Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on December 4, 2023 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
   - 1.a) Roll Call
   - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Approval of Minutes**
   - 2.a) Minutes of the October 23, 2023 Planning Commission Meeting
3. **Public Hearings**
   - 3.a) Public Hearing: Zoning Change Request #23-01 from Agricultural District (AG) to General Industrial (GI), Empire Addition property located on N 148th St, N of Corporate Limits.
   - 3.b) Public Hearing: Empire Addition Preliminary Plat
   - 3.c) Public Hearing: Empire Addition Final Plat
   - 3.d) Public Hearing: Waverly Ridge Estates Preliminary Plat
   - 3.e) Public Hearing: Comprehensive Plan for Waverly, NE
4. **Introduction of Business**
   - 4.a) Consideration of proposed Zoning Change Request #23-01 from Agricultural District (AG) to General Industrial (GI), Empire Addition property located on N 148th St, N of Corporate Limits.
   - 4.b) Consideration of recommendation to approve Empire Addition Preliminary Plat
   - 4.c) Consideration of recommendation to approve Empire Addition Final Plat
   - 4.d) Consideration of recommendation to approve Waverly Ridge Estates Preliminary Plat
   - 4.e) Consideration of recommendation to approve Comprehensive Plan for Waverly, NE.
   - 4.f) Discussion of Zoning Regulations
   - 4.g) Administrative Report
5. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

(1) Any person wishing to address the Council shall first state their name and address.
(2) Public comments are for non-agenda items only.
(3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, October 23, 2023,** at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Vice Chair George Yesilcimen, Tyson Ritz, Nicole Nuss and Allison Stark. Absent were Chair Kris Bohac, Lindsay Erickson and Melissa Brown. City Official present was City Administrator Stephanie Fisher. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

Call to order
The meeting was called to order by Vice Chair Yesilcimen at 6:05 p.m.
Yesilcimen acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

Approval of Minutes of the September 25, 2023, Planning Commission Meeting
Stark moved to approve the September 25, 2023 meeting minutes. Nuss seconded the motion.

The following Commission Members voted "YEA": Yesilcimen, Ritz, Nuss, Stark. The following Commission Members voted "NAY": None. Motion carried. 4 – 0.

Public Hearing: Searcey Addition Minor Subdivision
Yesilcimen declared the hearing open at 6:07pm.

Searcey Addition Minor Subdivision: Josh Larsen, representing Matt Warner/Empire Fence, stated that they had previously submitted this parcel for a minor subdivision, but they had someone interested in one larger parcel instead of the three smaller ones they had planned. Empire Fence had not filed the previously approved minor subdivision with Lancaster County so they asked to have this new subdivision approved and they will immediately file it with the County. The party that will likely purchase the smaller lot owns a small trucking company.

Yesilcimen declared the hearing closed at 6:08pm.

Introduction of Business
Consideration of approval of Searcey Addition Minor Subdivision. Nuss moved to approve the Searcey Addition Minor Subdivision. Ritz seconded the motion.

Zoning Administrator Palm stated that a Minor Subdivision had been previously approved at the May Planning Commission Meeting but was never filed with Lancaster County. Matt Warner would like to change how the property is subdivided. The previous subdivision was for three smaller lots and kept one large lot to the south. The new subdivision will be two lots, Lot #1 consisting of 15.40 acres and Lot #2 consisting of 5.50 acres. Lot #1 will continue to possess driveway access to N 148th Street on the northern boundary of the lot, which is covered by a utility/road easement held by the City of Waverly. This is the City's only access to the wastewater treatment plant. Lot #2 will have its own driveway access to N 148th Street.

The following Commission Members voted "YEA": Yesilcimen, Ritz, Nuss, Stark. The following Commission Members voted "NAY": None. Motion carried. 4 – 0.

Administrative Report as of October 23, 2023

- 2 sets of plans for new homes since last meeting in September

- November Planning Commission Meeting – possible action on the agenda:
    - Comprehensive Plan: public hearing and recommendation of approval by City Council
    - Waverly Ridge Preliminary Plat
    - Empire Addition Subdivision
    - Review of recommended changes to Zoning Regulations

Adjournment
Ritz moved to adjourn the meeting. Stark seconded the motion.

The following Commission Members voted "YEA": Yesilcimen, Ritz, Nuss, Stark. The following Commission Members voted "NAY": None. Motion carried. 4 – 0.

Meeting adjourned at 6:58 pm.

Respectfully submitted,
Stephanie Fisher, City Administrator

City of Waverly
Building and Zoning Department
Zoning Change Report

Date: October 25, 2023

To: Waverly Planning Commission Members:
Kris Bohac, Melissa Brown, Lindsay Erickson, Nicole Nuss, Tyson Ritz, Allison Stark, George Yesilcemen

CC: Stephanie Fisher, Bill Gerdes

From: Mike Palm, Building Inspector/Zoning Administrator

Subject**: Change of Zoning Request 23-01**

General Information:

Legal Description: Portion of Lot 26, in the South Half, Northeast Quarter of Section 9, Township-11-North, Range-8-East of the Sixth Principal Meridian of Lancaster County, Nebraska

Land area: 408,939 sq. ft.

Applicant: Woodstock Holdings, LLC
14650 Woodstock Blvd.
Waverly, NE 68462

Owner: Woodstock Holdings, LLC (Attn: Matt Warner)

Existing Zoning: Agricultural (AG)

Propose Zoning: General Industrial District (GI)

Existing Land Use: Crops

Surrounding Land Use and Zoning:

North:	Zoned: Agricultural	Use: City-Owned Lot/Tree Dump
South:	Zoned: General Industrial	Use: Crops/Empire Supply Co.
East:	Zoned: Agricultural	Use: Crops
West:	Zoned: Agricultural	Use: Crops/Pond

Comprehensive Plan Considerations:

The Future Land Use Map designates this area as Industrial.

Analysis:

1. There is 1 portion of a lot proposed to change zoning to General Industrial.
2. The lot lies outside of the city's corporate limits, but within the 1-mile extra-territorial jurisdiction.
3. Per the City's Future Land Use Map, this property is designated as an Industrial lot.
4. The portion to be rezoned fronts N 148th Street (East) and is bound by a private drive on the south (Wastewater Treatment Entry), a pond/crops to the west (Warner), and the city tree dump to the north.
5. The portion to be rezoned is planned to be subdivided into 4 industrial type use lots.
6. The portion of the lot to remain AG is primarily in the floodway and cannot developed with habitable structures.

7. The property directly to the south is zoned GI and use type complies with zoning regulations.
8. Based on the information provided, I recommend approval of the zoning change request.

Change of Zone

A parcel of land being a portion of Lot 26 located in the S 1/2, NE 1/4 of Sec. 9, T.11N, R.08E. of the 6th P.M., Lancaster County, Nebraska, being more particularly described as follows:

Commencing at the SE corner of said S 1/2;

Thence along said the South line of said S 1/2, S89°47'08"W, 33.00 feet all bearings hereon are relative thereto and to the **Point of Beginning**;

Thence continuing along said South line, S89°47'08"W, 763.63 feet;

Thence departing said South line N35°42'51"E, 483.26 feet;

Thence N41°39'26"E, 173.41 feet;

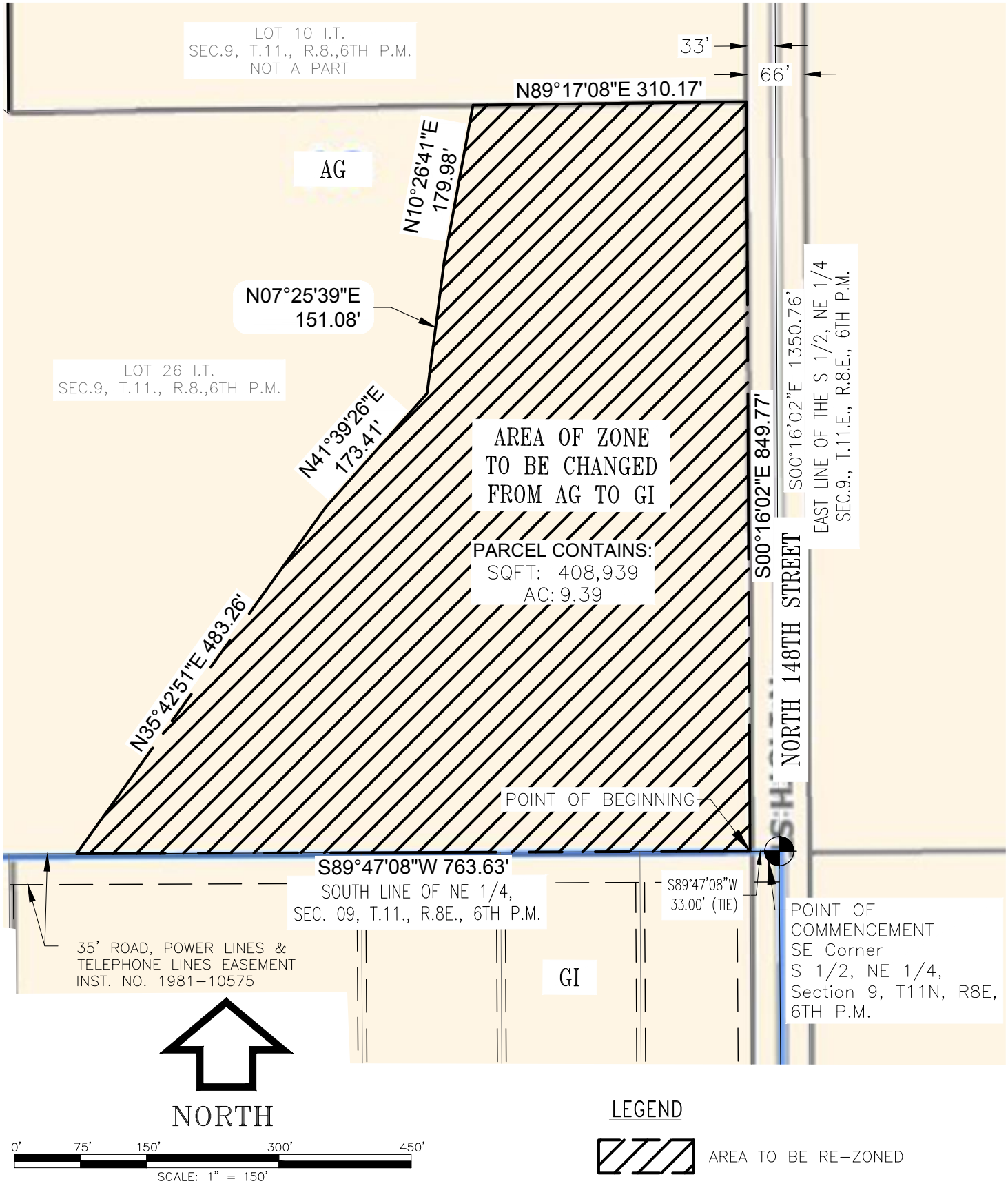
Thence N07°25'39"E, 151.08 feet;

Thence N10°26'41"E, 179.98 feet to the North boundary of said Lot 26;

Thence on said North boundary, N89°17'08"E, 310.17 to the East boundary of said Lot 26 being 33 feet West of and parallel with the East line of said South half;

Thence on said East boundary and said parallel line, S00°16'02"E, 849.77 feet to the **Point of Beginning**

Containing 408,939 Square Feet or 9.39 Acres more or less.



CHANGE OF ZONE
Exhibit 'A'
S 1/2 NE 1/4, SEC. 9, T.11N., R.8E., 6TH P.M.
LANCASTER COUNTY, NEBRASKA

REGA ENGINEERING
601 OLD CHENEY RD.
SUITE 'A'
LINCOLN, NE 68512
(402) 484-7342
- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

DATE: 7/7/2023
PROJECT 201105
SHEET NO. 2 of 2

GIS Viewer
CITY OF LINCOLN - LANCASTER COUNTY, NE

S9, T11, R8, 6th Principal Meridian, LOT 26 NE



Printed: 10/31/2023

1: 4,514

Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.

ORDINANCE NO. 23-18

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE A PARCEL OF LAND BEING A PORTION OF LOT 26, LOCATED IN THE SOUTH HALF, NORTHEAST QUARTER OF SECTION 9, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM AGRIGULTURAL DISTRICT (AG) TO GENERAL INDUSTRIAL DISTRICT (GI).

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning a Portion of Lot 26, located in the South Half, Northeast Quarter of Section 9, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Agricultural District (AG) to General Industrial District (GI) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS_____ DAY OF _____, 2023.

