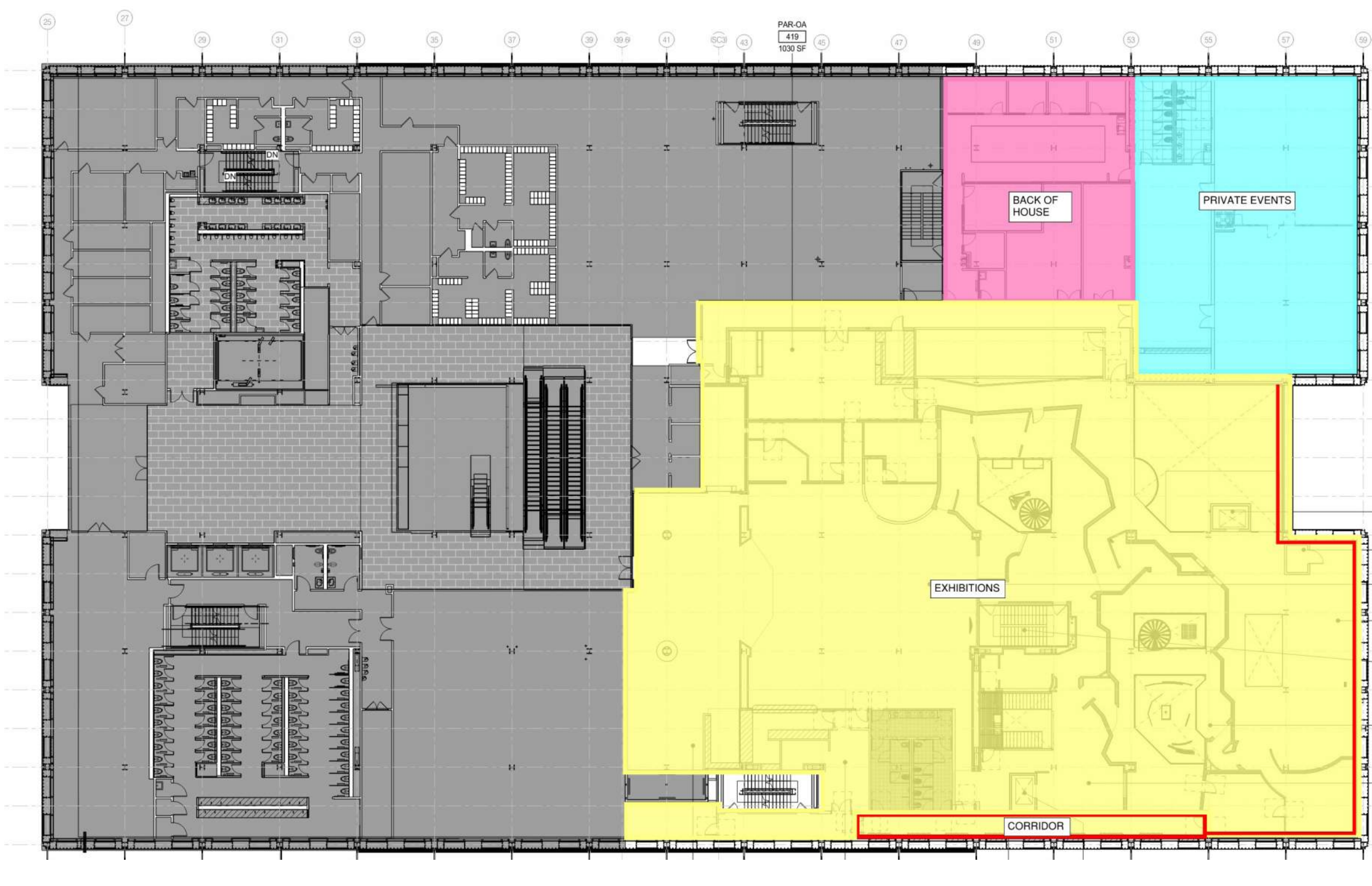
Existing Day Above / Existing Night Below

Proposed Day Above / Proposed Night Below

Key Plans



Third Floor Key Plan



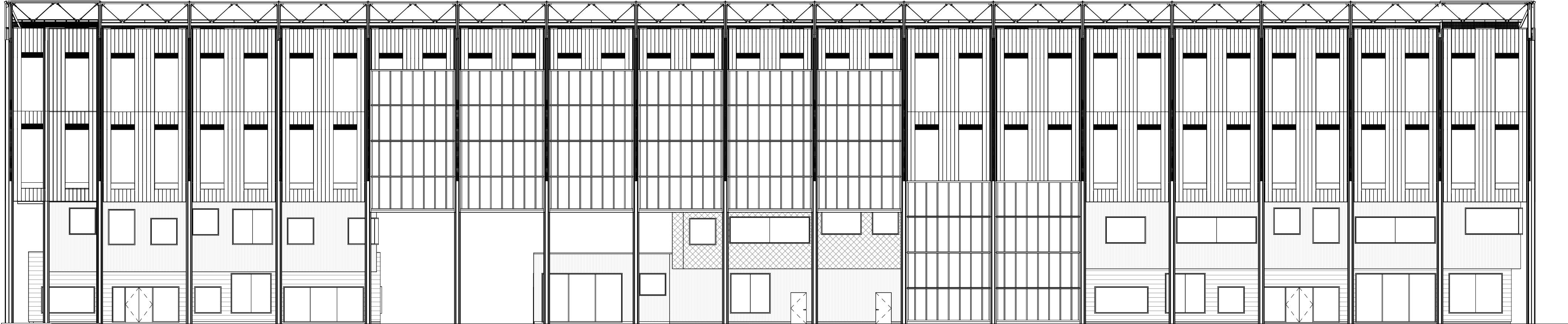
Fourth Floor Key Plan

Precedent Window Treatments

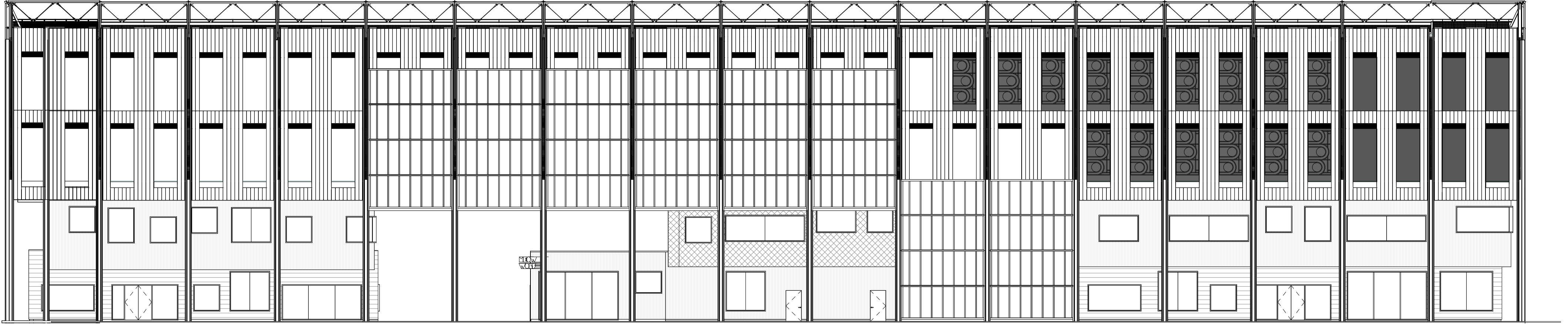
MANCINI:



