



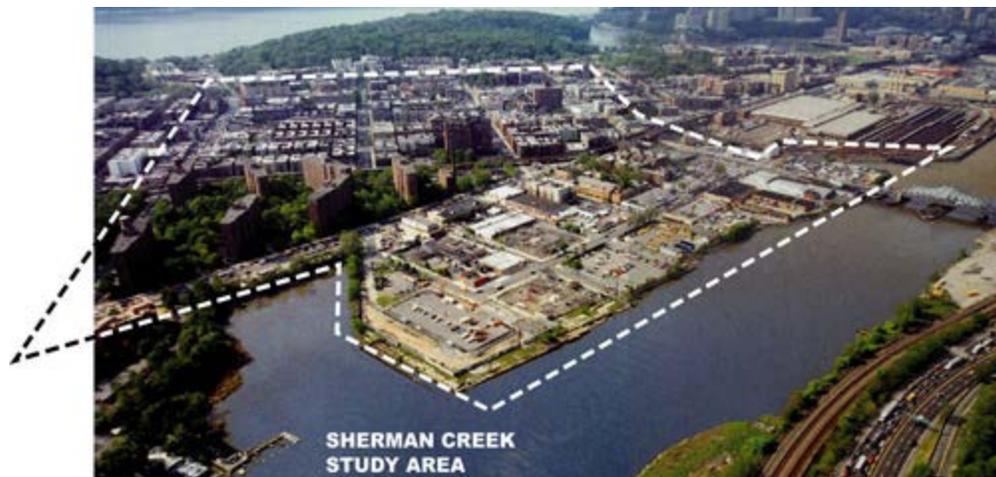
Sherman Creek Study

Introduction

Currently Inactive

This study is currently inactive. To view the most recent updates to this project, please visit the [New York City Economic Development Corporation website](#).

Sherman Creek lies along the Harlem River waterfront and is part of the Inwood neighborhood in Manhattan Community District 12. The primary study area is between Dyckman Street, Broadway, West 207th Street and the Harlem River, and includes Sherman Creek inlet, for which the surrounding area was named. The upland portion, between Broadway and Nagle Avenue, is a densely populated residential community, while the waterfront area, which is zoned primarily for industrial use, is characterized largely by underutilized and vacant land.



Aerial view of Sherman Creek looking west

Recognizing Sherman Creek's potential for economic development along the waterfront, Deputy Mayor Daniel L. Doctoroff assembled a team from several city agencies to explore development opportunities in partnership with area residents, elected officials, business leaders and local non-profit organizations. An initial public planning workshop was held in January 2004. During the workshop, participants identified opportunities in three different categories.

- Open Space and Recreation
- Traffic and Pedestrian Safety
- Residential and Commercial Development



 [Planning Workshop / Taller de Planificación - January 31, 2004](#)
(5.2 mb)



 [Planning Workshop Synopsis / Sinopsis del Taller de Planificación](#)
(4.4 mb)

The interagency team has since been working on various projects reflecting the concerns and recommendations of the community:

- In 2004, the Department of Parks and Recreation (DPR) constructed a Green Streets project at

the intersection of Nagle and Tenth Avenues to enhance safety at this unregulated intersection and provide refuge for pedestrians.

- Also in 2004, the Department of Parks and Recreation, together with City Planning (DCP) and the Economic Development Corporation (EDC) began design of five street end parks, intended to allow access to the Harlem River waterfront. Currently, chain-link fence and corrugated tin block views of the water. Construction is anticipated to begin in late summer 2006.
- Together with New York Restoration Project (NYRP), the City began work at the Sherman Creek inlet to improve access to the southern edge and a connection to Swindler's Cove. As part of this project, first steps will also be taken to allow access to the northern edge of the inlet in the future.



"Gaseteria Triangle" at
Nagle Avenue



Street end parks at
the Harlem River
[View a map of the
street end parks.](#)



Volunteers working with
NYRP at the Sherman
Creek inlet, May 2006

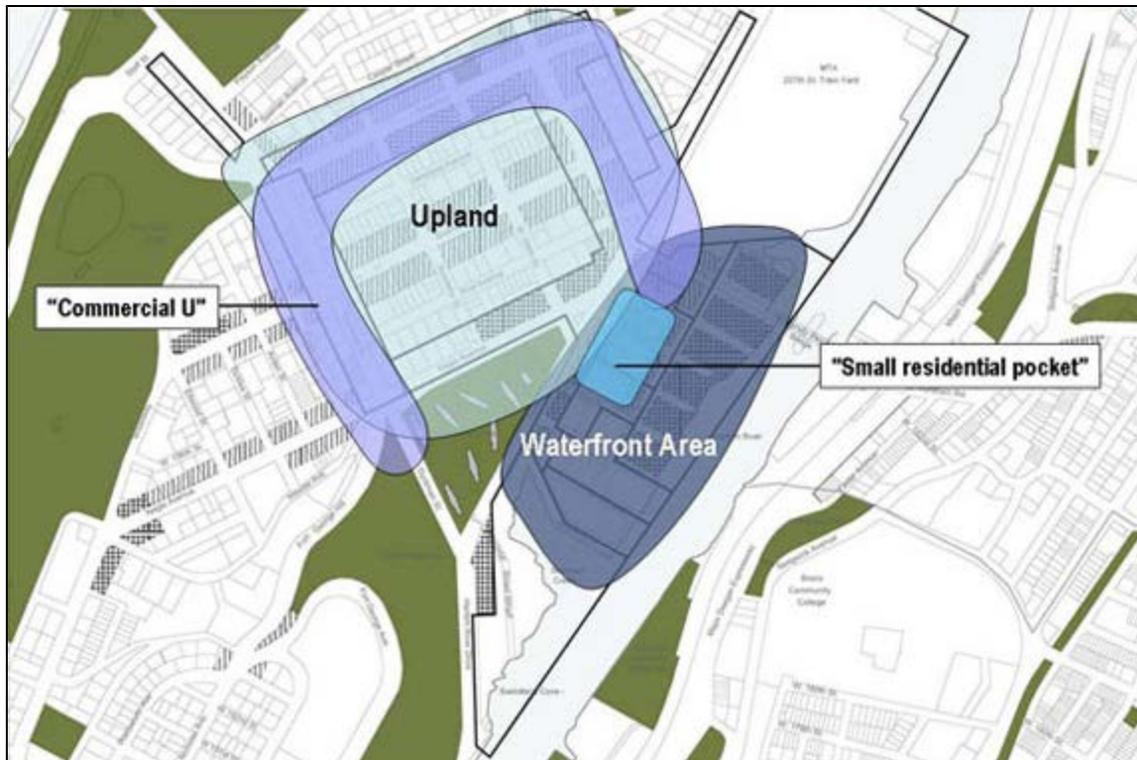
¹Source: The Newest New Yorkers 2000, NYC Department of City Planning