_____
William D. Gerdes, Mayor

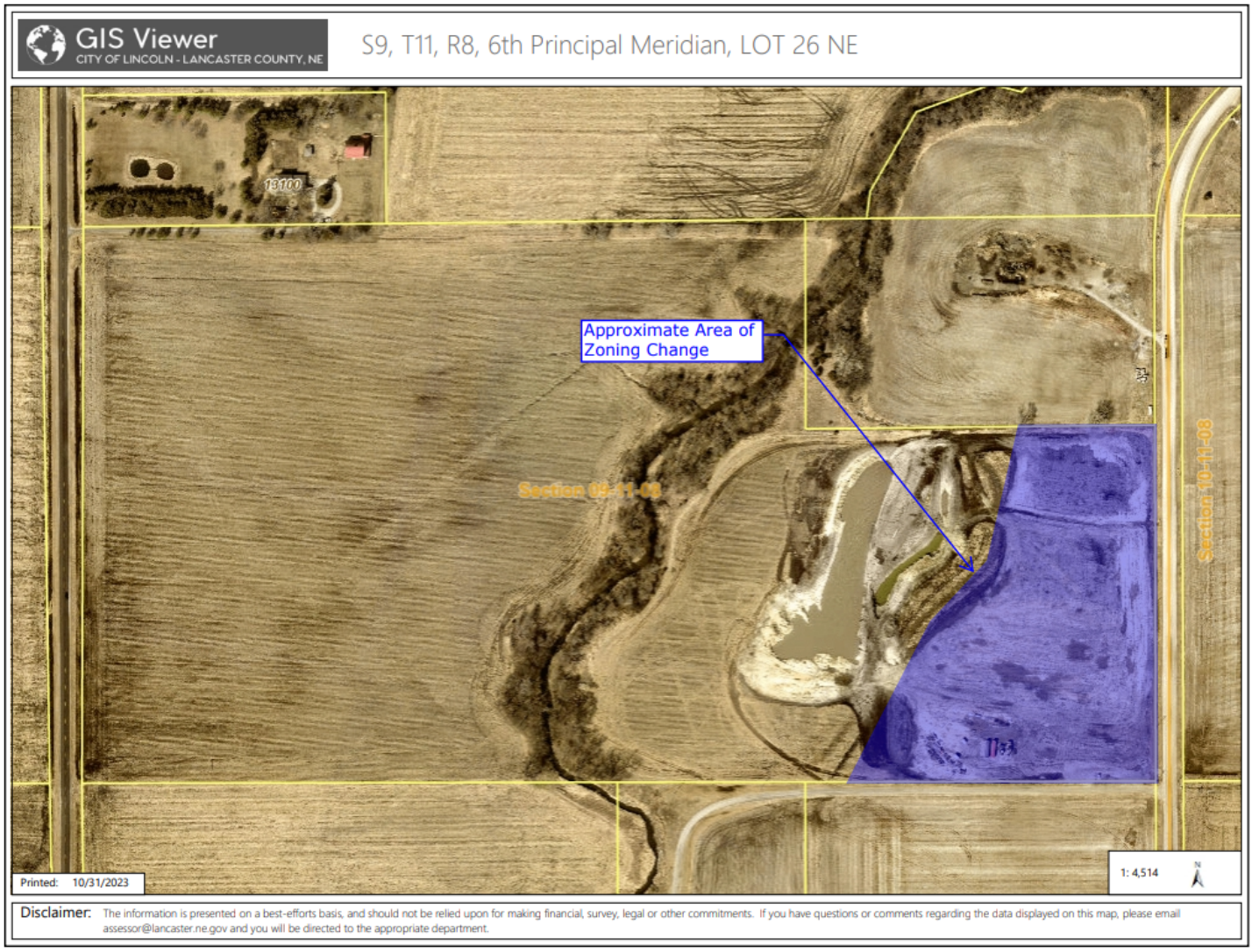
ATTEST:

_____
Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)

ORDINANCE 23-18

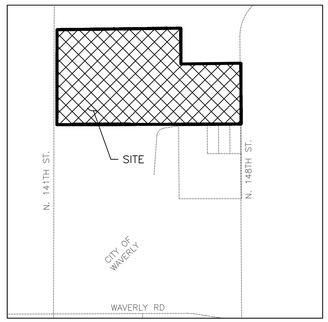
EXHBIT A



EMPIRE ADDITION

PRELIMINARY PLAT

LOCATED IN THE S 1/2, NE 1/4 OF SEC. 9, T.11N., R.8E. OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION OF FINAL PLAT

A PARCEL OF LAND BEING A PART OF LOT 26 I.T. LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 9, T.11N., R.8E. OF THE 6TH P.M., CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID S 1/2 WHENCE THE S LINE OF SAID S 1/2 BEARS S89°47'08"W, 2647.20 FEET, ALL BEARINGS HEREON ARE RELATIVE THERETO,

THENCE ON THE S LINE OF SAID S LINE, S89°47'08"W, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID LINE, S89°47'08"W, 2574.20 FEET;

THENCE N00°03'04"E, 1328.09 FEET;

THENCE N89°17'08"E, 1729.87 FEET;

THENCE S00°16'02"E, 500.71 FEET;

THENCE N89°17'08"E, 837.03 FEET;

THENCE S00°16'02"E, 849.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,023,494 SQUARE FEET OR 69.41 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PRELIMINARY PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

_____
LYLE L. LOTH, L.S. #314

FOR REVIEW

Section Corner Ties

NW CORNER, NE 1/4 of Sec. 9-T11N-R8E
Fnd. Alum. Cap
W 33.20' Fnd. 1" Pipe
E 26.84' Fnd. 3/4" Pipe
SW 94.07' Fnd. 5/8" Rebar
SE 65.00' Fnd. 3/4" Pipe

SW CORNER, NE 1/4 of Sec. 9-T11N-R8E
Fnd. Alum. Cap
NW 40.06' Fnd. 5/8" Rebar
NE 51.56' Fnd. 5/8" Rebar
E 39.92' Fnd. 5/8" Rebar
SE 61.50' Fnd. 5/8" Rebar
SW 54.99' Fnd. 5/8" Rebar

SE CORNER, NE 1/4 of Sec. 9-T11N-R8E
Fnd. Alum. Cap
W 32.89' Fnd. 1" Iron Pipe
E 30.75' Fnd. 5/8" Rebar
SW 64.07' Fnd. 5/8" Rebar
SE 47.56' Fnd. 1/2" Rebar
NW 53.61' Fnd. 1/2" Rebar

E 1/16, NE 1/4 of Sec. 9-T11N-R8E
Fnd. Alum. Cap
NE 73.62' Set Nail In Top of Post
ESE 33.00' Fnd. 1" Pipe
W 32.89' Fnd. 1" Pipe
NW 51.45' Fnd. 5/8" Rebar 2' E of Fence

SHEET LEGEND:

COVER SHEET	1
SITE PLAN	2
EXITING CONTOURS & PROPOSED UTILITIES	3

APPROVAL

THE PRELIMINARY PLAT OF EMPIRE ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS ___ DAY OF _____ 20__.

_____ DATE
_____ PLANNING COMMISSION CHAIR

_____ DATE
_____ ADMINISTRATIVE OFFICIAL

_____ DATE
_____ MAYOR

ZONING INFORMATION

CURRENT ZONING: AG
FUTURE ZONING: GI/AG

BUILDING SETBACK RESTRICTIONS

FRONT YARD – 50 FEET

STREET SIDE YARD – 25 FEET

INTERIOR SIDE YARD – 0 FEET

REAR YARD – 25 FEET

OWNER/DEVELOPER:

WOODSTOCK HOLDINGS, LLC
14650 WOODSTOCK BLVD, PO BOX 553
WAVERLY, NE 68462

SURVEYOR:

LYLE L. LOTH
REGA ENGINEERING GROUP INC.
601 OLD CHENEY RD., SUITE 'A'
LINCOLN, NE 68512 (402) 484-7342

ENGINEER:

NATHANIEL P. BURNETT
REGA ENGINEERING GROUP INC.
601 OLD CHENEY RD., SUITE 'A'
LINCOLN, NE 68512 (402) 484-7342

COVER

REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD.
SUITE A
LINCOLN, NE 68512
402-484-7342 OFFICE

JOB NAME: EMPIRE
LOCATION: WAVERLY,NEBRASKA
DRAWN BY: RDR **CHECKED BY:** LLL
SCALE: NA
DATE: 08/22/2023
JOB NUMBER 201105
SHEET 1 OF 3

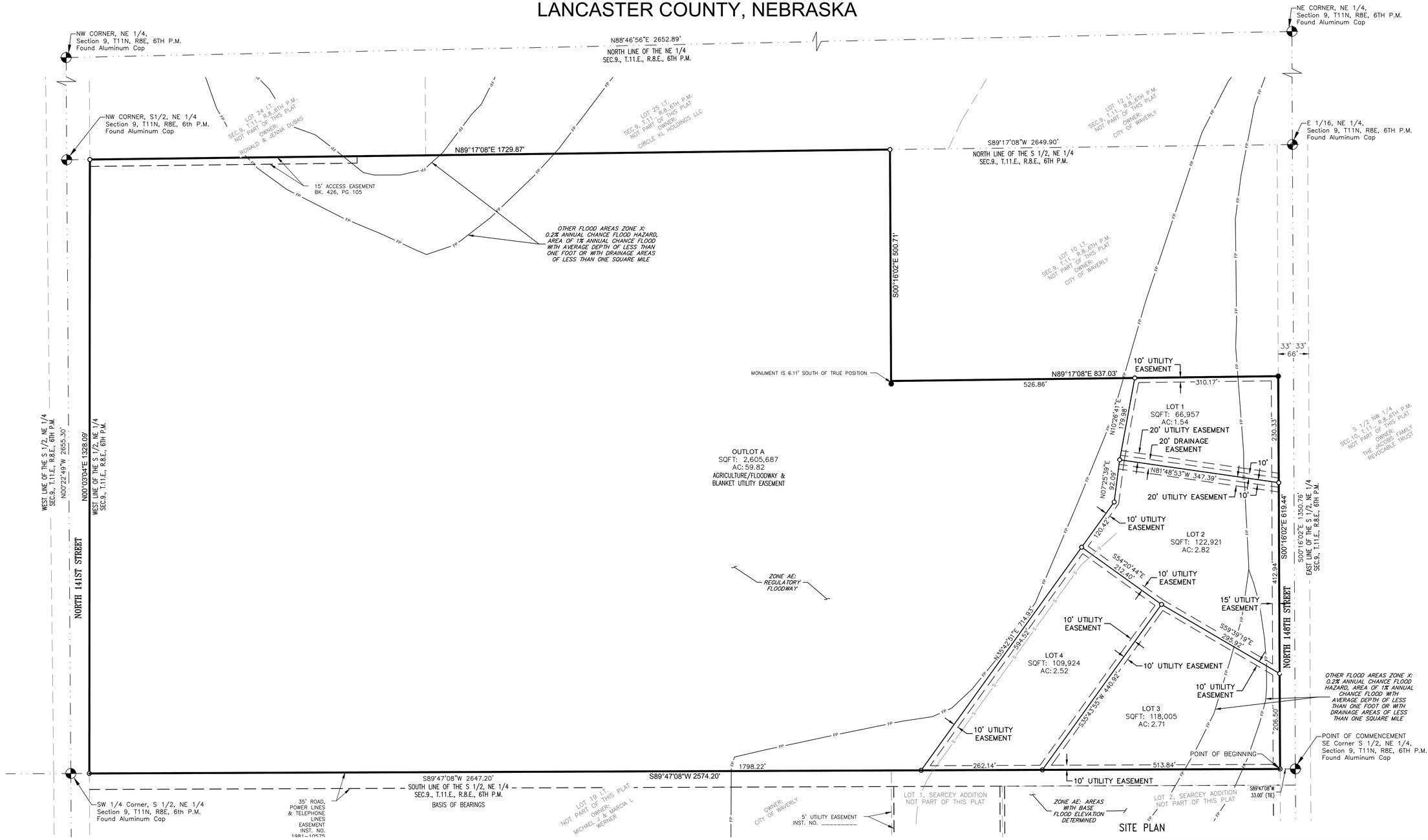
REGA ENGINEERING
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

EMPIRE ADDITION

PRELIMINARY PLAT

LOCATED IN THE S 1/2, NE 1/4 OF SEC. 9, T.11N., R.8E. OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA



MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND 1" PIPE
- FOUND SECTION CORNER AS NOTED

SEE SHEET 1 FOR SECTION CORNER TIES

NOTE:

1.) PARKING IS ALLOWED IN THE SIDE AND REAR SETBACKS.