Building Elevations



South Elevation - Existing



South Elevation - Proposed

Building Elevations



East Elevation - Existing

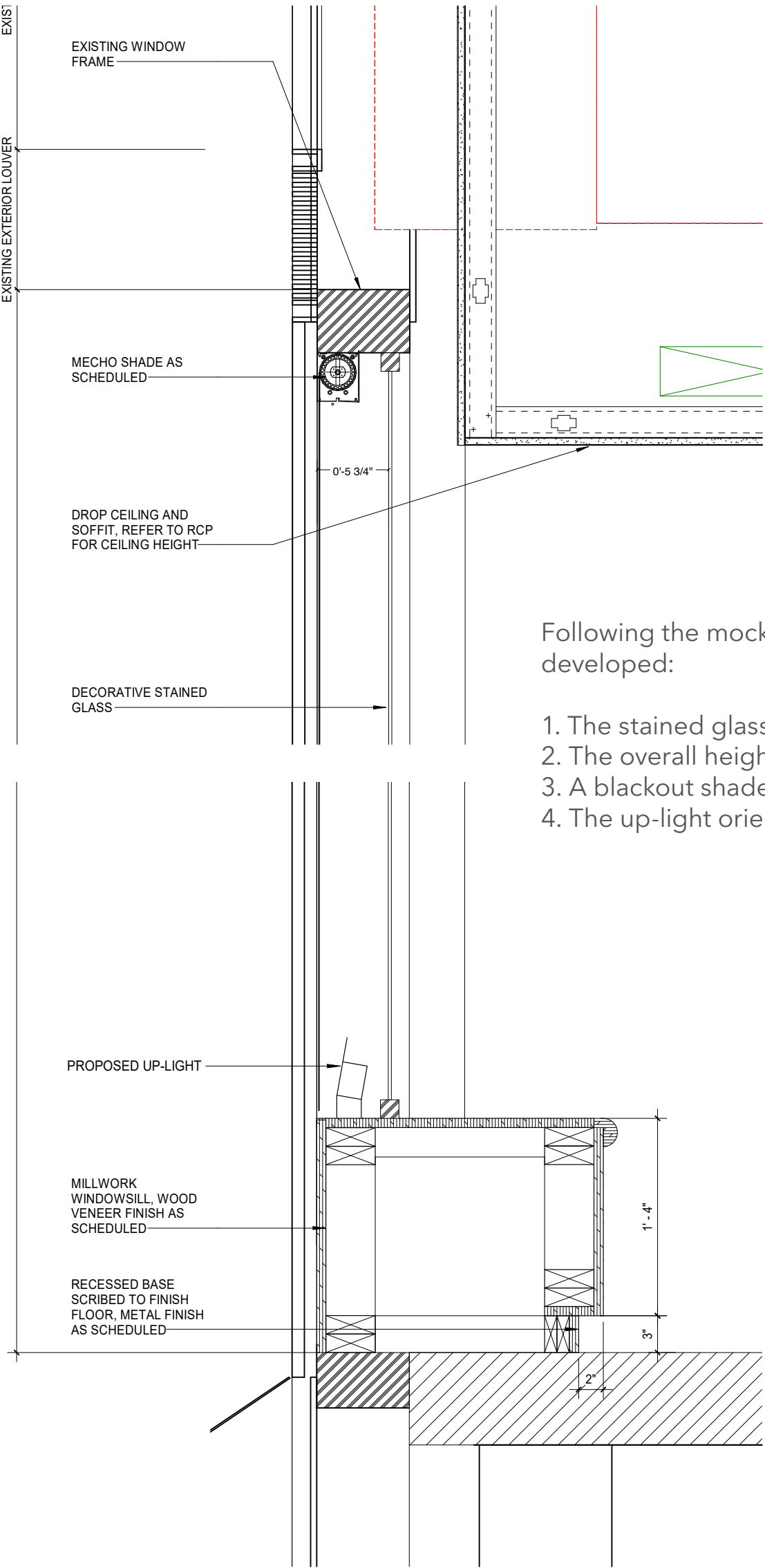
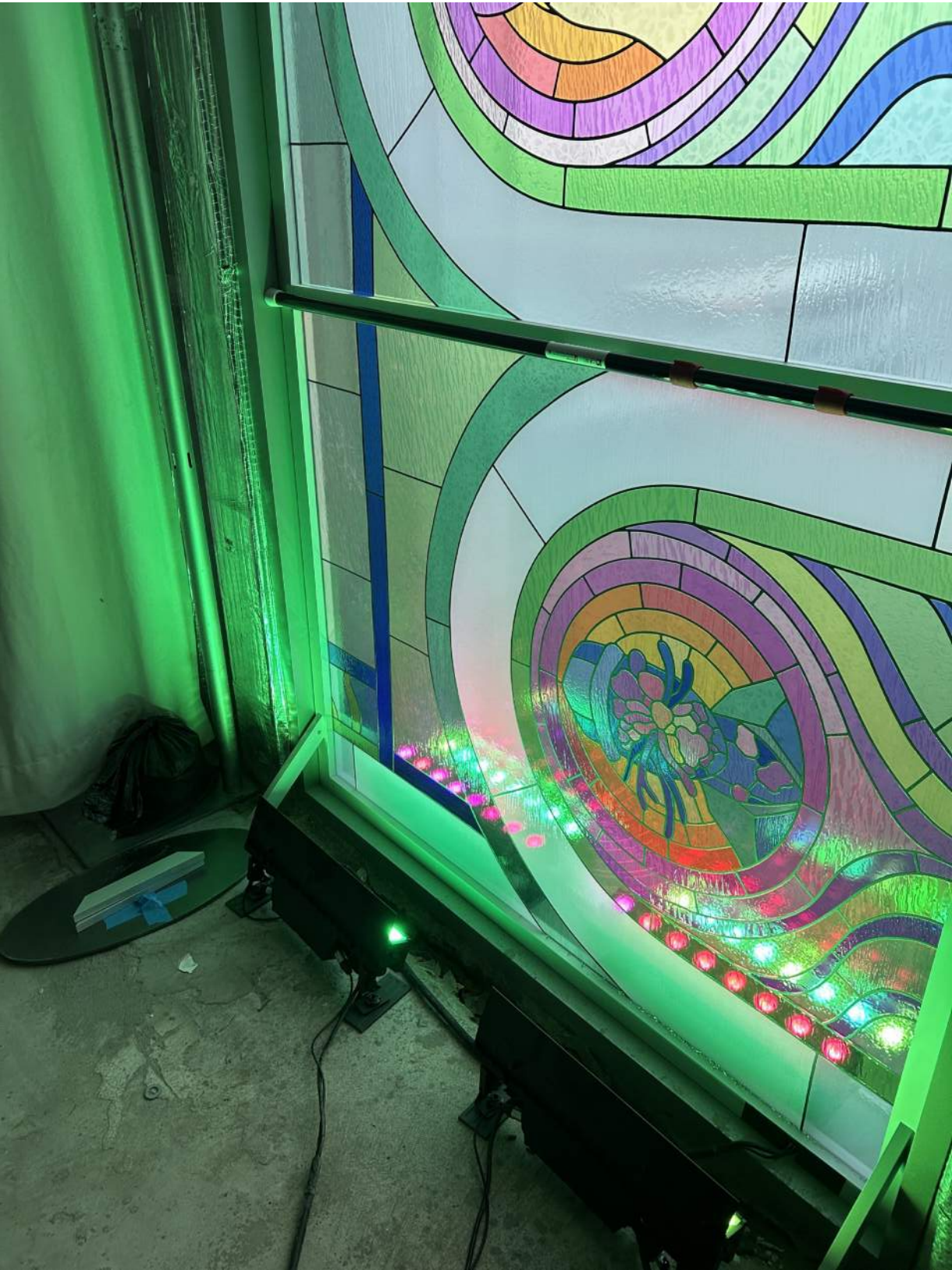


