

Architecture Inspiration

Excellence in Commercial & Residential Design

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Searching for meanings

Does "real" refer to a conventional building, or can it mean a creative design accessible to everyone?

This building is NOT a landmark building

Mission

To redefine spaces that enhance human experiences, blending functionality with aesthetic beauty while prioritizing sustainability and innovation

Subtitle 01

Because the building housing the Malcolm X & Dr. Betty Shabazz Memorial and Educational Center (the former Audubon Ballroom at 3940 Broadway) is structurally integrated into the larger **Columbia University Medical Center / Audubon Business and Technology Park** complex, its development potential is governed by its commercial/manufacturing-adjacent zoning context in Washington Heights.

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in practical terms, because Columbia University owns and operates the block as part of a massive biotech and research campus, any future vertical expansion above or behind the preserved 1912 terracotta facade would not be limited by a simple height cap. Rather, it would be constrained only by the remaining unused development rights (air rights) of the zoning lot, structural engineering limits tied to the existing research labs below, and community-board oversight tied to the original land-use agreements.

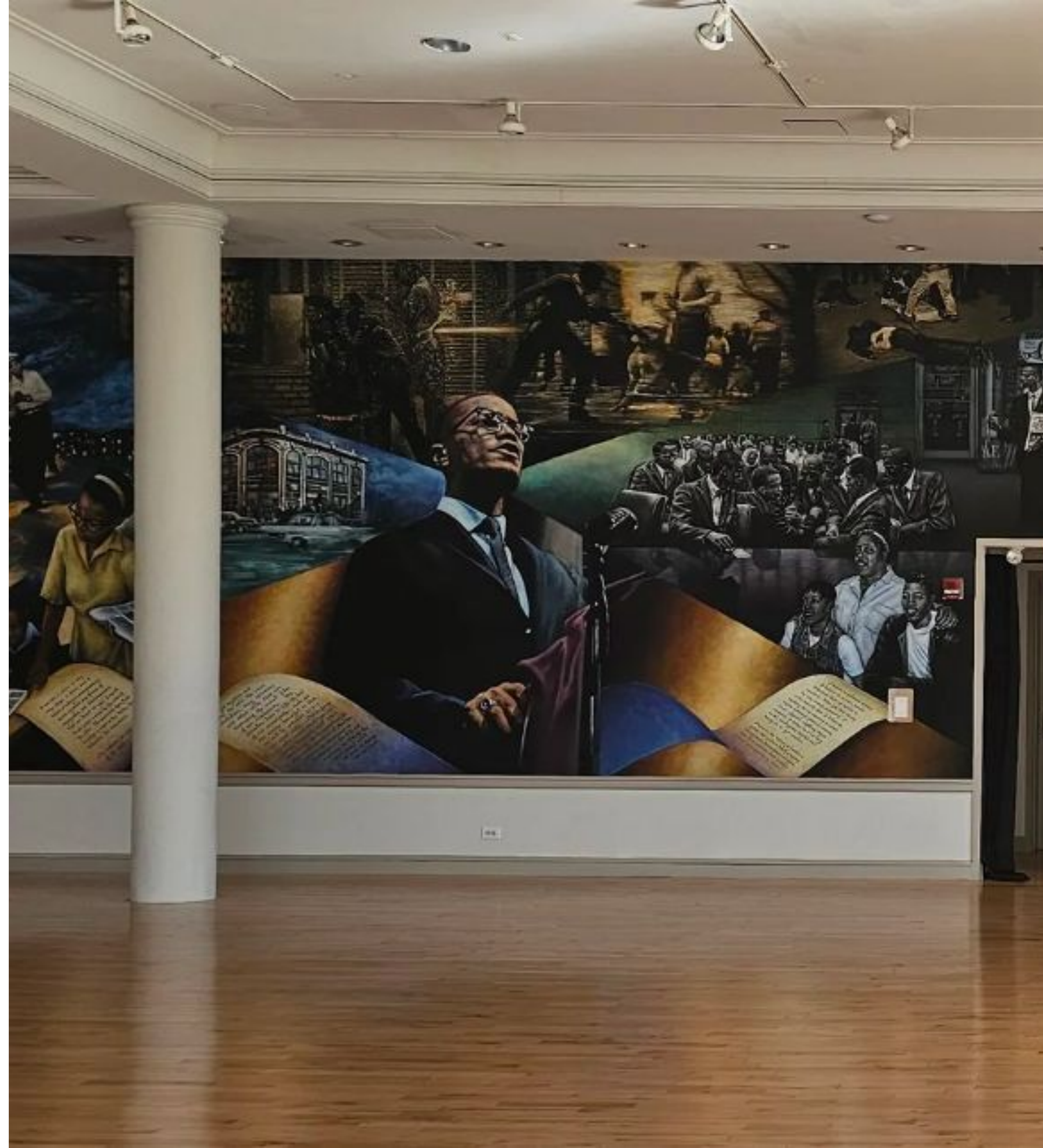
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Shabazz's Vision

Dr. Betty Shabazz's vision was centered on the transformative power of education, the necessity of self-reliance, and the pursuit of universal human rights. After the assassination of her husband, Malcolm X, she focused her life's work on empowering the Black community, particularly women and youth, to achieve social and economic progress through academic excellence and community service.