2.) LOWEST FLOOR ELEVATION ALLOWED WILL BE 1.00' ABOVE THE ESTABLISHED BASE FLOOD ELEVATION

NORTH

0' 50' 100' 200' 300'

SCALE: 1" = 100'

Total Lots = 4
Total Outlots = 1
Total Acres = 69.41

REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD.
SUITE A
LINCOLN, NE 68512
402-484-7342 OFFICE

JOB NAME: EMPIRE	**DRAWN BY:** RDR	**CHECKED BY:** LLL
	SCALE: 1:100	
	DATE: 08/22/2023	
	JOB NUMBER	
LOCATION: WAVERLY,NEBRASKA	201105	SHEET 2 OF 3

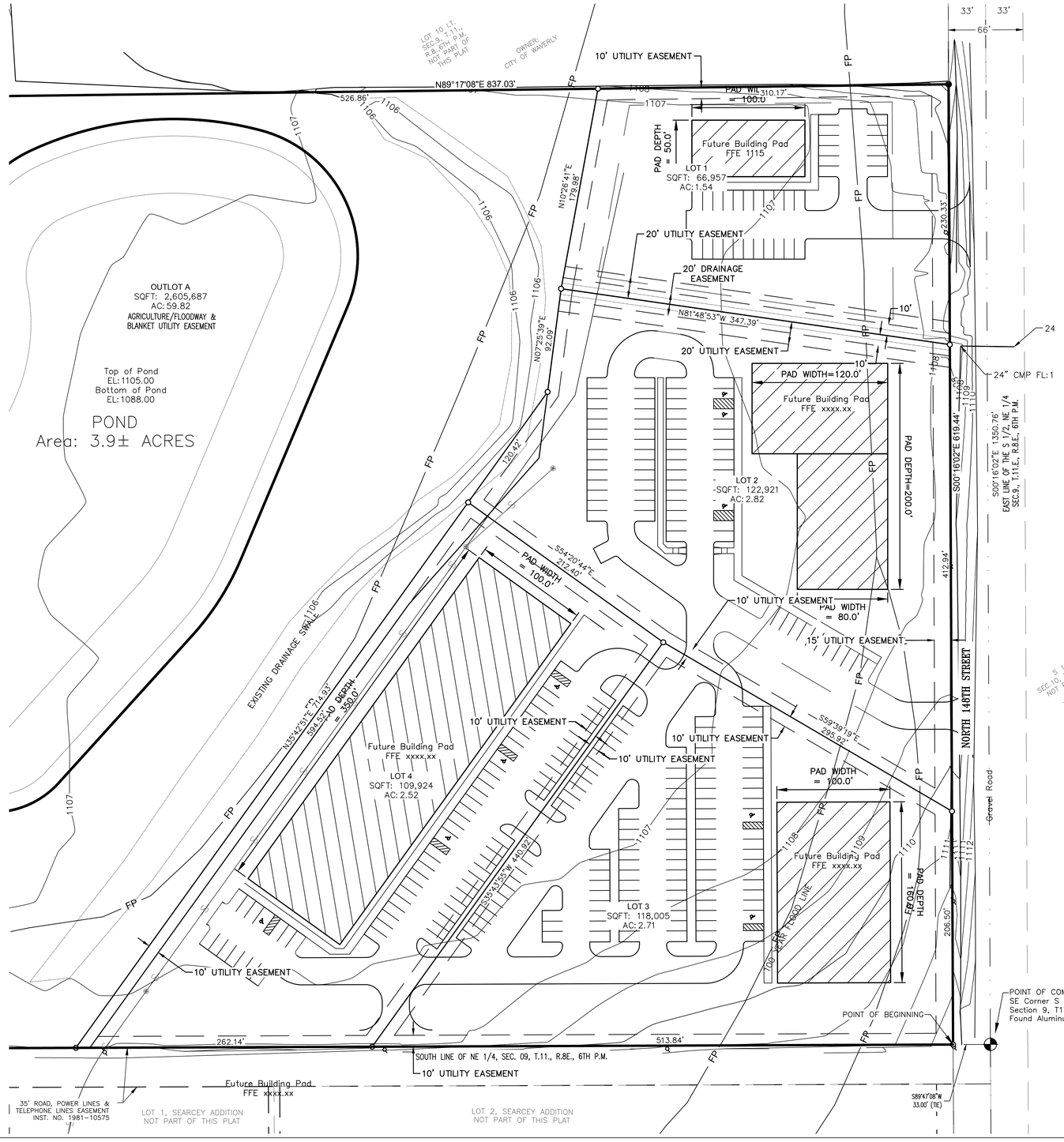
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EMPIRE ADDITION

PRELIMINARY PLAT

LOCATED IN THE S 1/2, NE 1/4 OF SEC. 9, T.11N., R.8E. OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA



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MONUMENT SYMBOL LEGEND

- ○ SET (3/4"x24" Bar w/ LS 314 Cap)
- ● FOUND 1" PIPE
- ◐ FOUND SECTION CORNER AS NOTED

NORTH

0' 25' 50' 100' 150'
SCALE: 1" = 50'

EXISTING CONTOURS & PROPOSED UTILITIES

REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD.
SUITE A
LINCOLN, NE 68512
402-484-7342 OFFICE

JOB NAME: EMPIRE	DRAWN BY: RDR	CHECKED BY: LLL
	SCALE: 1:50	
	DATE: 07/27/2023	
	JOB NUMBER	
LOCATION: WAVERLY,NEBRASKA	201105	SHEET 3 OF 3

REGA ENGINEERING
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
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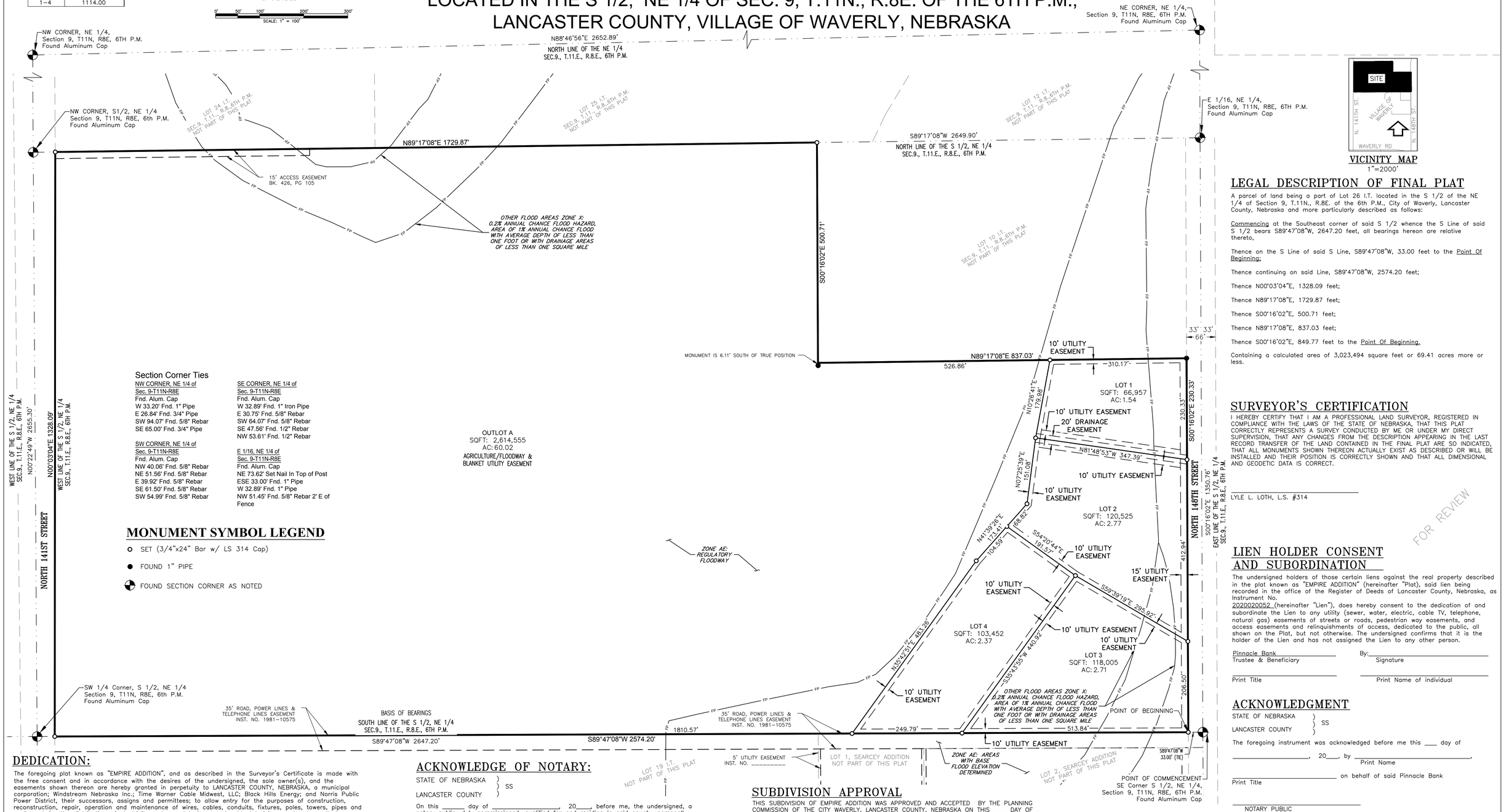
EMPIRE ADDITION

LOCATED IN THE S 1/2, NE 1/4 OF SEC. 9, T.11N., R.8E. OF THE 6TH P.M., LANCASTER COUNTY, VILLAGE OF WAVERLY, NEBRASKA

LOWEST FLOOR ELEVATION

LOT	ELEV(NAVD88)
1–4	1114.00





VICINITY MAP
1"=2000'

Section Corner Ties

NW CORNER, NE 1/4 of Sec. 9-T11N-R8E
Fnd. Alum. Cap
W 33.20' Fnd. 1" Pipe
E 26.84' Fnd. 3/4" Pipe
SW 94.07' Fnd. 5/8" Rebar
SE 65.00' Fnd. 3/4" Pipe

SW CORNER, NE 1/4 of Sec. 9-T11N-R8E
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ESE 33.00' Fnd. 1" Pipe
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- FOUND 1" PIPE
- FOUND SECTION CORNER AS NOTED

LEGAL DESCRIPTION OF FINAL PLAT

A parcel of land being a part of Lot 26 I.T. located in the S 1/2 of the NE 1/4 of Section 9, T.11N., R.8E. of the 6th P.M., City of Waverly, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the Southeast corner of said S 1/2 whence the S Line of said S 1/2 bears S89°47'08"W, 2647.20 feet, all bearings hereon are relative thereto,

Thence on the S Line of said S Line, S89°47'08"W, 33.00 feet to the Point Of Beginning;

Thence continuing on said Line, S89°47'08"W, 2574.20 feet;

Thence N00°03'04"E, 1328.09 feet;

Thence N89°17'08"E, 1729.87 feet;

Thence S00°16'02"E, 500.71 feet;

Thence N89°17'08"E, 837.03 feet;

Thence S00°16'02"E, 849.77 feet to the Point Of Beginning.

Containing a calculated area of 3,023,494 square feet or 69.41 acres more or less.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

LYLE L. LOTH, L.S. #314

FOR REVIEW

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "EMPIRE ADDITION" (hereinafter "Plat), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2020020052 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Pinnacle Bank
Trustee & Beneficiary

By: _____
Signature

Print Title

Print Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____,
Print Name
_____ on behalf of said Pinnacle Bank
Print Title

_____
NOTARY PUBLIC

My commission expires the ___ day of _____, 20___.

DEDICATION:

The foregoing plat known as "EMPIRE ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to LANCASTER COUNTY, NEBRASKA, a municipal corporation; Windstream Nebraska Inc.; Time Warner Cable Midwest, LLC; Black Hills Energy; and Norris Public Power District, their successors, assigns and permittees; to allow entry for the purposes of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.

Lancaster County, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

Each lot shall have only one residential access.

WITNESS OUR HANDS

_____
Woodstock Holdings, LLC a Nebraska Limited Liability Company

By: _____, As Managing Member

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

On this _____ day of _____, 20___, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came _____, Managing Member of Woodstock Holdings, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

_____
NOTARY PUBLIC

My commission expires the _____ day of _____, 20___.

SUBDIVISION APPROVAL

THIS SUBDIVISION OF EMPIRE ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY WAVERLY, LANCASTER COUNTY, NEBRASKA ON THIS ____ DAY OF _____, 20___, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA

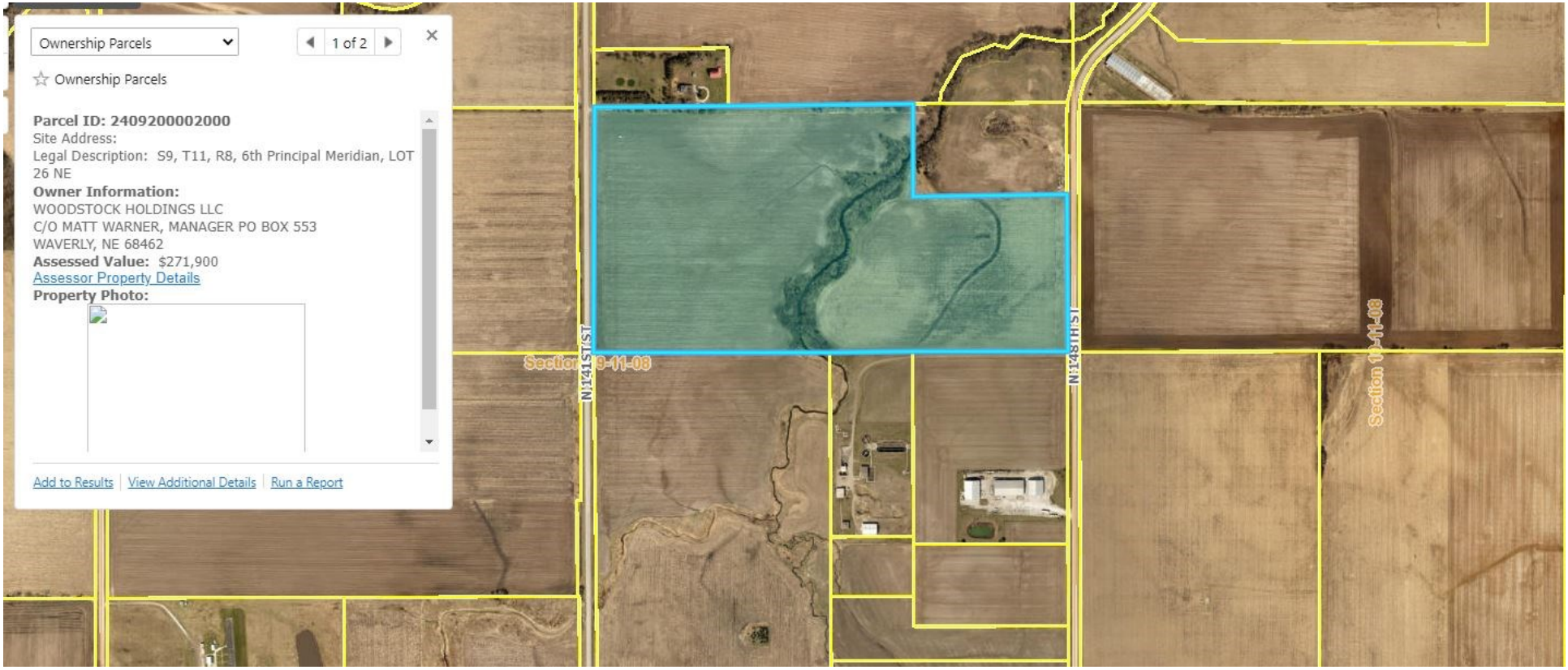
DATE	PLANNING COMMISSION CHAIR
DATE	ZONING ADMINISTRATOR
DATE	MAYOR

POINT OF COMMENCEMENT SE Corner S 1/2, NE 1/4, Section 9, T11N, R8E, 6TH P.M. Found Aluminum Cap