East Elevation - Proposed

"Stained Glass" Windows



Mock-up - Interior View

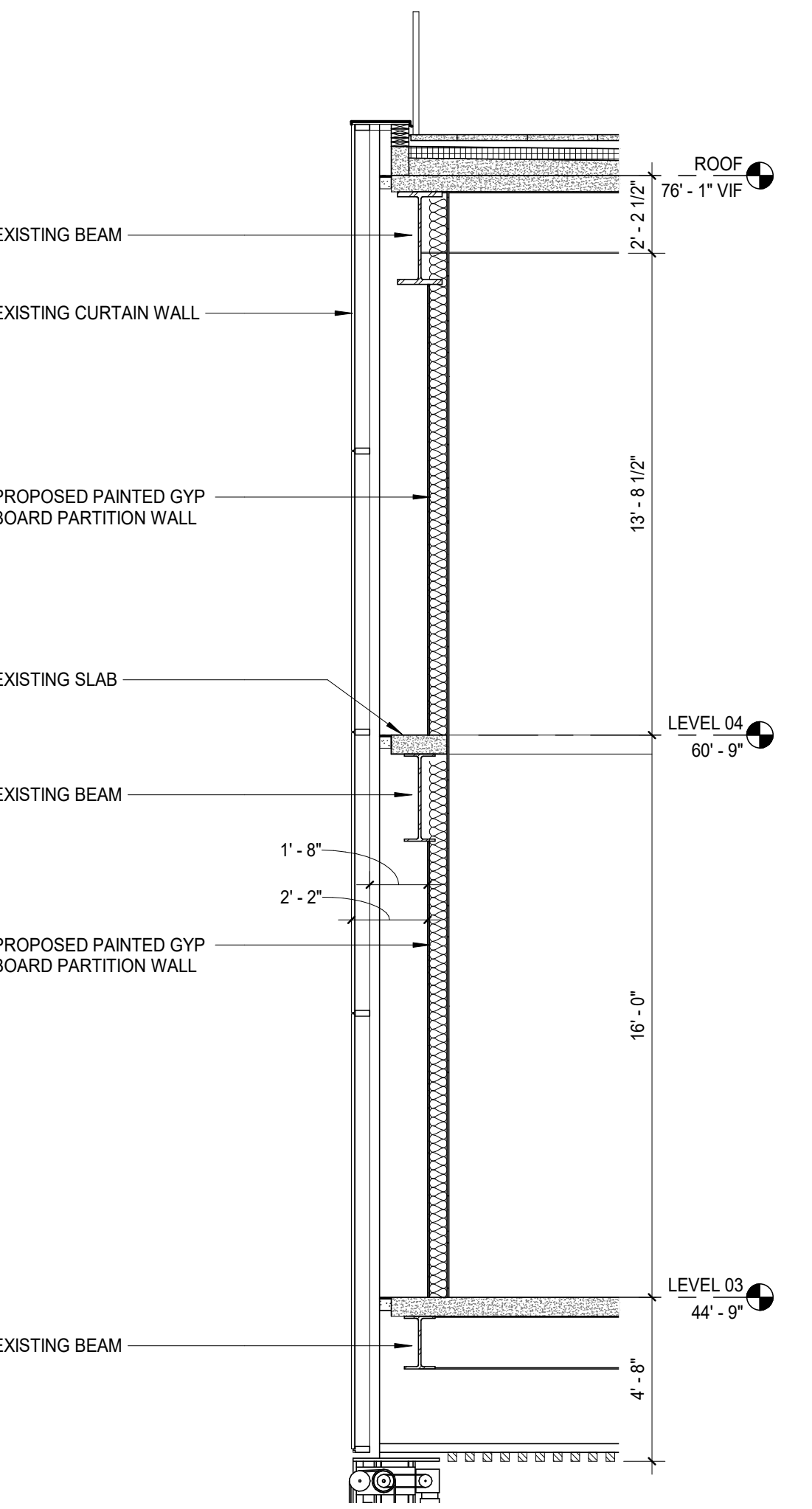
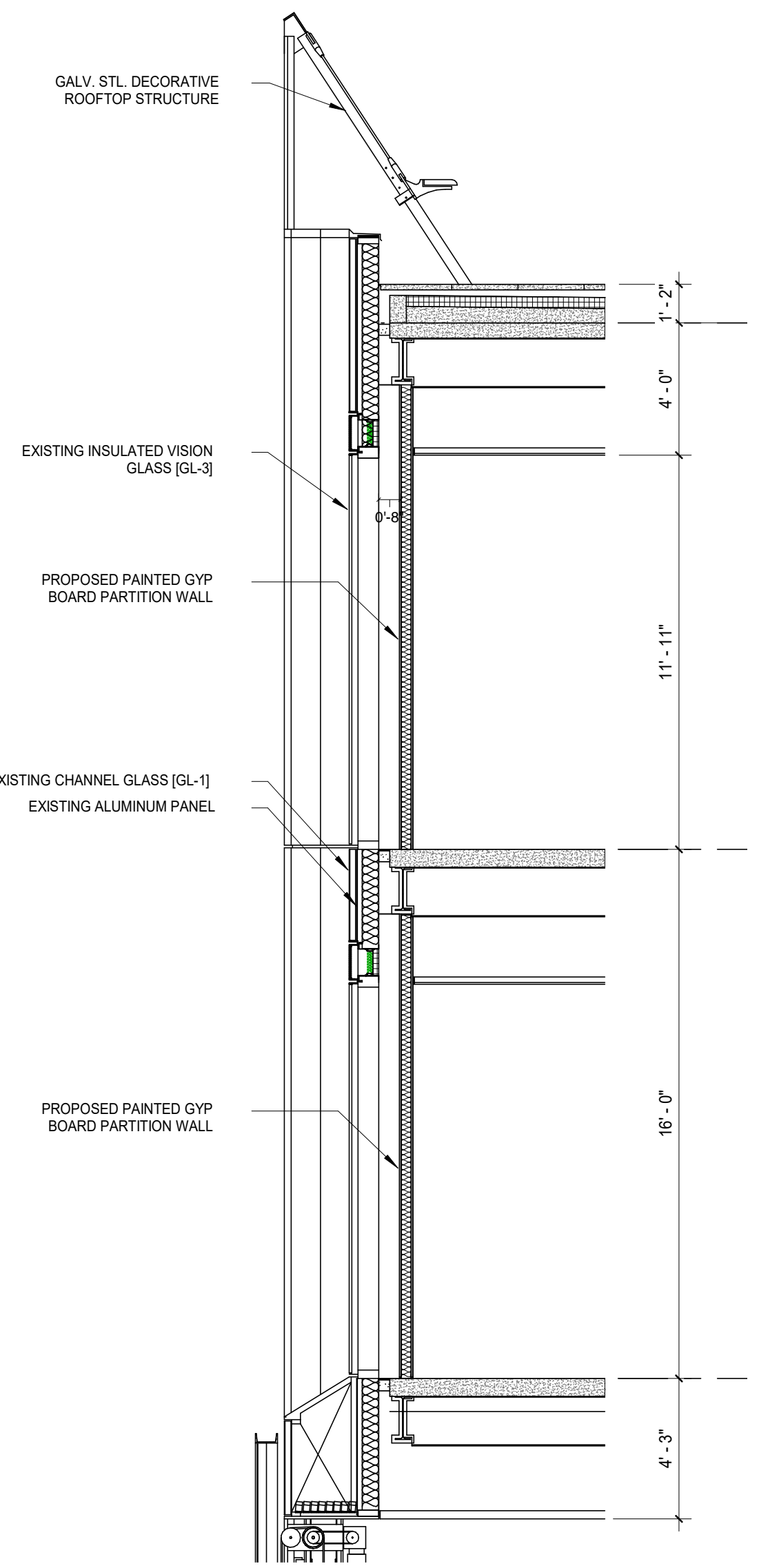
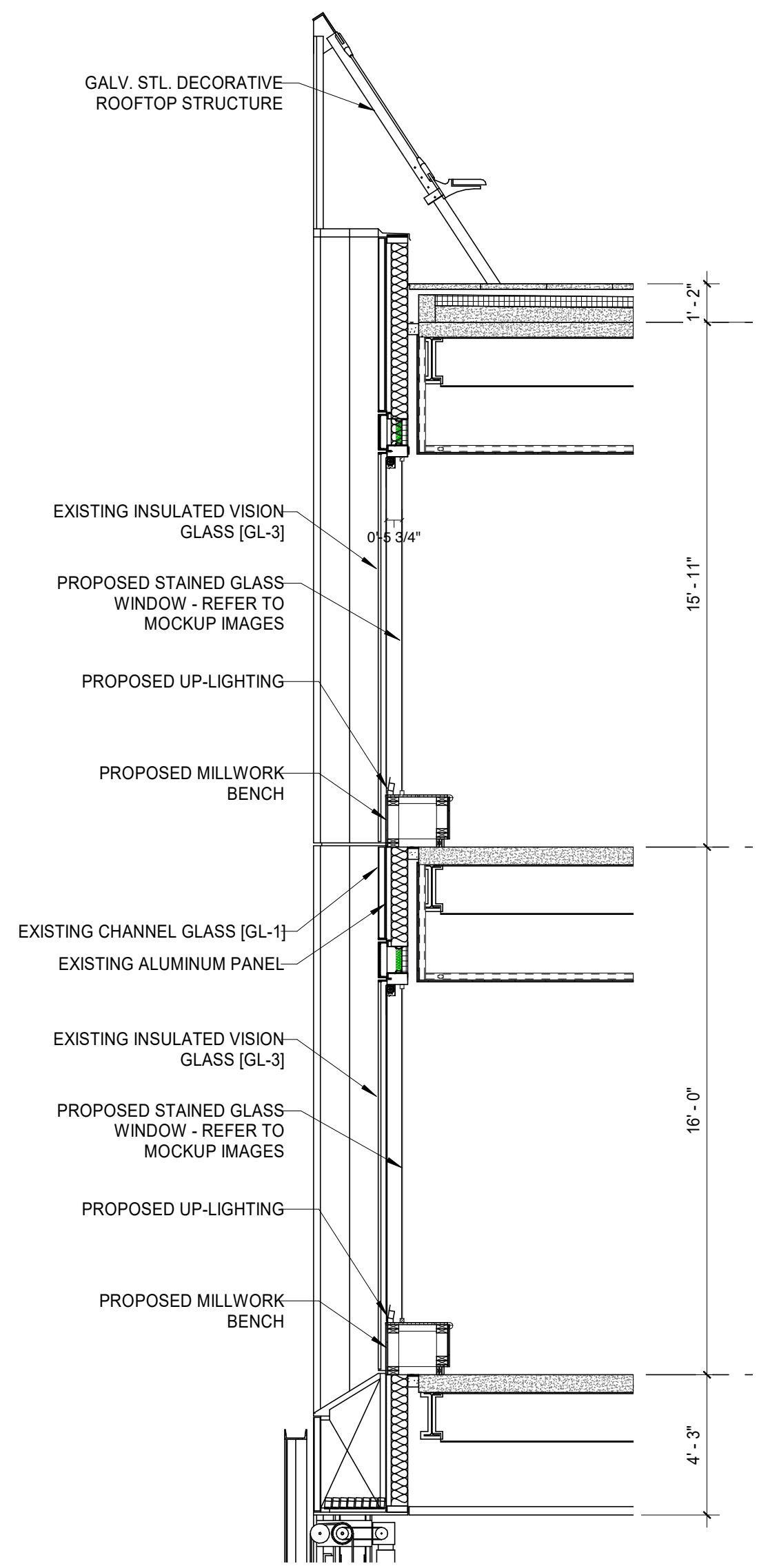
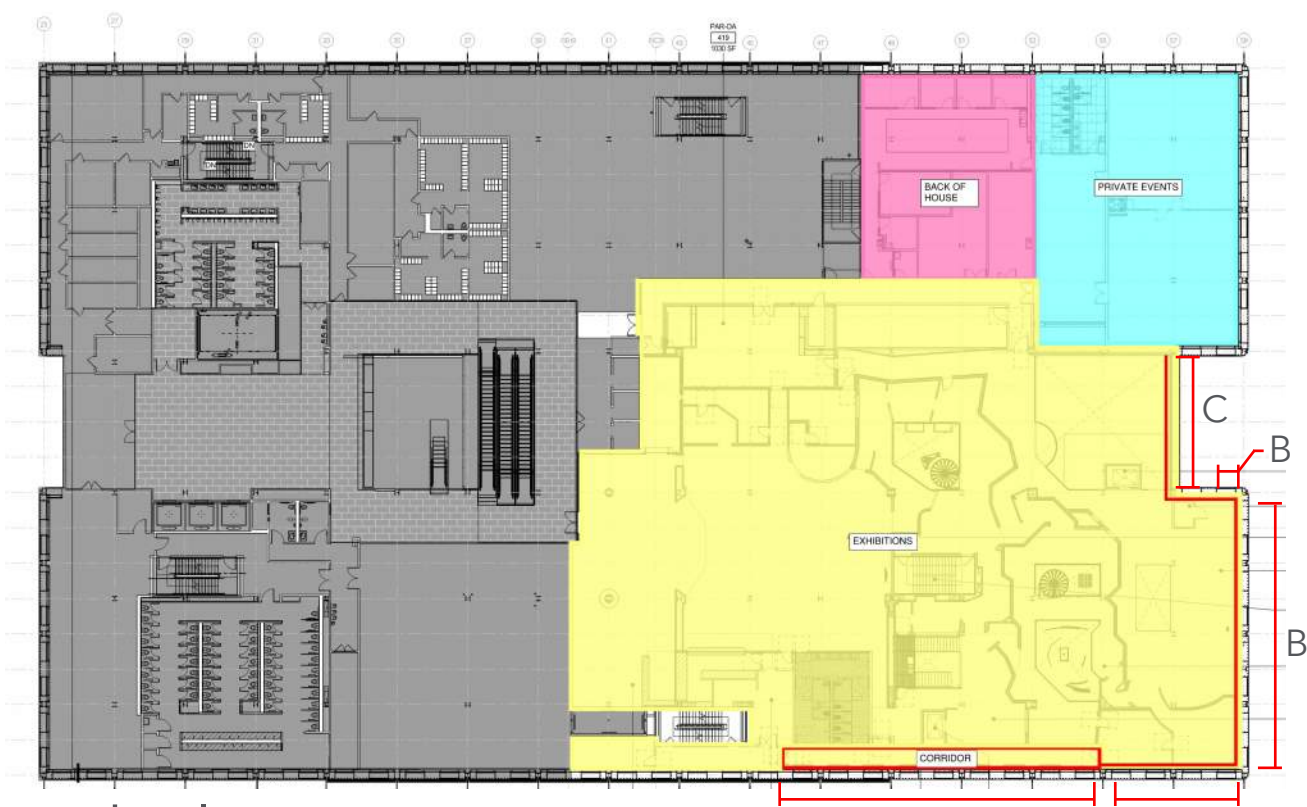


Following the mock-up results the Type A window was further developed:

1. The stained glass window was shifted back.
2. The overall height of the stained glass was reduced.
3. A blackout shade was added.
4. The up-light orientation was changed to cast inward.