Sherman Creek Study Existing Context and Zoning

Currently Inactive

This study is currently inactive. For more information about Sherman Creek please contact the Department of City Planning Manhattan Office at (212) 720-3480.

The Sherman Creek area encompasses two distinct subareas, the Upland Area and the Waterfront Area.



Sherman Creek Study Area

The upland, a residential neighborhood with an R7-2 zoning district, a C4-4 district on Dyckman Street and C1 and C2 commercial overlays on Broadway and 207th Street, is characterized by a dense building stock of five- and six-story buildings and a large number of underutilized commercial sites on Dyckman Street, Broadway and 207th Street, a corridor referred to as the "Commercial U" in the community. Both the C4-4 and R7-2 districts permit a maximum *floor area ratio (FAR)* of 3.44 although many of the commercial sites are built only to 1.0 FAR.



Sherman Avenue looking north



207th Street looking east

The Waterfront Area is zoned primarily for manufacturing uses. An M1-1 district permits light industrial and commercial uses with a maximum FAR of 1.0 and an M3-1 district along the waterfront, with a maximum FAR of 2.0, permits heavy industry. Neither zoning district allows residential uses. Existing uses include wholesale distributors, parking lots and Con Edison facilities in the south. The upland R7-2 district extends into a small portion of this area, which is characterized by five- story residential uses and community facilities.



207th Street looking west



206th Street looking east



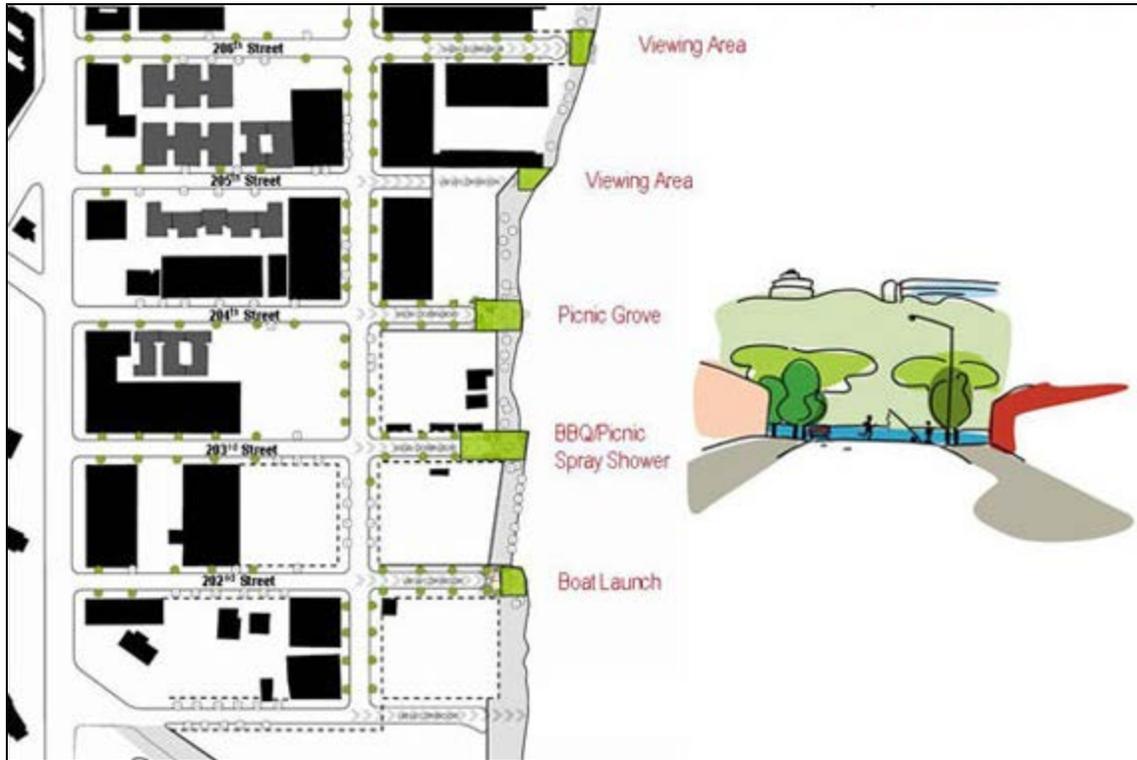
Existing Zoning

 [View a larger image.](#)

Sherman Creek Study

Introduction

Street end parks illustration



Street end parks at the Harlem River that will include a boat launch, picnic areas, barbeque pits and a spray shower.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.