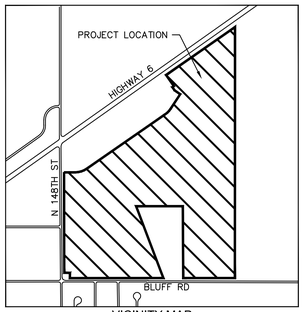
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD.
SUITE A
LINCOLN, NE 68512
402-484-7342 OFFICE

REGA ENGINEERING
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

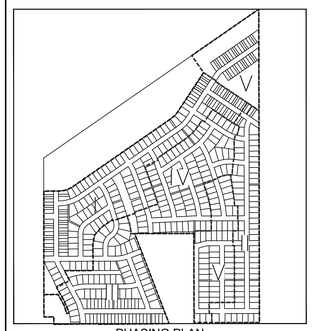
JOB NAME: EMPIRE	DRAWN BY: RDR	CHECKED BY: LLL
	SCALE: 1:100	
	DATE: 05/01/2023	
	JOB NUMBER	
LOCATION: WAVERLY,NEBRASKA	201105	SHEET 1 OF 1


Ownership Parcels
1 of 2
Ownership Parcels
Parcel ID: 2409200002000
Site Address:
Legal Description: S9, T11, R8, 6th Principal Meridian, LOT 26 NE
Owner Information:
WOODSTOCK HOLDINGS LLC
C/O MATT WARNER, MANAGER PO BOX 553
WAVERLY, NE 68462
Assessed Value: $271,900
Assessor Property Details
Property Photo:
Add to Results
View Additional Details
Run a Report
N 141ST ST
N 148TH ST
Section 9-11-08
Section 10-11-08

WAVERLY RIDGE ESTATES
COVER SHEET



VICINITY MAP
NOT TO SCALE



PHASING PLAN
NOT TO SCALE

OWNER/DEVELOPER
SMETTER CUSTOM HOMES, INC.
9700 THORNWOOD CIR.
LINCOLN, NE 68512

ENGINEER/ LANDSCAPE ARCHITECT/ SURVEYOR
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

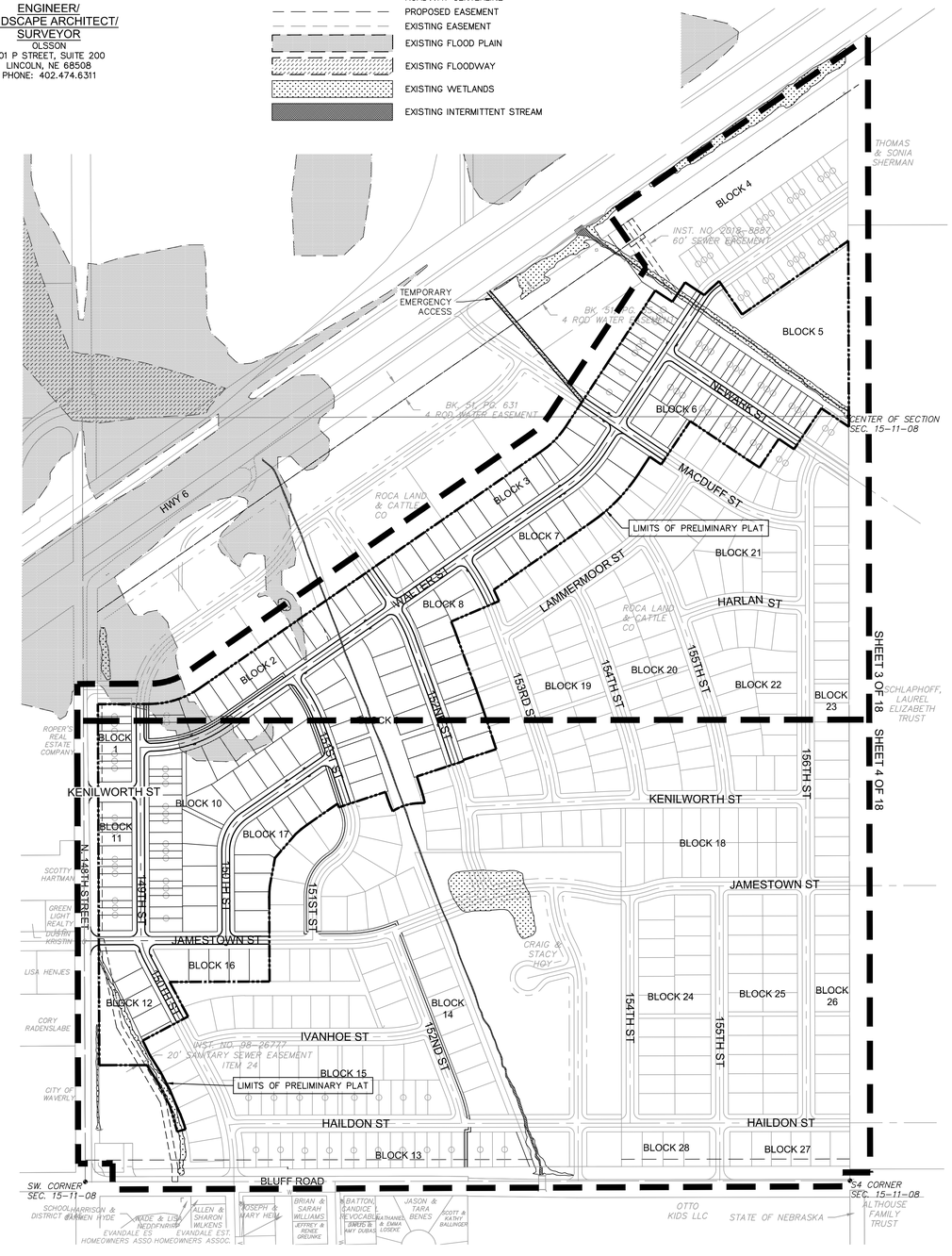
LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING FLOOD PLAIN
- EXISTING FLOODWAY
- EXISTING WETLANDS
- EXISTING INTERMITTENT STREAM

N

1" = 200'
0' 100' 200' 400'
SCALE IN FEET

SHEET INDEX	
NUMBER	TITLE
1 OF 18	COVER SHEET
2 OF 18	EXISTING CONDITIONS PLAN
3 OF 18	SITE PLAN
4 OF 18	SITE PLAN
5 OF 18	GRADING AND DRAINAGE PLAN
6 OF 18	GRADING AND DRAINAGE PLAN
7 OF 18	GRADING AND DRAINAGE PLAN
8 OF 18	UTILITY PLAN
9 OF 18	UTILITY PLAN
10 OF 18	STREET PROFILES
11 OF 18	STREET PROFILES
12 OF 18	STREET PROFILES
13 OF 18	STREET PROFILES
14 OF 18	STREET PROFILES
15 OF 18	STREET PROFILES
16 OF 18	STREET PROFILES
17 OF 18	STREET PROFILES
18 OF 18	ZONING



OVERALL CONCEPT

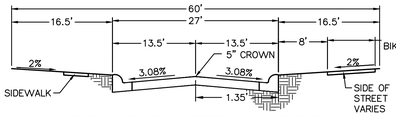
R-1:
- AREA IN R1: 5.66 ACRES
- SINGLE FAMILY LOTS: 18 UNITS (13,694 SF/UNIT)
- ALLOWABLE DENSITY (PER R1 ZONING):
  - SINGLE FAMILY: 8,400 SF/LOT

R-2:
- AREA IN R2: 96.12 ACRES
- SINGLE FAMILY LOTS: 254 UNITS (15,399 SF/UNIT)
- SINGLE FAMILY ATTACHED LOTS: 38 UNITS (7,255 SF/UNIT)
- ALLOWABLE DENSITY (PER R2 ZONING):
  - SINGLE FAMILY: 7,000 SF/LOT
  - TOWNHOUSES: 5,000 SF/LOT

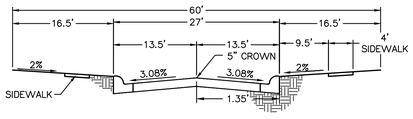
R-3:
- AREA INN R3: 10.51 ACRES
- SINGLE FAMILY LOTS: 39 UNITS (11,734 SF/UNIT)
- ALLOWABLE DENSITY (PER R3 ZONING):
  - SINGLE FAMILY: 6,000 SF/LOT

R-4:
- AREA IN R4: 24.08 ACRES
- SINGLE FAMILY ATTACHED LOTS: 122 UNITS (8,598 SF/UNIT)
- ALLOWABLE DENSITY (PER R4 ZONING):
  - TOWNHOUSES: 2,000 SF/LOT

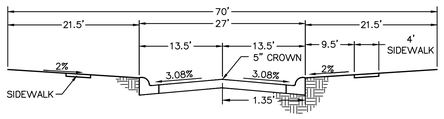
TOTAL AREA SHOWN 136.37 ACRES
- SINGLE FAMILY LOTS: 311 UNITS (12,867 SF/UNIT)
- SINGLE FAMILY ATTACHED LOTS: 160 UNITS (8,307 SF/UNIT)



TYPICAL ROADWAY SECTION W/ BIKE PATH
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE



70' R.O.W. ROADWAY SECTION
NOT TO SCALE

WAIVERS TO DESIGN STANDARDS

1. BLOCK LENGTH, AS SHOWN
2. ALLOW MINIMUM STREET CENTERLINE RADII OF 150' FOR LOCAL STREETS.
3. NOT PROVIDING TWO ROUTES FROM EACH LOT WITHIN THE SUBDIVISION TO THE REST OF THE CITY.

APPROVAL

THE PRELIMINARY PLAT OF ANDERSON NORTH PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS_____ DAY OF_____, 20__.

DATE	PLANNING COMMISSION CHAIRMAN
DATE	ADMINISTRATIVE OFFICIAL
DATE	MAYOR

GENERAL NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF WAVERLY SPECIFICATIONS.
2. ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF WAVERLY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS. THE COSTS OF UPSIZING PUBLIC WATER MAINS GREATER THAN 6" AND PUBLIC SANITARY SEWERS GREATER THAN 8" SHALL BE THE RESPONSIBILITY OF THE CITY OF WAVERLY.
5. THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AG WITH A PROPOSED ZONING OF R-2, R-3, AND R-4. (SEE SHEET 18 OF 18)
6. SIDEWALKS TO BE BUILT ALONG EACH SIDE OF THE PUBLIC ROADWAYS, EXCEPT NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, WHERE NO SIDEWALK IS REQUIRED.
7. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
8. ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF WAVERLY STANDARDS.
9. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH.
10. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
11. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF WAVERLY.
12. ALL ELEVATIONS ARE TO NAVD 1988.
13. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
14. ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
15. DENSITY:
    - TOTAL AREA FOR THIS PRELIMINARY PLAT: 43.20 ACRES

    R-2:
    - AREA IN R2: 18.06 ACRES
    - SINGLE FAMILY LOTS: 55 UNITS (14,304 SF/UNIT)
    - ALLOWABLE DENSITY (PER R2 ZONING):
      - SINGLE FAMILY: 7,000 SF/LOT

    R-3:
    - AREA INN R3: 10.51 ACRES
    - SINGLE FAMILY LOTS: 39 UNITS (11,734 SF/UNIT)
    - ALLOWABLE DENSITY (PER R3 ZONING):
      - SINGLE FAMILY: 6,000 SF/LOT

    R-4:
    - AREA IN R4: 14.63 ACRES
    - SINGLE FAMILY ATTACHED LOTS: 82 UNITS (7,774 SF/UNIT)
    - ALLOWABLE DENSITY (PER R4 ZONING):
      - TOWNHOUSES: 2,000 SF/LOT
16. PROPOSED ROADS ARE TO BE 27' WIDE WITH 60' RIGHT OF WAY UNLESS OTHERWISE NOTED. ARBURY AND JAMESTOWN STREETS WEST OF 149TH STREET AND 150TH AND 155TH STREET SOUTH OF STIRLING SHALL BE 27' WIDE WITH 70' RIGHT OF WAY.
17. ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
18. THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES AND GAS LINES SHALL BE COORDINATED WITH THE VARIOUS UTILITIES AND SHALL BE LOCATED WITHIN THE PROPOSED EASEMENTS OR WITHIN THE RIGHT OF WAY IF APPROVED BY THE CITY OF WAVERLY.
19. A HOME OWNER'S ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS, OTHER PRIVATE IMPROVEMENTS, AND OUTLOTS.
20. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO GRADING IN THE EXISTING 100 YEAR FLOODPLAIN.
21. DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED TO NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, EXCEPT AS SHOWN.
22. UPON PAVING COMPLETION ALL CENTERLINE CONTROL SHALL BE PINNED AND SURVEY CONTROL MONUMENTS SHALL BE INSTALLED IN THE PAVEMENT, AS PER CITY OF WAVERLY STANDARDS.
23. THE PHASING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE.
24. 6.62 ACRES OF GREENSPACE IS SHOWN, INCLUDING THE 2 RETENTION CELLS.
25. 7,556 LINEAL FEET OF PUBLIC STREETS ARE INCLUDED WITH THIS PRELIMINARY PLAT.
26. AN 8 FOOT WIDE BIKE PATH SHALL BE CONSTRUCTED, AS SHOWN ON THESE PLANS.
27. A GEOTECHNICAL REPORT, PROVIDED BY A QUALIFIED SOILS ENGINEER, MUST BE SUBMITTED TO THE CITY OF WAVERLY PRIOR TO FILING OF THE FINAL PLAT.
28. THE TEMPORARY EMERGENCY ACCESS BETWEEN MACDUFF STREET AND HIGHWAY 6, AS ALLOWED BY THE NEBRASKA DEPARTMENT OF TRANSPORTATION, SHALL:
    a. BE CONSTRUCTED WITH CRUSHED ROCK SURFACING AND MAINTAINED BY THE H.O.A..
    b. HAVE A LOCKED GATE LOCATED AT THE R.O.W. LINE OF HIGHWAY 6.
    c. ONLY BE USED BY EMERGENCY SERVICES.
    d. BE REMOVED ONCE A CONNECTION IS MADE BETWEEN WALTER STREET AND BLUFF ROAD EAST OF OUTLOT 'G'.
29. THERE SHALL BE NO STREET PARKING ALLOWED IN THE FOLLOWING AREAS:
    a. EITHER SIDE OF JAMESTOWN STREET WEST OF 149TH STREET.
    b. THE NORTH SIDE OF JAMESTOWN STREET BETWEEN 149TH STREET AND 151ST STREET.
    c. THE SOUTH SIDE OF WALTER STREET BETWEEN 151ST STREET AND 153RD STREET.