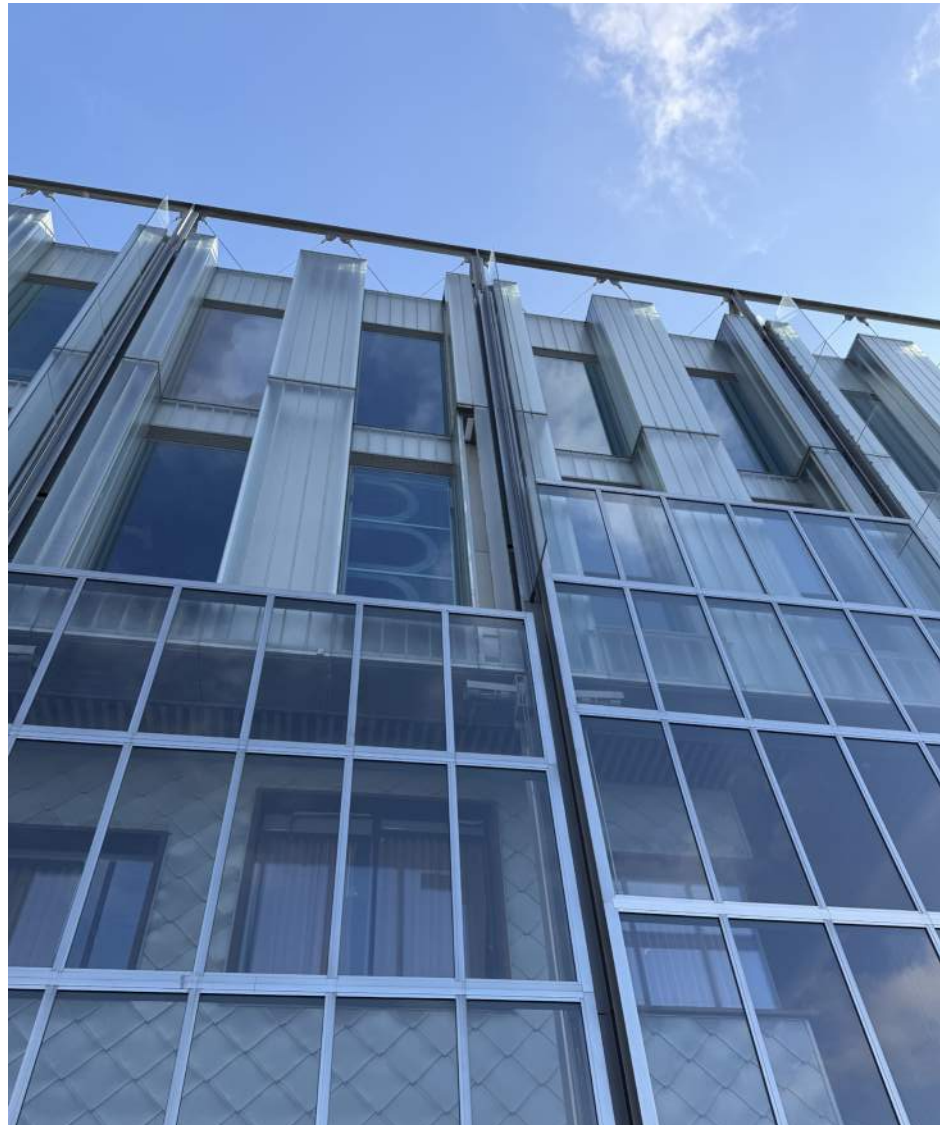
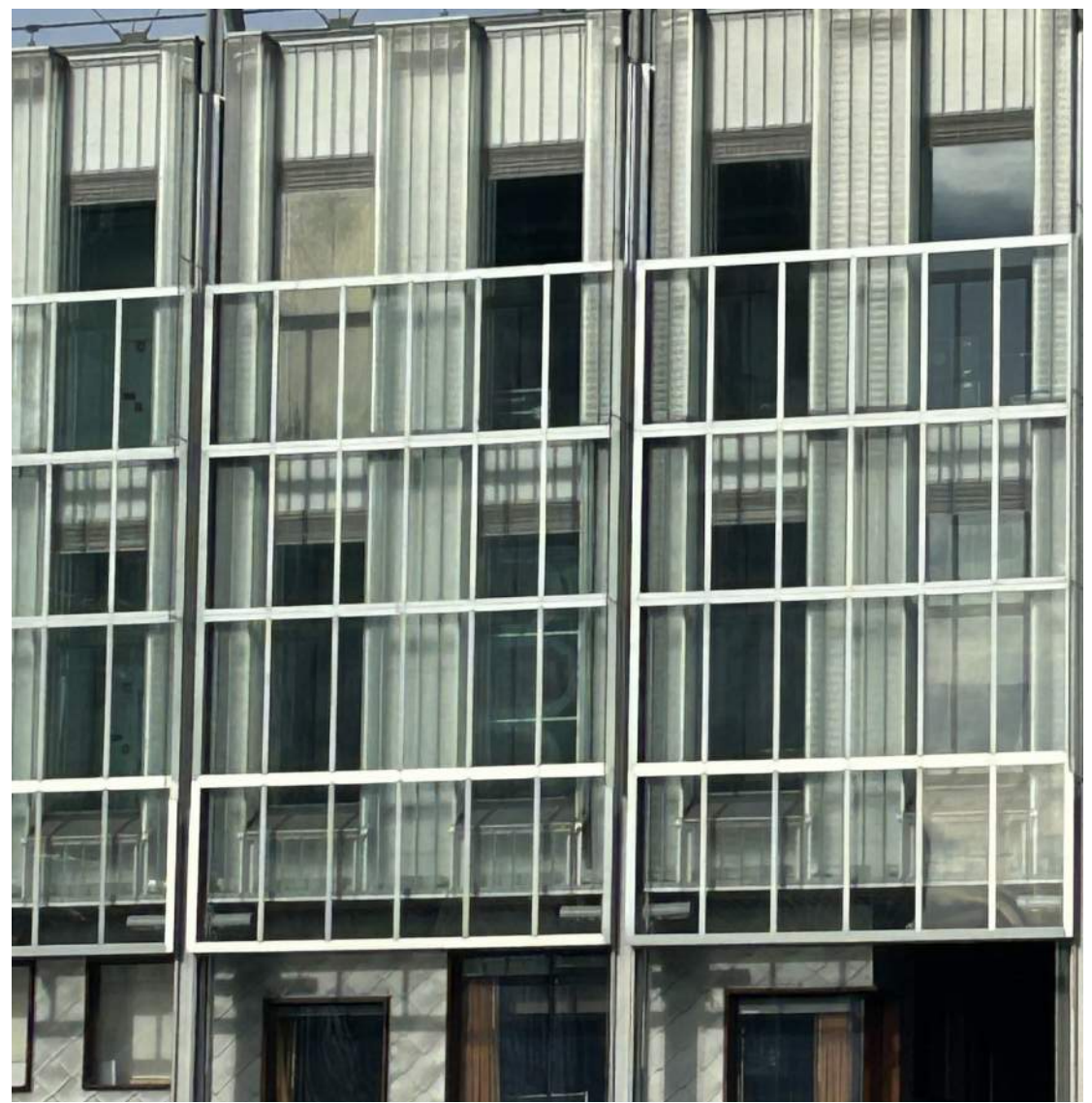