Core Tenets of Her Vision

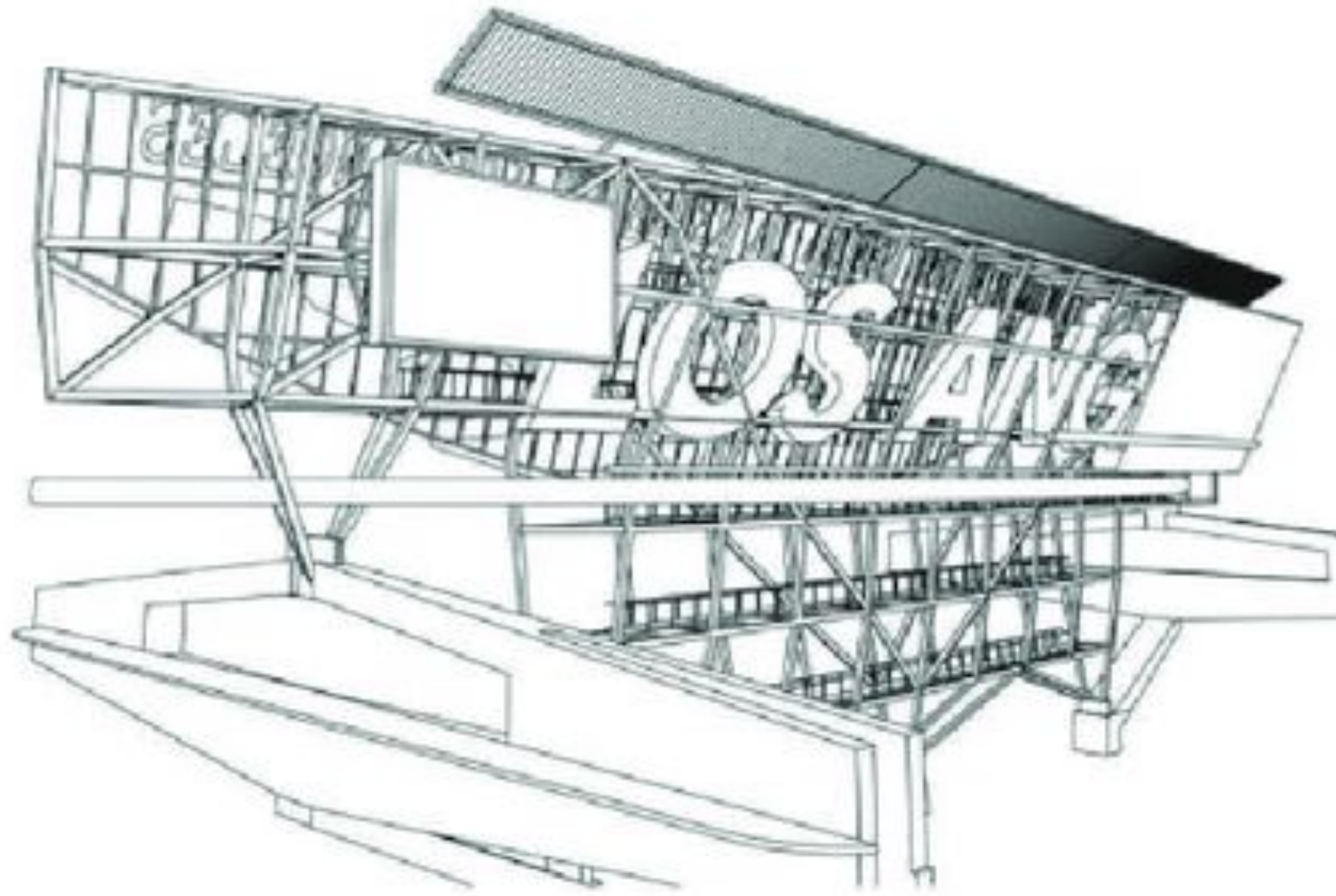
- * **Education for Progress:** She viewed education as the primary tool for social change, focusing her career on helping working-class students succeed.
- * **Empowering Future Leaders:** She mentored young Black women, encouraging them to pursue STEM and leadership roles to overcome academic and social barriers.
- * **Global Human Rights:** She advocated for racial tolerance and international solidarity, reframing the civil rights struggle as a universal human rights movement.
- * **A Living Legacy:** She founded the Shabazz Center as a community space to promote justice and inspire children to "dream with their eyes open."



Zoning

- **Zoning Context:** Much of this corridor along Broadway in upper Manhattan carries high-density commercial or mixed-use designations (frequently mapped as C4 or specialized commercial/research overlays designed to foster institutional and biotech expansion).
- **Floor Area Ratio (FAR):** Depending on the exact tax lot and the inclusion of community facility or commercial space bonuses, allowable FARs in these active institutional zones frequently range from **4.0 up to 10.0 or higher**, especially when tied to large-scale medical, educational, or research facilities.
- **Height and Setbacks:** Unlike standard contextual zoning districts that enforce strict low-rise height caps (like R7A or R8B limits), major institutional and commercial developments here do not have a hard pre-fixed "maximum height limit" in feet. Instead, height is regulated by the **sky exposure plane, initial setback distances, and total allowable floor area (FAR)**.









THE FRESH MARKET