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 64 I.T., AND A PORTION OF LOT 66 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST AND COMPOSED OF A PORTION OF LOT 64 I.T., AND A PORTION OF THE REMAINING PORTION OF LOT 17 I.T., AND A PORTION OF THE REMAINING PORTION OF LOT 4 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 66 I.T. SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET, SAID CORNER BEING ON THE NORTH LINE OF LOT 21 I.T. OF SAID SECTION 15, THENCE NORTHERLY, ON A WEST LINE OF SAID LOT 66 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, ON AN ASSUMED BEARING OF N00°14'03"W, A DISTANCE OF 270.15' TO A SOUTHWEST CORNER OF SAID LOT 64 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, N00°14'03"W ON A WEST LINE OF SAID LOT 64 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, A DISTANCE OF 1,248.56' TO A POINT; THENCE N89°45'48"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 34°29'04", A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF N72°31'16"E TO A POINT; THENCE N55°16'44"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'33"E, TO A POINT; THENCE N33°20'23"E, ON A NORTH LINE OF SAID LOT 64 I.T., AND ITS EXTENSION, A DISTANCE OF 564.31' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 73.02' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S33°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT ON THE EAST LINE OF THE REMAINING PORTION OF SAID LOT 17 I.T.; THENCE S00°11'36"E, ON AN EAST LINE OF SAID REMAINING PORTION OF LOT 17 I.T. AND AN EAST LINE OF SAID LOT 64 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE S00°04'50"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 114.32' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 170.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 63.67' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 118.93' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 04°49'57", A RADIUS OF 300.00', AN ARC LENGTH OF 25.30', ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 25.30', A TANGENT LENGTH OF 12.66', AND A CHORD BEARING OF N58°32'53"W TO A POINT; THENCE N56°07'55"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 263.24' TO A POINT; THENCE S33°52'05"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 73.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 600.00', AN ARC LENGTH OF 229.75', ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'33"W TO A POINT; THENCE S55°16'44"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'49", A RADIUS OF 780.00', AN ARC LENGTH OF 43.07', ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 43.06', A TANGENT LENGTH OF 21.54', AND A CHORD BEARING OF S24°44'03"E TO A POINT; THENCE S66°50'51"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°29'01", A RADIUS OF 601.42', AN ARC LENGTH OF 36.57', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 36.57', A TANGENT LENGTH OF 18.29', AND A CHORD BEARING OF S21°25'39"E TO A POINT; THENCE S20°02'41"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 211.81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°05'29"E TO A POINT; THENCE S18°08'17"E, ON AN EAST LINE OF SAID LOT 64 I.T., AND ITS EXTENSION, A DISTANCE OF 141.39' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 120.00' TO A POINT; THENCE S18°08'17"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 4.26' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE S18°08'17"E, ON A NORTHWESTERLY EXTENSION OF AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 53.34' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°47'27", A RADIUS OF 310.00', AN ARC LENGTH OF 42.15', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF S14°14'33"E, TO A POINT; THENCE S89°42'W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 25.69' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 30°25'46", A RADIUS OF 170.00', AN ARC LENGTH OF 90.29', ON A SOUTH LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 89.23', A TANGENT LENGTH OF 46.23', AND A CHORD BEARING OF S72°05'49"W, TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°10'16", A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', ON A WEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF N22°13'25"W TO A POINT; THENCE N18°08'17"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 26.83' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE N18°08'17"W, ON A SOUTHERLY EXTENSION OF A WEST LINE OF SAID LOT 64 I.T. AND A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 13.26' TO A POINT; THENCE S55°16'44"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 09°09'26", A RADIUS OF 311.48', AN ARC LENGTH OF 49.78', ON AN SOUTHEAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 49.73', A TANGENT LENGTH OF 24.94', AND A CHORD BEARING OF S50°42'01"W, TO A POINT; THENCE, S40°50'53"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 109.24' TO A POINT; THENCE S10°25'21"W, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 98.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°13'39", A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 37.82', A TANGENT LENGTH OF 18.95', AND A CHORD BEARING OF S03°22'38"W TO A POINT; THENCE S00°14'12"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 292.84' TO A POINT; THENCE S89°45'48"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 345.46' TO A POINT; THENCE S27°54'10"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 135.44' TO A POINT; THENCE S62°05'50"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 177.36' TO A POINT; THENCE S26°13'05"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 56.43' TO A POINT; THENCE S32°06'29"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 68.18' TO A POINT; THENCE S27°54'10"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 68.00' TO A POINT; THENCE S22°38'05"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 67.67' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°22'23", A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF S20°57'11"E TO A POINT; THENCE S74°14'01"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 29.93' TO A POINT; THENCE N15°43'20"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 92.51' TO A POINT; THENCE N27°45'45"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 97.01' TO A POINT; THENCE N31°44'51"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 64.76' TO A POINT; THENCE S89°54'53"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 165.00' TO A POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,881,835.77 SQUARE FEET OR 43.20 ACRES, MORE OR LESS

olsson
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2023

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

COVER SHEET

WAVERLY, NE

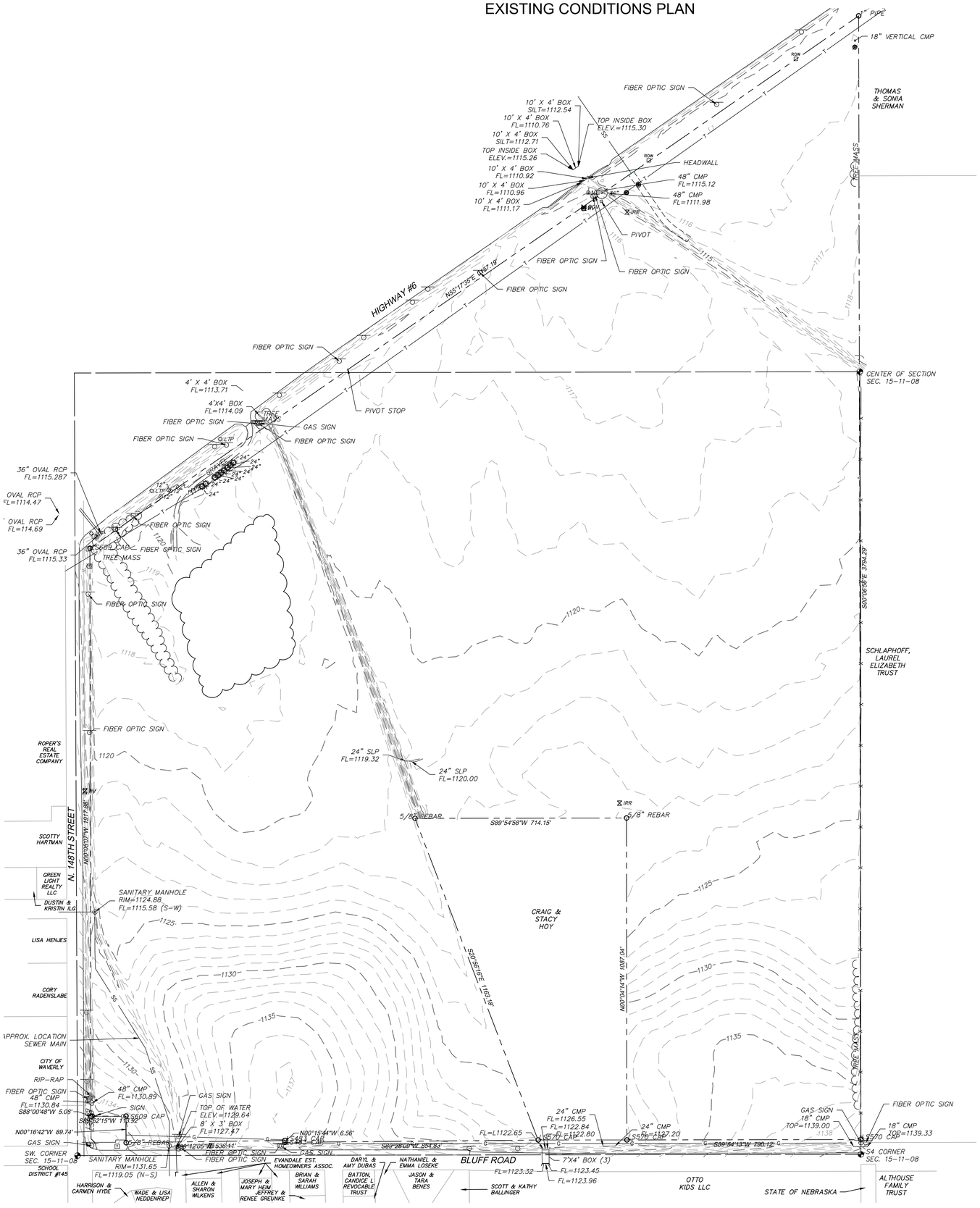
drawn by:	EGH
checked by:	
approved by:	
QA/QC by:	
project no.:	022-01217
drawing no.:	
date:	06/07/2022

SHEET
1 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C-COV01_02201217.dwg USER: mlangston
DATE: Oct 11, 2023 10:07am XREFS: C_PBASE7_02201217 V_XTOPO_02201217

WAVERLY RIDGE ESTATES

EXISTING CONDITIONS PLAN



LEGEND

	BOLLARD
BOV	BLOW-OFF VALVE
	CONIFEROUS TREE
	DECIDUOUS TREE
	FOUND PROPERTY CORNER
IRR	IRRIGATION VALVE
	JUNCTION BOX
	LIGHT POLE
ROW	RIGHT-OF-WAY MARKER
	SECTION CORNER
	SIGN
	SANITARY SEWER MANHOLE
	STUMP
	TELEPHONE RISER
	TELEPHONE MANHOLE
	WATER WELL
WV	WATER VALVE
1200	CONTOUR LINE
	CENTER LINE
	PROPERTY LINE
	SECTION LINE
	CHAIN LINK FENCE
X	WIRE FENCE
10"SS	SANITARY SEWER LINE
10"SD	STORM SEWER LINE
10"W	WATER LINE
G	UNDERGROUND GAS MAIN
P-OH	OVERHEAD POWER
P-UG	UNDERGROUND POWER
TEL	UNDERGROUND TELEPHONE LINE
CATV	UNDERGROUND CABLE TELEVISION LINE
FO	UNDERGROUND FIBER OPTIC LINE
T	UNDERGROUND TRAFFIC LINE
ST	STEAM TUNNEL
	TREE MASS

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

2. TREE SIZES ARE THE TRUNK SIZE AT APPROX. 3' FROM GROUND LEVEL. TREE CANOPY SIZES ARE NOT INCLUDED.

3. HORIZONTAL CONTROL IS: LANCASTER COUNTY GRID.

CONTROL POINTS

PNT.	NORTHING	EASTING	ELEV.	DESC.
1	242094.08	212887.07	.	2" ALUM. CAP S4 CORNER
2	242090.02	210242.23	.	2" ALUM. CAP SW. CORNER
4	244737.00	212883.35	.	LS595 CAP CENTER OF SECTION

BENCHMARKS

1. ALUM. CAP AT THE INTERSECTION OF N. 148TH STREET AND JAMESTOWN STREET, APPROX. 33' N. OF THE INTERSECTION APPROX. 19' W OF THE CENTERLINE OF N. 148TH STREET. ELEV.=1125.50 (N.A.V.D. 1988)

NOTE:
BENCHMARKS SHALL BE CHECKED INTO CITY OF WAVERLY MONUMENTS PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING.