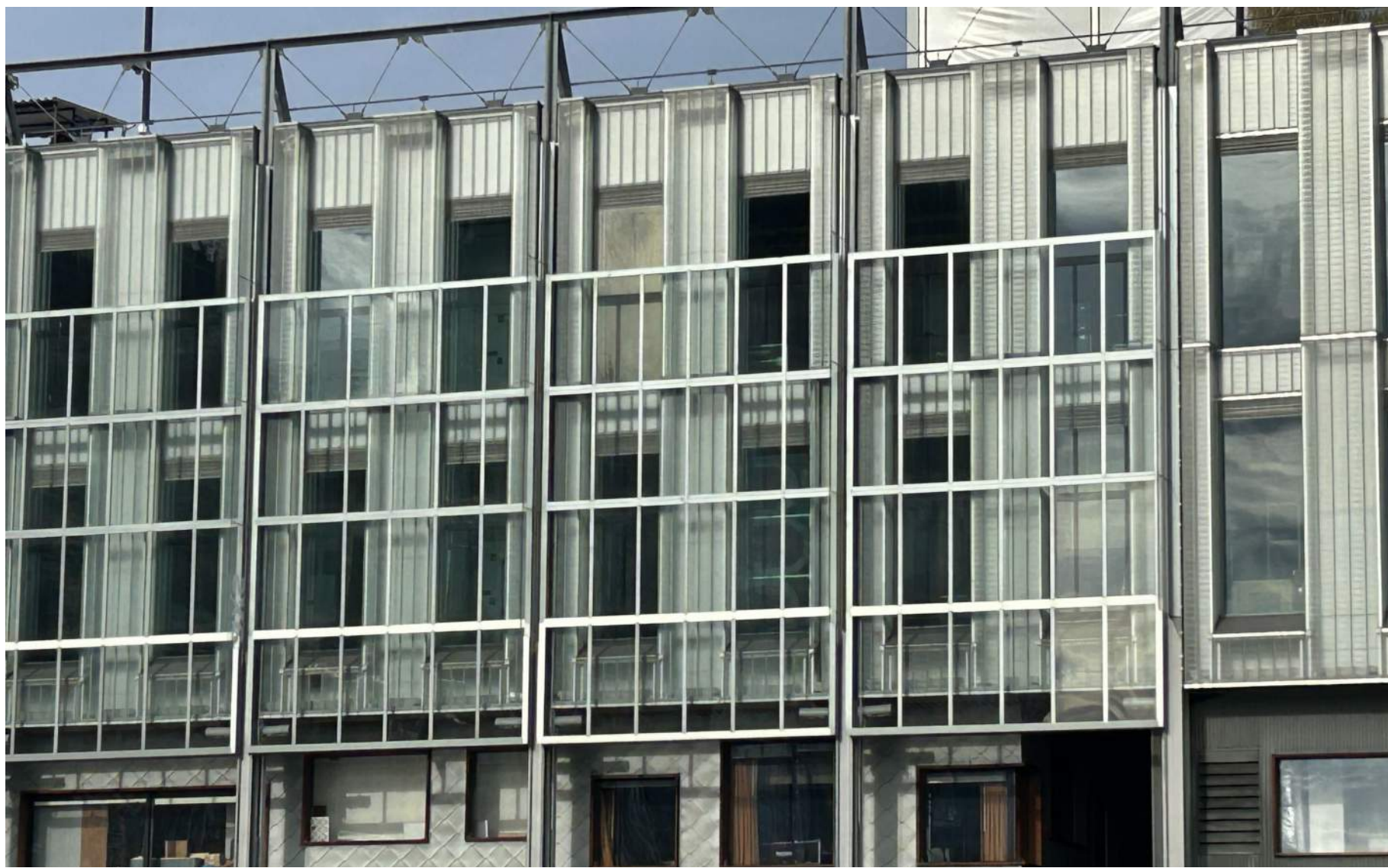
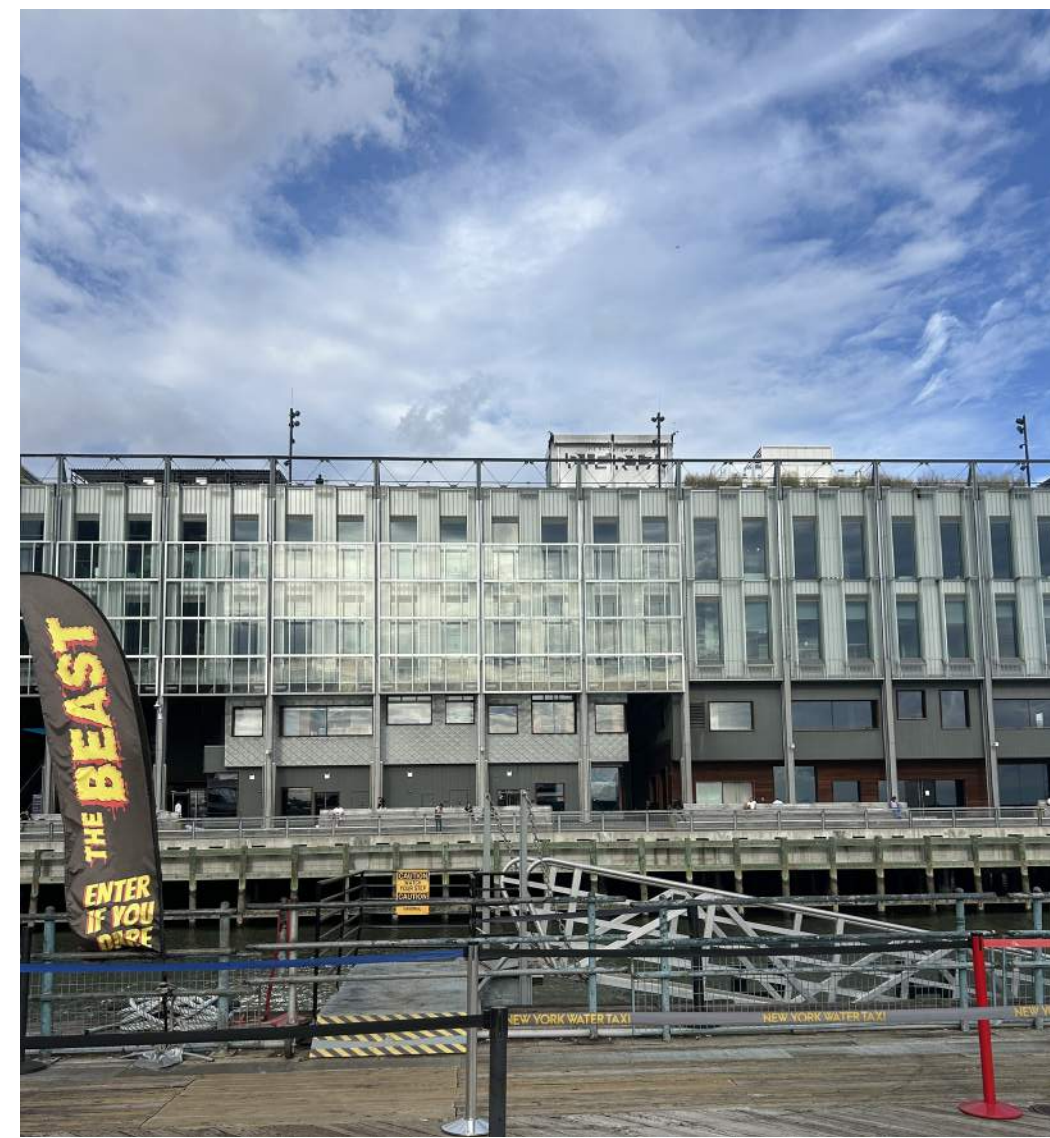
Window Type "A" Enlarged Detail Section