N

0' 75' 150' 300'
SCALE IN FEET

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EXISTING CONDITIONS PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

2023

WAVERLY, NE

drawn by: EGH
checked by:
approved by:
QA/QC by:
project no.: 022-01217
drawing no.:
date: 06/07/2022

SHEET
2 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_EXC01_02201217.dwg USER: mlangston
DATE: Jun 14, 2023 5:03pm XREFS: V_XTOP0_02201217

WAVERLY RIDGE ESTATES
SITE PLAN

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	450.00	014°40'35"	115.27	S27°22'58"E	114.95
C2	2200.00	001°54'24"	73.21	S19°05'29"E	73.21
C3	450.00	014°40'35"	115.27	S27°22'58"E	114.95
C4	750.00	014°40'35"	192.11	N27°22'58"W	191.59
C5	450.00	009°11'38"	72.21	S59°52'34"W	72.13
C6	2500.00	001°54'24"	83.19	N19°05'29"W	83.19
C7	2800.00	001°54'24"	93.17	N19°05'29"W	93.17
C8	450.00	014°40'35"	115.27	N27°22'58"W	114.95
C9	750.00	021°24'39"	280.27	S44°34'25"W	278.64
C10	750.00	015°22'28"	201.25	N27°43'55"W	200.65
C11	450.00	029°17'34"	230.07	S84°36'06"W	227.57
C12	450.00	021°56'22"	172.31	N44°18'33"E	171.26
C13	450.00	033°59'03"	266.91	N73°07'26"W	263.01
C14	200.00	023°59'03"	83.72	N11°52'34"E	83.11
C15	150.00	021°57'13"	57.47	N44°18'59"E	57.12

LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING FLOOD PLAIN
- EXISTING FLOODWAY
- EXISTING WETLANDS
- EXISTING INTERMITTENT STREAM
- ALL-WEATHER EMERGENCY ACCESS
- SHARED LOT LINE (0' SETBACK)

CITY OF LINCOLN 66' WATER TRANSMISSION EASEMENT
20' SANITARY SEWER EASEMENT
OUTLOT C
TEMPORARY EMERGENCY ACCESS
CITY OF LINCOLN 66' WATER TRANSMISSION EASEMENT
BLOCK 5
OUTLOT D (RETENTION)
S34°42'25"E 140.00'
S00°11'36"E 606.76'
BLOCK 4
NEWARK ST
BLOCK 6
S33°30'05"W
25.30'
HWY 6
NOT PART OF THE PRELIMINARY PLAT
BLOCK 3
WALTER ST
OUTLOT A
OUTLOT B
OUTLOT E
BLOCK 7
MACDUFF ST
LAMMERMOOR ST
HARLAN ST
BLOCK 21
BLOCK 8
7 WIDE BIKE PATH
STORM SEWER EASEMENT
15' STORM SEWER EASEMENT
BLOCK 2
BLOCK 9
152ND ST
153RD ST
154TH ST
155TH ST
BLOCK 19
BLOCK 20
OUTLOT F
OUTLOT O
OUTLOT P
OUTLOT Q
BLOCK 22
15' STORM SEWER & DRAINAGE EASEMENT
MATCHLINE, SEE SHEET 4

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN
WAVERLY RIDGE ESTATES
PRELIMINARY PLAT
2023
WAVERLY, NEBRASKA

drawn by: MCL
checked by:
approved by:
QA/QC by:
project no.: 022-01217
drawing no.:
date: 00.00.00

SHEET 3 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_SITE01_02201217.dwg USER: mlangston
DATE: Oct 10, 2023 12:33pm XREFS: V_XTOPO_02201217 C_PBASE7_02201217

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C16	450.00	034°29'04"	270.84	N72°31'16"E	266.77
C17	1800.00	001°54'24"	59.90	S19°05'29"E	59.90
C18	450.00	013°20'43"	104.81	S24°48'39"E	104.58
C19	150.00	055°30'56"	145.34	S27°31'16"W	139.72
C20	150.00	055°30'56"	145.34	S27°31'16"W	139.72
C21	150.00	032°01'58"	83.86	S71°17'43"W	82.77
C22	450.00	012°44'05"	100.02	S11°46'14"E	99.81
C23	750.00	018°02'21"	236.13	N09°07'07"W	235.16
C24	1200.00	002°32'19"	53.17	S88°34'51"W	53.16
C25	1050.00	014°27'02"	264.82	N10°54'46"W	264.12

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C26	1350.00	015°14'15"	359.02	N10°31'10"W	357.97
C27	300.00	018°46'06"	98.27	S80°20'56"W	97.83
C28	300.00	018°53'08"	98.88	S80°24'27"W	98.44
C29	450.00	020°44'20"	162.88	N79°23'38"E	162.00
C30	200.00	027°39'57"	96.57	S14°04'11"E	95.64
C31	450.00	022°51'14"	179.49	N78°29'06"E	178.31
C32	450.00	020°15'58"	159.17	N79°46'44"E	158.34
C33	600.00	027°39'57"	289.72	S14°04'11"E	286.91
C34	450.00	007°43'05"	60.62	N86°03'11"E	60.57
C35	450.00	013°33'45"	106.52	S14°11'40"E	106.27

WAVERLY RIDGE ESTATES
SITE PLAN

N

1" = 80'

0' 40' 80' 160'

SCALE IN FEET

LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING WETLANDS
- EXISTING INTERMITTENT STREAM
- SHARED LOT LINE (0' SETBACK)

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REVISIONS

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SITE PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

2023

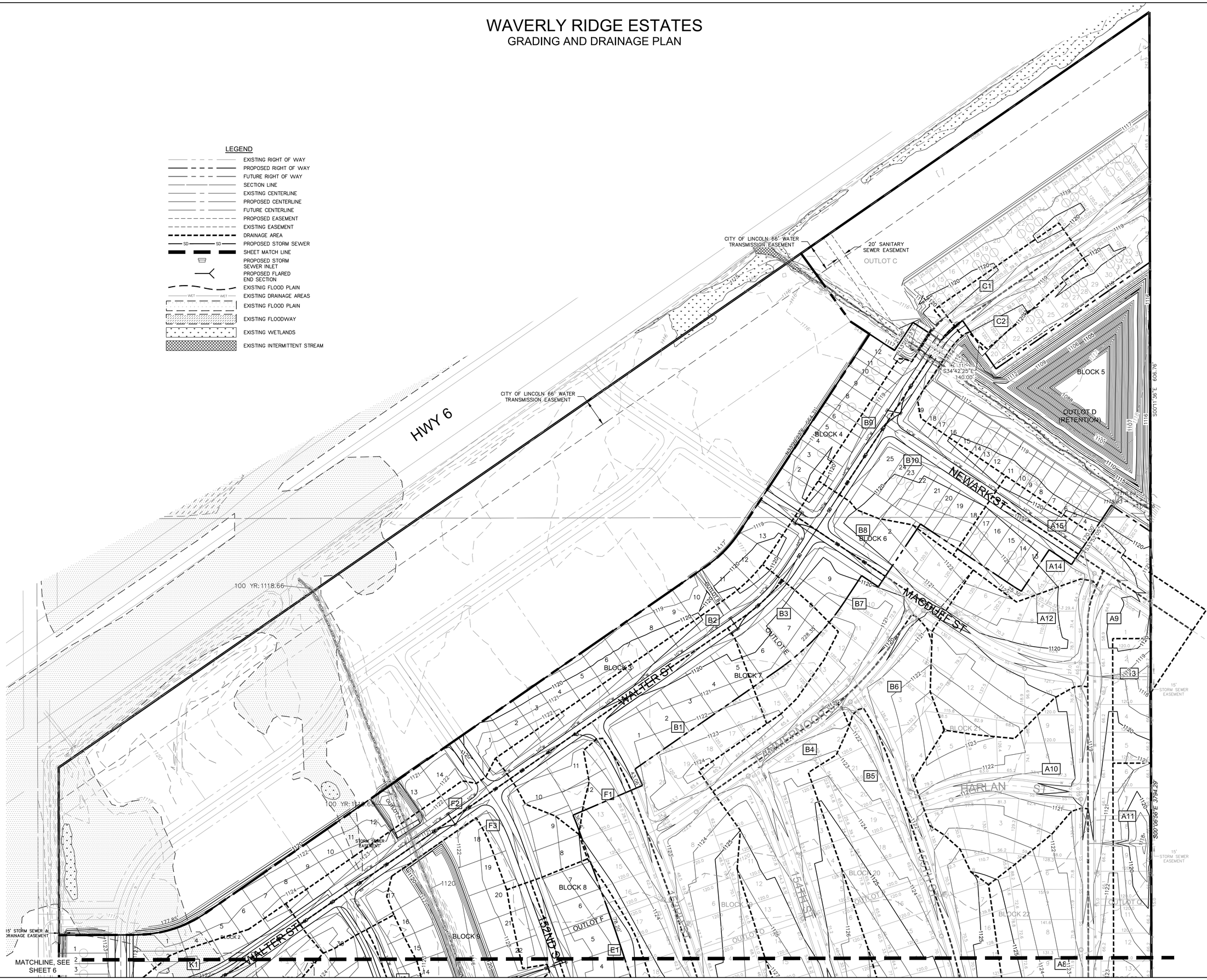
WAVERLY, NEBRASKA

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checked by:
approved by:
QA/QC by:
project no.: 022-01217
drawing no.:
date: 00.00.00

SHEET
4 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_SIT01_02201217.dwg USER: mlongston
DATE: Jun 16, 2023 2:36pm XREFS: V_XTOP0_02201217 C_PBASE7_02201217

WAVERLY RIDGE ESTATES
GRADING AND DRAINAGE PLAN



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GRADING AND DRAINAGE PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

2023

WAVERLY, NEBRASKA

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QA/QC by:
project no.: 022-01212
drawing no.:
date:

SHEET
5 of 18

DWG: F:\2022\0100-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_GRAD01_02201217.dwg USER: mlangston
DATE: Jun 16, 2023 6:36pm XREFS: C_FGSF4_02201217 C_PBASE7_02201217 V_XTOP0_02201217

WAVERLY RIDGE ESTATES
GRADING AND DRAINAGE PLAN

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE AREA
- PROPOSED STORM SEWER
- SHEET MATCH LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- EXISTNIG FLOOD PLAIN
- EXISTING DRAINAGE AREAS
- EXISTING FLOOD PLAIN
- EXISTING FLOODWAY
- EXISTING WETLANDS
- EXISTING INTERMITTENT STREAM

N

1" = 80'

0' 40' 80' 160'

SCALE IN FEET

MATCHLINE, SEE SHEET 5

BLUFF ROAD

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING AND DRAINAGE PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

2023

WAVERLY, NEBRASKA

drawn by:	MCL
checked by:	
approved by:	
QA/QC by:	
project no.:	022-01217
drawing no.:	
date:	

SHEET 6 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_GRAD01_02201217.dwg USER: mlangston
DATE: Jun 16, 2023 6:43pm XREFS: C_FGSF4_02201217 C_PBASE7_02201217 V_XTOPO_02201217

WAVERLY RIDGE ESTATES
GRADING AND DRAINAGE PLAN

PRELIMINARY PIPE SIZING CALCULATIONS

	Minor Storm System Conveyance Analysis														Major Storm System Conveyance analysis								
	Minor Storm Average Return Frequency (yr):					5									Major Storm Average Return Frequency (yr):					100			
Location	Area A (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration Tc, (minutes)	Return Frequency (yrs)	Intensity I (in/hr)	Runoff Qr (cfs)	Pipe Slope Sp (ft/ft)	Pipe Length L (feet)	Pipe Diameter D (inches)	Pipe Capacity Qp (cfs)	Pipe Velocity Vp (fps)	Time in Section Tp (minutes)		Intensity I100 (in/hour)	Freq. Factor Cf	Flow Q100 (cfs)	Overflow Route Slope S_{ow} (ft/ft)	Street Width Wst (feet)	Street Capacity Q_{st} (cfs)	Swale Width Ww (feet)	Swale Capacity Q_{sw}	Overflow plus Pipe Capacity Q_{op} (cfs)	COMMENT
	1	2	3	4	5		6	7	8	9	10	11	12	13		14		15.0	16	17	18	19	20	21	22
A1	2.75	0.40	1.10	1.10	10.20	5	4.67	5.1	0.0064	33	15	5.2	4.2	0.13		8.35	1.25	11.5	0.005	27	44.5	0	0	49.7	Street
A2a	0.74	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	341	12	2.5	3.2	1.77		9.00	1.25	3.3	0.005	27	44.5	0	0	47.0	Street
A2	1.90	0.40	0.76	2.16	10.20	5	4.67	10.1	0.0093	73	18	10.1	5.7	0.21		8.35	1.25	22.5	0.005	27	44.5	0	0	54.6	Street
A3	3.04	0.40	1.22	2.54	14.44	5	4.11	10.4	0.0099	288	18	10.5	5.9	0.81		7.35	1.25	23.4	0.005	27	44.5	0	0	55.0	Street
A4	3.32	0.40	1.33	1.33	13.20	5	4.25	5.6	0.0077	345	15	5.7	4.6	1.24		7.61	1.25	12.6	0.005	27	44.5	0	0	50.2	Street
A5	1.73	0.40	0.69	0.69	9.80	5	4.73	3.3	0.0050	33	15	4.6	3.7	0.15		8.46	1.25	7.3	0.005	27	44.5	0	0	49.1	Street
A6	0.96	0.40	0.38	3.62	15.26	5	4.01	14.5	0.0192	44	18	14.6	8.2	0.09		7.19	1.25	32.5	0.005	27	44.5	0	0	59.1	Street
A2 & A6		0.40	0.00	5.78	15.35	5	4.01	23.1	0.0105	232	24	23.2	7.4	0.52		7.17	1.25	51.8	0.005	27	44.5	0	0	67.7	Street
A7	0.59	0.40	0.24	6.01	15.87	5	3.95	23.7	0.0111	200	24	23.8	7.6	0.44		7.07	1.25	53.1	0.005	27	44.5	0	0	68.3	Street
A7a	2.75	0.40	1.10	7.42	17.28	5	3.81	28.2	0.0050	400	30	29.0	5.9	1.13		6.82	1.25	63.2	0.005	27	44.5	0	0	73.5	Street
A8	2.09	0.40	0.84	8.69	18.64	5	3.68	32.0	0.0061	296	30	32.0	6.5	0.76		6.59	1.25	71.6	0.005	27	44.5	0	0	76.5	Street
A9a	0.76	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	141	12	2.5	3.2	0.73		9.00	1.25	3.4	0.005	27	44.5	0	0	47.0	Street
A7 & A9a		0.40	0.00	6.32	16.31	5	3.90	24.7	0.0119	458	24	24.7	7.9	0.97		6.99	1.25	55.2	0.005	27	44.5	0	0	69.2	Street
A9	3.41	0.40	1.36	1.36	14.50	5	4.10	5.6	0.0075	35	15	5.6	4.6	0.13		7.34	1.25	12.5	0.005	27	44.5	0	0	50.1	Street
A10	2.66	0.40	1.06	9.75	19.40	5	3.62	35.3	0.0074	34	30	35.3	7.2	0.08		6.47	1.25	78.9	0.005	27	44.5	0	0	79.8	Street
A11	1.09	0.40	0.44	0.44	8.00	5	5.03	2.2	0.0050	136	12	2.5	3.2	0.71		9.00	1.25	4.9	0.005	27	44.5	0	0	47.0	Street
A7a & A11		0.40	0.00	7.85	18.41	5	3.70	29.1	0.0051	84	30	29.3	6.0	0.23		6.63	1.25	65.0	0.005	27	44.5	0	0	73.8	Street
A12	2.61	0.40	1.04	10.26	19.99	5	3.57	36.6	0.0083	35	30	37.4	7.6	0.08		6.38	1.25	81.8	0.005	27	44.5	0	0	81.9	Street
A13	0.62	0.40	0.25	0.25	8.00	5	5.03	1.2	0.0050	146	12	2.5	3.2	0.76		9.00	1.25	2.8	0.005	27	44.5	0	0	47.0	Street
A10 & A13		0.40	0.00	10.00	19.48	5	3.61	36.1	0.0079	228	30	36.5	7.4	0.51		6.46	1.25	80.7	0.005	27	44.5	0	0	81.0	Street
A14	1.02	0.40	0.41	10.67	20.07	5	3.56	38.0	0.0086	33	30	38.0	7.7	0.07		6.37	1.25	84.9	0.005	27	0.0	20	146	184.0	Swale
A15	0.76	0.40	0.30	10.97	20.14	5	3.55	39.0	0.0091	148	30	39.1	8.0	0.31		6.36	1.25	87.2	0.005	27	0.0	20	146	185.1	Swale
B1	4.82	0.40	1.93	1.93	28.10	5	3.01	5.8	0.0083	19	15	5.8	4.7	0.07		5.39	1.25	13.0	0.005	27	44.5	0	0	50.3	Street
B2	1.09	0.40	0.44	0.44	9.90	5	4.71	2.1	0.0050	32	12	2.5	3.2	0.17		8.43	1.25	4.6	0.005	27	44.5	0	0	47.0	Street
B3	1.09	0.40	0.44	2.80	28.17	5	3.01	8.4	0.0096	312	18	10.3	5.8	0.89		5.38	1.25	18.8	0.005	27	44.5	0	0	54.8	Street
B4	3.77	0.40	1.51	2.79	21.30	5	3.46	9.6	0.0085	283	18	9.7	5.5	0.86		6.19	1.25	21.6	0.005	27	44.5	0	0	54.2	Street
B5	3.20	0.40	1.28	1.28	24.10	5	3.26	4.2	0.0050	41	15	4.6	3.7	0.18		5.83	1.25	9.3	0.005	27	44.5	0	0	49.1	Street
B6	2.45	0.40	0.98	3.77	22.16	5	3.40	12.8	0.0149	325	18	12.8	7.3	0.75		6.08	1.25	28.6	0.005	27	44.5	0	0	57.3	Street
B7	2.22	0.40	0.89	1.35	19.70	5	3.59	4.8	0.0057	55	15	4.9	4.0	0.23		6.43	1.25	10.8	0.005	27	44.5	0	0	49.4	Street
B8	1.15	0.40	0.46	0.46	16.50	5	3.88	1.8	0.0050	32	12	2.5	3.2	0.17		6.95	1.25	4.0	0.005	27	44.5	0	0	47.0	Street
B3,B6,B7		0.40	0.00	7.92	22.91	5	3.34	26.4	0.0137	222	24	26.5	8.4	0.44		5.98	1.25	59.2	0.005	27	44.5	0	0	71.0	Street
B9	0.59	0.40	0.24	0.24	8.20	100	8.94	2.1	0.0050	35	12	2.5	3.2	0.18		8.94	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
B10	1.85	0.40	0.74	8.89	23.35	100	5.92	52.7	0.0543	140	24	52.7	16.8	0.14		5.92	1.25	65.8	0.005	27	44.5	0	0	97.2	Street
C1	0.48	0.40	0.19	0.19	10.50	100	8.27	1.6	0.0050	33	12	2.5	3.2	0.17		8.27	1.25	2.0	0.005	27	44.5	0	0	47.0	Swale
C2	0.55	0.40	0.22	0.41	10.00	100	8.40	3.5	0.0095	41	12	3.5	4.4	0.15		8.40	1.25	4.3	0.005	27	44.5	0	0	48.0	Swale
D1	9.64	0.30	2.89	2.89	21.40	5	3.45	10.0	0.0091	12	18	10.0	5.7	0.04		6.18	1.25	22.3	0.005	27	44.5	0	0	54.5	Street
D2	2.06	0.40	0.82	0.82	23.90	5	3.27	2.7	0.0058	72	12	2.7	3.5	0.35		5.85	1.25	6.0	0.005	27	44.5	0	0	47.2	Street
D3	1.15	0.40	0.46	4.18	25.80	100	5.63	23.5	0.0109	33	24	23.6	7.5	0.07		5.63	1	23.5	0.005	27	0.0	0	0	23.6	Pipe
D4	0.34	0.40	0.14	4.31	25.87	100	5.62	24.3	0.0115	255	24	24.3	7.7	0.55		5.62	1	24.3	0.005	27	0.0	0	0	24.3	Pipe
E1	1.88	0.40	0.75	0.75	23.40	5	3.31	2.5	0.0050	33	12	2.5	3.2	0.17		5.92	1.25	5.6	0.005	27	0.0	20	146	148.5	Swale
E2	0.80	0.40	0.32	1.07	11.40	5	4.49	4.8	0.0171	144	12	4.7	5.9	0.40		8.04	1.25	10.8	0.005	27	0.0	20	146	150.7	Swale
F1	1.80	0.40	0.72	0.72	21.20	5	3.47	2.5	0.0050	414	12	2.5	3.2	2.15		6.21	1.25	5.6	0.005	27	44.5	0	0	47.0	Street
F2	0.81	0.40	0.32	0.32	14.20	100	7.40	2.4	0.0050	33	12	2.5	3.2	0.17		7.40	1	2.4	0.005	27	0.0	0	0	2.5	Pipe
F3	1.55	0.40	0.62	1.66	20.60	100	6.29	10.5	0.0087	105	18	9.8	5.5	0.32		6.29	1	10.5	0.005	27	0.0	0	0	9.8	Pipe
G1	3.07	0.40	1.23	1.23	12.50	5	4.34	5.3	0.0069	205	15	5.4	4.4	0.78		7.77	1.25	11.9	0.005	27	44.5	0	0	49.9	Street
H1	2.13	0.40	0.85	0.85	13.70	5	4.19	3.6	0.0050	86	15	4.6	3.7	0.39		7.50	1.25	8.0	0.005	27	44.5	0	0	49.1	Street
H2	4.23	0.40	1.69	2.54	30.00	5	2.91	7.4	0.0050	277	18	7.4	4.2	1.10		5.20	1.25	16.5	0.005	27	44.5	0	0	51.9	Street
H3	0.65	0.40	0.26	0.26	11.70	5	4.45	1.2	0.0050	32	12	2.5	3.2	0.17		7.96	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
H4	1.54	0.40	0.62	0.62	32.60	5	2.78	1.7	0.0050	495	12	2.5	3.2	2.57		4.97	1.25	3.8	0.005	27	44.5	0	0	47.0	Street
H5	3.14	0.40	1.26	2.78	34.70	100	4.80	13.3	0.0154	131	18	13.0	7.4	0.30		4.80	1	13.3	0.005	27	0.0	0	0	13.0	Pipe
H6	1.29	0.40	0.52	3.32	14.10	5	4.15	13.8	0.0172	38	18	13.8	7.8	0.08		7.42	1.25	30.8	0.005	27	44.5	0	0	58.3	Street
H7	2.27	0.40	0.91	0.91	19.20	100	6.50	5.9	0.0084	32	15	5.9	4.8	0.11		6.50	1	5.9	0.005	27	0.0	0	0	5.9	Pipe
H5 & H6		0.40	0.00	6.10	14.18	100	7.40	45.2	0.0122	131	30	45.3	9.2	0.24		7.40	1	45.2	0.005	27	0.0	0	0	45.3	Pipe
I1	0.62	0.40	0.25	0.25	17.30	5	3.81	0.9	0.0050	33	12	2.5	3.2	0.17		6.81	1.25	2.1	0.005	27	0.0	20	146	148.5	Swale
I2	1.23	0.40	0.49	0.74	13.00	5	4.28	3.2	0.0079	127	12	3.2	4.0	0.52		7.66	1.25	7.1	0.005	27	0.0	20	146	149.2	Swale
J1	3.39	0.40	1.36	2.83	29.50	100	5.25	14.9	0.0201	130	18	14.9	8.4	0.26		5.25	1	14.9	0.005	27	0.0	0	0	14.9	Pipe
J2a	2.69	0.40	1.08	1.08	24.10	5	3.26	3.5	0.0097	74	12	3.5	4.5	0.28		5.83	1.25	7.8	0.005	27	44.5	0	0	48.0	Street
J2	1.00	0.40	0.40	1.48	25.90	100	5.62	8.3	0.0165	33	15	8.3	6.8	0.08		5.62	1	8.3	0.005	27	0.0	0	0	8.3	Pipe
J3	1.57	0.40	0.63	3.46	21.40	5	3.45	11.9	0.0130	151	18	12.0	6.8	0.37		6.18	1.25	26.7	0.005	27	0.0	15	66	78.0	Swale
K1	0.71	0.40	0.28	0.28	12.60	100	7.75	2.2	0.0050	33	12	2.5	3.2	0.17		7.75	1	2.2	0.005	27	0.0	0	0	2.5	Pipe
K2	1.51	0.40	0.60	0.89	24.90	100	5.74	5.1	0.0050	612	18	7.4	4.2	2.43		5.74	1	5.1	0.005	27	0.0	0	0	7.4	Pipe
L1	1.80	0.16	0.29	0.29	21.70	100	6.14	1.8	0.0050	33	12	2.5	3.2	0.17		6.14	1	1.8	0.030	27	0.0	0	0	2.5	Pipe
L2	1.71	0.16	0.27	0.56	15.30	100	7.18	4.0	0.0128	121	12	4.0	5.1	0.39		7.18	1	4.0	0.030	27	0.0	0	0	4.0	Pipe
M1	0.14	0.16	0.02	0.02	8.00	5	5.03	0.1	0.0050	80	24	16.0	5.1	0.26		9.00	1.25	0.3	0.030	27	0.0	0	0	16.0	Pipe
M2	0.41	0.16	0.07	0.09	8.00	5	5.03	0.4	0.0050	80	24	16.0	5.1	0.26		9.00	1.25	1.0	0.030	27	0.0	0	0	16.0	Pipe

MINNIMUM OPENING ELEVATIONS (NAVD'88)

BLOCK	LOT	ELEVATION	BLOCK	LOT	ELEVATION	BLOCK	LOT	ELEVATION
1	1-2	1121.7	3	9	1120.3	9	14	1122.1
	3	1121.8		10	1120.2		15-16	1122
	4	1121.9		11	1120.0		17-18	1121.9
	5	1122.0		12	1119.9		19-20	1122.0
	6-7	1122.1		13	1119.8		21-22	1122.1
	8	1122.2	4	1-2	1119.6		23-24	1122.3
2	1-5	1122.2		3	1119.5	11	1	1123.6
	6	1122.1		4-5	1119.4		2	1123.7
	7-8	1122.0		6-7	1119.3		3	1123.8
	9	1121.9		8-9	1119.2		4	1123.9
	10	1121.8		10-32	1119.1		5	1124.0
	11-12	1121.7	5	1-4	1119.8		6	1124.2
	13	1121.5		5-7	1119.7		7	1124.5
	14	1121.4		8-11	1119.6		8	1124.9
3	1	1121.2		12-14	1119.5		9	1125.4
	2	1121.1		15-16	1119.4		10	1125.7
	3	1121.0		17-19	1119.3		11-12	1126.0
	4	1120.9		20-25	1119.4	12	1	1128.9
	5	1120.7		26-33	1119.5		2	1129.0
	6	1120.6	9	11	1122.4		3	1129.0
	7	1120.5		12	1122.3		4	1129.5
	8	1120.4		13	1122.2			