Window Details



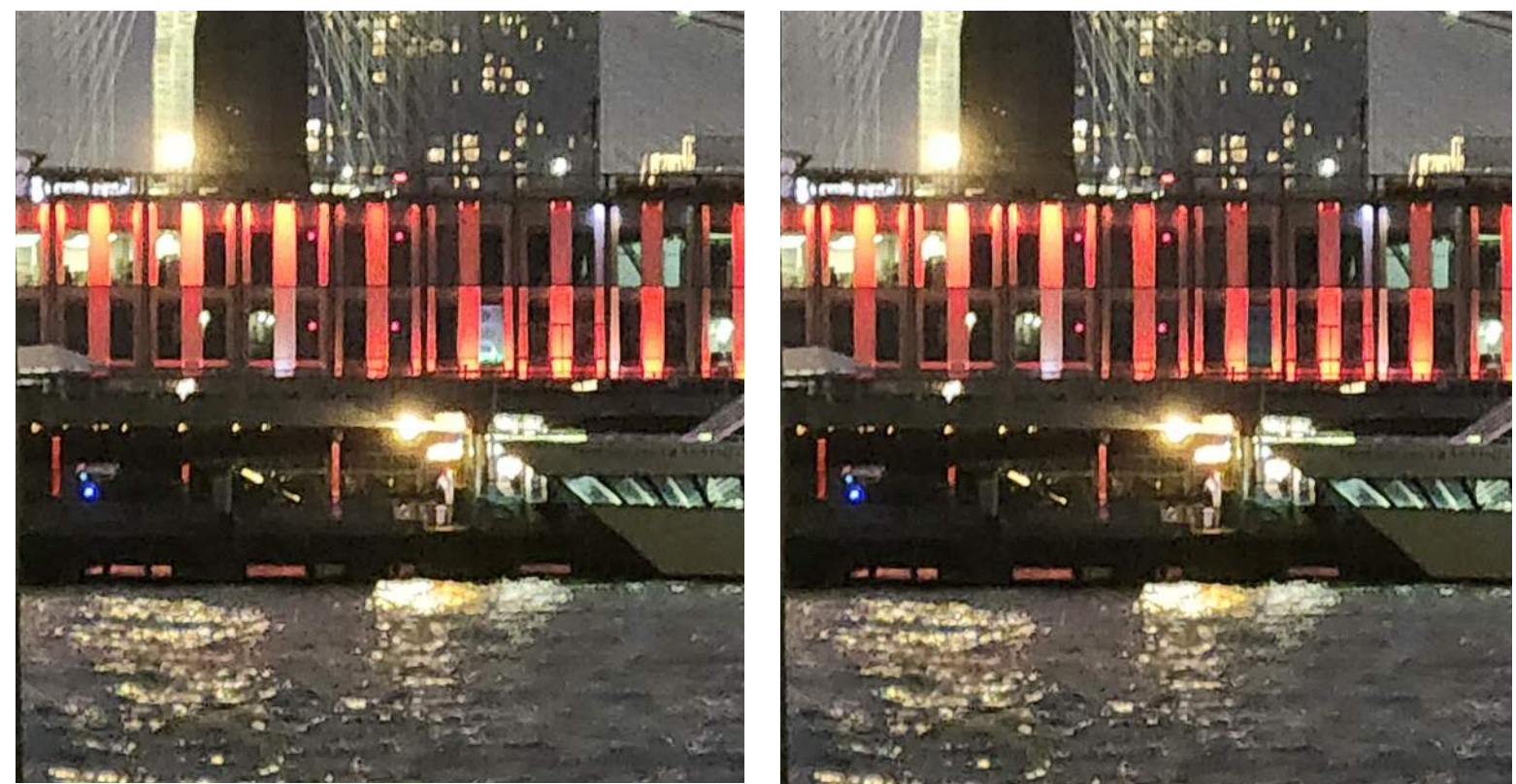
South Facing Windows

MANCINI:



Mock-up - Exterior View from South (Day)

South Facing Windows



Mock-up - Exterior View from South (Night) Exterior View w/shade from South (Night)



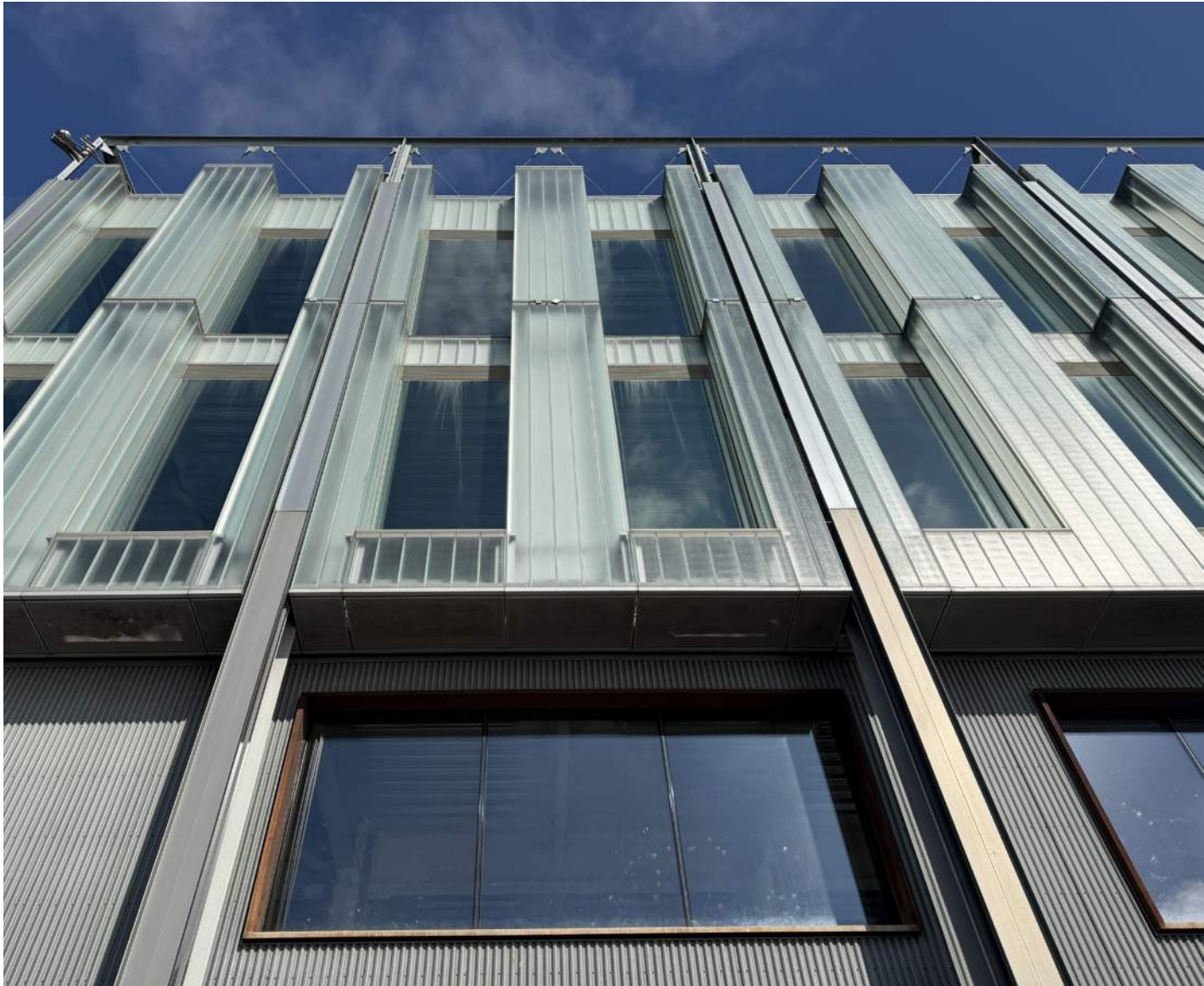
Aerial View



Exterior Views from South

East Facing Windows

MANCINI:



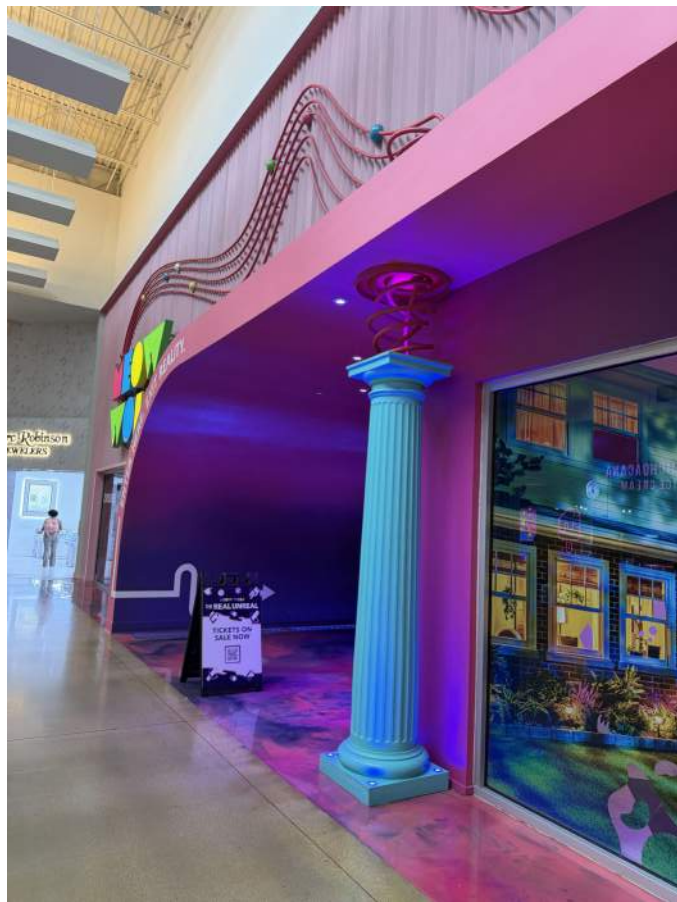
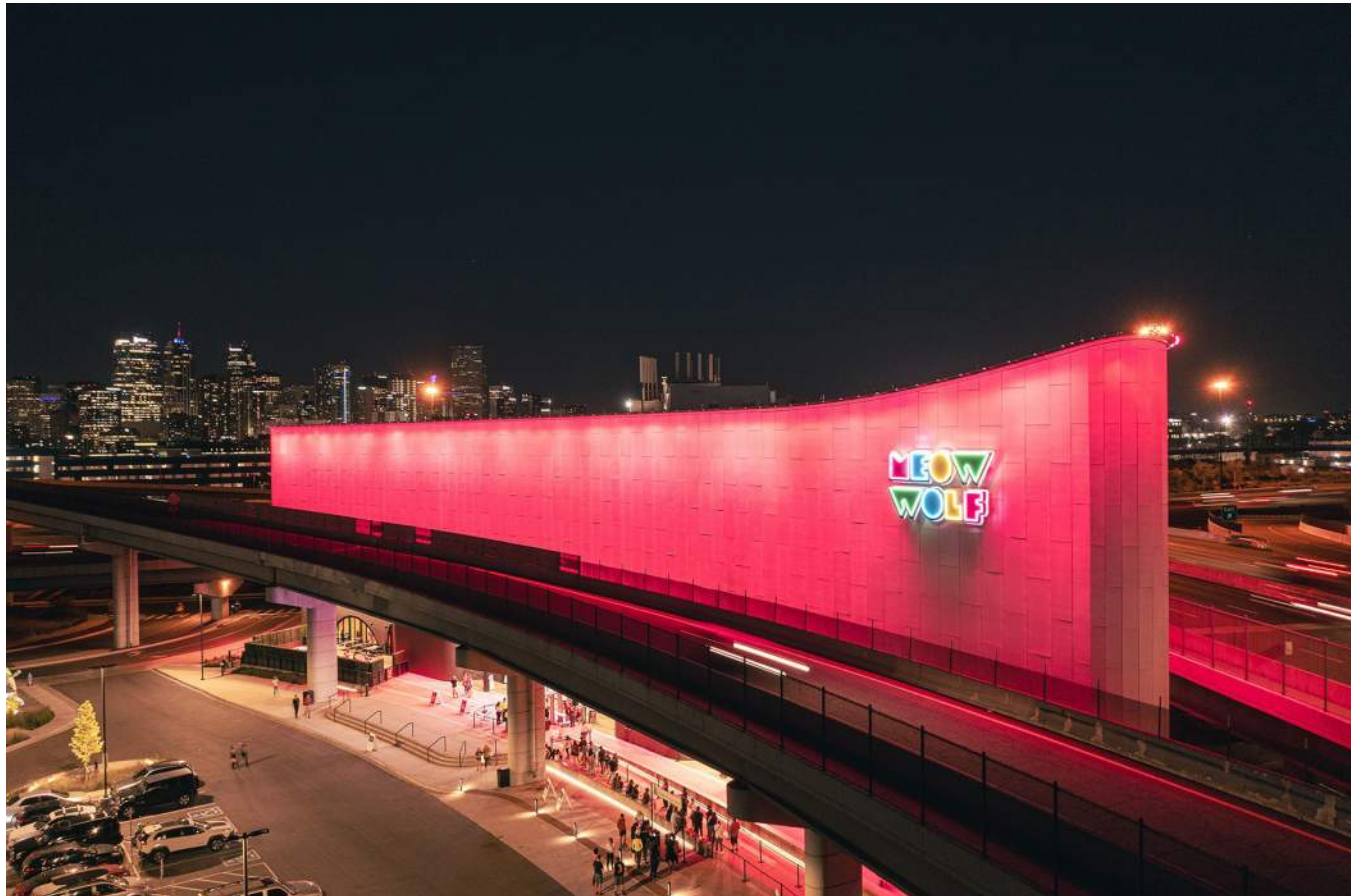
Thank You

MANCINI:

Appendix

Meow Wolf Locations

MANCINI:



Docket # LPC-26-05650 LANDLORD
Docket # LPC-26-08510 TENANT

CB 1 Presentation Proposed:

- 1. Expand Ground Floor for new entrance
- 2. Round windows on Ground Floor
- 3. Decorative facade features on Ground Floor
- 4. "Stained Glass" windows on 3rd & 4th Floors
- 5. New walls on 3rd & 4th Floors at windows adjacent to exhibition spaces

Community Board Resolution:

- 1. Work within the footprint of existing pier building to remove, or at a minimum reduce the scale, of the proposed new entrance
- 2. Do not overwhelm other windows of the pier
- 3. Remove decorative graphics on facade
Maintain signage maximums
- 4. Orient "Stained Glass" entirely inward so as to not project light outside
- 5. No comment

Commission Proposal:

- 1. Expand Ground Floor for new entrance
- 2. Modified window design on Ground Floor
- 3. Removed decorative graphics on south facade.
Modified signage design
- 4. "Stained Glass" to be installed with blackout shades
- 5. New walls on 3rd & 4th Floors at windows adjacent to exhibition spaces

View Corridors

MANCINI:



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