STORM SEWER INLET DESIGN

PROJECT: Waverly Ridge Estates — PROJECT #: 022-01217 — STORM FREQUECY: 5 YEAR 10 YEAR 100

LOCATION: Waverly, NE — DATE: 6.1.2023

Q=CIA

LOCATION Inlet	Drainage Sub-Area	AREA (acres)	C	T.O.C. (min)	I (in/hr)	Q (cfs)	BYPASS (cfs)	+Q C.O. (cfs)	Cross-over Inlet	Q TOTAL (cfs)	Inlet Condition	LONGITUDINAL SLOPE, S (ft/ft)	CROSS SLOPE, Sx (%)	d, DEPTH OF GUTTER FLOW (in)	SPREAD PAVEMENT (ft)	Qi, TO INLET (cfs)	>Q/Q	INLET TYPE	Q PICKED UP (cfs)	Q BY-PASSED (cfs)	Bypass Inlet
1	A1	2.75	0.40	10.20	4.67	5.13	0.00	0.00		5.13	On-Grade	0.0050	3.09%	4.27	11.51	3.89	0	Car	3.89	1.24	7
2	A2	1.90	0.40	10.20	4.67	3.55	0.00	0.00		3.55	On-Grade	0.0050	3.09%	3.72	10.02	3.12	0	Car	3.12	0.43	9
3	A3	3.04	0.40	12.20	4.38	5.33	0.00	0.00		5.33	On-Grade	0.0050	3.09%	4.33	11.68	3.97	0	Car	3.97	1.35	5
4	A4	3.32	0.40	13.20	4.25	5.65	0.00	0.00		5.65	On-Grade	0.0050	3.09%	4.43	11.94	4.10	0	Car	4.10	1.54	5
5	A5	1.73	0.40	9.80	4.73	3.27	2.90	0.00		6.17	On-Grade	0.0050	3.09%	4.57	12.34	4.30	0	Car	4.30	1.87	7
6	A6	0.96	0.40	8.50	4.94	1.90	0.00	0.00		1.90	On-Grade	0.0050	3.09%	2.94	7.93	1.90	0	Car	1.90	0.00	7
7	A7	0.59	0.40	8.50	4.94	1.17	3.11	0.00		4.27	On-Grade	0.0050	3.09%	3.99	10.75	3.50	0	Car	3.50	0.77	8
8	A7a	2.75	0.40	20.50	3.52	3.88	0.77	0.00		4.65	On-Grade	0.0050	3.09%	4.11	11.09	3.68	0	Car	3.68	0.97	9
9	A8	2.09	0.40	23.30	3.31	2.77	1.40	0.00		4.17	On-Grade	0.0050	3.09%	3.95	10.65	3.45	0	Car	3.45	0.72	11
10	A9	3.41	0.40	14.50	4.10	5.59	0.00	0.00		5.59	Sump	0.0050	3.09%	4.41	11.89	10.35	0	Car	5.59	0.00	-
11	A10	2.66	0.40	26.10	3.13	3.33	0.72	0.00		4.05	On-Grade	0.0050	3.09%	3.91	10.53	3.39	0	Car	3.39	0.66	12
12	A12	2.61	0.40	25.80	3.15	3.29	0.66	0.00		3.94	On-Grade	0.0050	3.09%	3.87	10.43	3.33	0	Car	3.33	0.61	13
13	A14	1.02	0.40	19.40	3.62	1.48	0.61	0.00		2.08	Sump	0.0050	3.09%	3.05	8.21	10.35	0	Strd	2.08	0.00	-
14	A15	0.76	0.40	8.10	5.01	1.52	0.07	0.00		1.60	Sump	0.0050	3.09%	2.75	7.43	10.35	0	Strd	1.60	0.00	-
15	B1	4.82	0.40	28.10	3.01	5.80	0.00	0.00		5.80	On-Grade	0.0050	3.09%	4.47	12.06	4.16	0	Car	4.16	1.64	17
16	B2	1.09	0.40	9.90	4.71	2.05	0.00	0.00		2.05	Sump	0.0050	3.09%	3.03	8.17	10.35	0	Car	2.05	0.00	-
17	B3	1.09	0.40	19.90	3.57	1.56	1.64	0.00		3.20	Sump	0.0050	3.09%	3.58	9.64	10.35	0	Car	3.20	0.00	-
18	B4	3.77	0.40	21.30	3.46	5.22	0.00	0.00		5.22	On-Grade	0.0050	3.09%	4.30	11.59	3.93	0	Car	3.93	1.29	20
19	B5	3.20	0.40	24.10	3.26	4.17	0.00	0.00		4.17	On-Grade	0.0050	3.09%	3.95	10.65	3.45	0	Car	3.45	0.72	20
20	B6	2.45	0.40	17.30	3.81	3.73	2.01	0.00		5.74	On-Grade	0.0050	3.09%	4.45	12.01	4.14	0	Car	4.14	1.60	21
21	B7	2.22	0.40	19.70	3.59	3.19	1.60	0.00		4.79	On-Grade	0.0050	3.09%	4.16	11.22	3.74	0	Car	3.74	1.04	-
22	B8	1.15	0.40	16.50	3.88	1.79	0.00	0.00		1.79	On-Grade	0.0050	3.09%	2.87	7.75	1.79	0	Car	1.79	0.00	-
23	B9	0.59	0.40	8.20	4.99	1.18	0.00	0.00		1.18	Sump	0.0050	3.09%	2.46	6.63	10.35	0	Car	1.18	0.00	-
24	B10	1.85	0.40	19.90	3.57	2.64	0.00	0.00		2.64	Sump	0.0050	3.09%	3.33	8.98	10.35	0	Strd	2.64	0.00	-
25	C1	0.48	0.40	10.50	4.62	0.89	0.00	0.00		0.89	Sump	0.0050	3.09%	2.21	5.96	10.35	0	Strd	0.89	0.00	-
26	C2	0.55	0.40	10.00	4.70	1.03	0.00	0.00		1.03	Sump	0.0050	3.09%	2.34	6.31	10.35	0	Strd	1.03	0.00	-
27	D2	2.06	0.40	23.90	5.85	4.82	0.00	0.00		4.82	Sump	0.0050	3.09%	4.17	11.25	10.35	0	Car	4.82	0.00	-
28	D3	1.15	0.40	25.80	5.63	2.59	0.00	0.00		2.59	Sump	0.0050	3.09%	3.30	8.91	10.35	0	Strd	2.59	0.00	-
29	D4	0.34	0.40	9.50	8.55	1.16	0.00	0.00		1.16	Sump	0.0050	3.09%	2.45	6.60	10.35	0	Car	1.16	0.00	-
30	E1	1.88	0.40	23.40	3.31	2.49	0.00	0.00		2.49	Sump	0.0050	3.09%	3.25	8.77	10.35	0	Strd	2.49	0.00	-
31	E2	0.80	0.40	11.40	4.49	1.44	0.00	0.00		1.44	Sump	0.0050	3.09%	2.65	7.14	10.35	0	Strd	1.44	0.00	-
32	F1	1.80	0.40	21.20	3.47	2.50	0.00	0.00		2.50	On-Grade	0.0050	3.09%	3.26	8.79	2.43	0	Strd	2.43	0.07	14
33	F2	0.81	0.40	14.20	7.40	2.40	0.00	0.00		2.40	Sump	0.0050	3.09%	3.21	8.65	10.35	0	Strd	2.40	0.00	-
34	F3	1.55	0.40	20.60	6.29	3.90	0.00	0.00		3.90	Sump	0.0050	3.09%	3.85	10.39	10.35	0	Strd	3.90	0.00	-
35	G1	3.07	0.40	12.50	4.34	5.33	0.00	0.00		5.33	On-Grade	0.0050	3.09%	4.33	11.68	3.98	0	Car	3.98	1.36	-
36	H1	2.13	0.40	13.70	4.19	3.57	0.00	0.00		3.57	On-Grade	0.0050	3.09%	3.73	10.05	3.13	0	Strd	3.13	0.44	37
37	H2	4.23	0.40	30.00	2.91	4.92	0.44	0.00		5.36	On-Grade	0.0050	3.09%	4.34	11.70	3.99	0	Strd	3.99	1.37	38
38	H3	0.65	0.40	11.70	4.45	1.16	1.37	0.00		2.53	On-Grade	0.0050	3.09%	3.27	8.83	2.45	0	Strd	2.45	0.08	40
39	H4	1.54	0.40	32.60	4.97	3.06	0.00	0.00		3.06	Sump	0.0050	3.09%	3.52	9.49	10.35	0	Strd	3.06	0.00	45
40	H5	3.14	0.40	34.70	4.80	6.03	0.09	0.00		6.12	Sump	0.0050	3.09%	4.56	12.30	10.35	0	Strd	6.12	0.00	-
41	H6	1.29	0.40	14.10	4.15	2.14	0.00	0.00		2.14	On-Grade	0.0050	3.09%	3.08	8.29	2.13	0	Strd	2.13	0.01	40
42	H7	2.27	0.40	19.20	6.50	5.90	0.00	0.00		5.90	Sump	0.0050	3.09%	4.50	12.14	10.35	0	Strd	5.90	0.00	-
43	I1	0.62	0.40	17.30

WAVERLY RIDGE ESTATES
UTILITY PLAN

NOTE
THE EXACT LOCATION OF INLETS, MANHOLES, HYDRANTS & VALVES WILL BE COORDINATED WITH FINAL UTILITY DESIGN TO LOCATE IN LOT LINES (EXTENDED) WHERE POSSIBLE.

LEGEND
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- W — PROPOSED 6" WATER MAIN
- 10"W — PROPOSED 10" WATER MAIN
- SS — PROPOSED 8" SANITARY SEWER
- 18"SS — PROPOSED 18" SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER VALVE
- SS — EXISTING SANITARY SEWER
- FIRE HYDRANT
- W — EXISTING 16" WATER MAIN

HWY 6
EXISTING 16" WATER MAIN
EXISTING 15" SAN. SEWER MAIN
INST. NO. 2018-8887 60' SEWER EASEMENT
OUTLOT C
BK. 51, PG. 65 4 ROD WATER EASEMENT
BK. 51, PG. 631 4 ROD WATER EASEMENT
OUTLOT A
OUTLOT B
OUTLOT D (RETENTION)
OUTLOT E
OUTLOT F
OUTLOT O
OUTLOT P
OUTLOT Q
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 19
BLOCK 20
BLOCK 21
BLOCK 22
WALTER ST
NEWARK ST
MACDUFF ST
LAMMERMOOR ST
HARLAN ST
152ND ST
153RD ST
154TH ST
155TH ST
15' STORM SEWER EASEMENT
MATCHLINE, SEE SHEET 4

olsson
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

2023

WAVERLY, NEBRASKA

drawn by: MCL
checked by:
approved by:
QA/QC by:
project no.: 022-01217
drawing no.:
date: 00.00.00

SHEET 8 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_UTL01_02201217.dwg USER: mlangston
DATE: Jun 16, 2023 5:13pm XREFS: V_XTOPO_02201217 C_PBASE7_02201217

WAVERLY RIDGE ESTATES
UTILITY PLAN

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- W — PROPOSED 6" WATER MAIN
- 10"W — PROPOSED 10" WATER MAIN
- SS — PROPOSED 8" SANITARY SEWER
- 18"SS — PROPOSED 18" SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER VALVE
- SS — EXISTING SANITARY SEWER
- FIRE HYDRANT
- W — EXISTING 16" WATER MAIN

N

1" = 80'
0' 40' 80' 160'
SCALE IN FEET

NOTE

THE EXACT LOCATION OF INLETS, MANHOLES, HYDRANTS & VALVES WILL BE COORDINATED WITH FINAL UTILITY DESIGN TO LOCATE IN LOT LINES (EXTENDED) WHERE POSSIBLE.

MATCHLINE, SEE SHEET 3

WALTER ST
KENILWORTH ST
JAMESTOWN ST
IVANHOE ST
HAILDON ST
146TH ST
150TH ST
151ST ST
152ND ST
153RD ST
154TH ST
155TH ST
156TH ST
BLOCK 1
BLOCK 2
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
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BLOCK 26
BLOCK 27
BLOCK 28
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OUTLOT G
OUTLOT H
OUTLOT I (RETENTION / DETENTION) 1.06 AC.
OUTLOT J (OPEN SPACE) 1.06 AC.
OUTLOT K
OUTLOT L
OUTLOT M
OUTLOT N
OUTLOT O
OUTLOT P
OUTLOT Q
OUTLOT R
OUTLOT S
OUTLOT T
OUTLOT U
EXISTING 16" WATER MAIN
EXISTING 8" SAN. SEWER MAIN
15' STORM SEWER EASEMENT
INST. NO. 98-26777
20' SANITARY SEWER EASEMENT
75' GAS EASEMENT

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UTILITY PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

WAVERLY, NEBRASKA

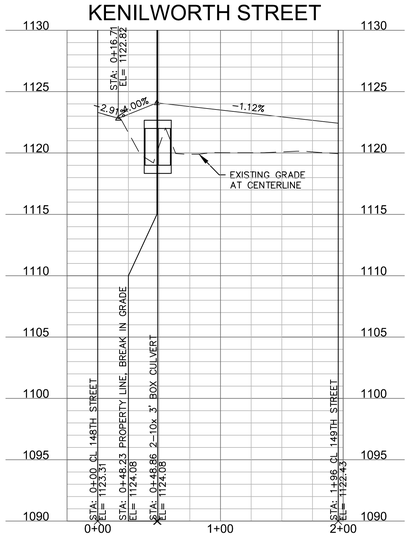
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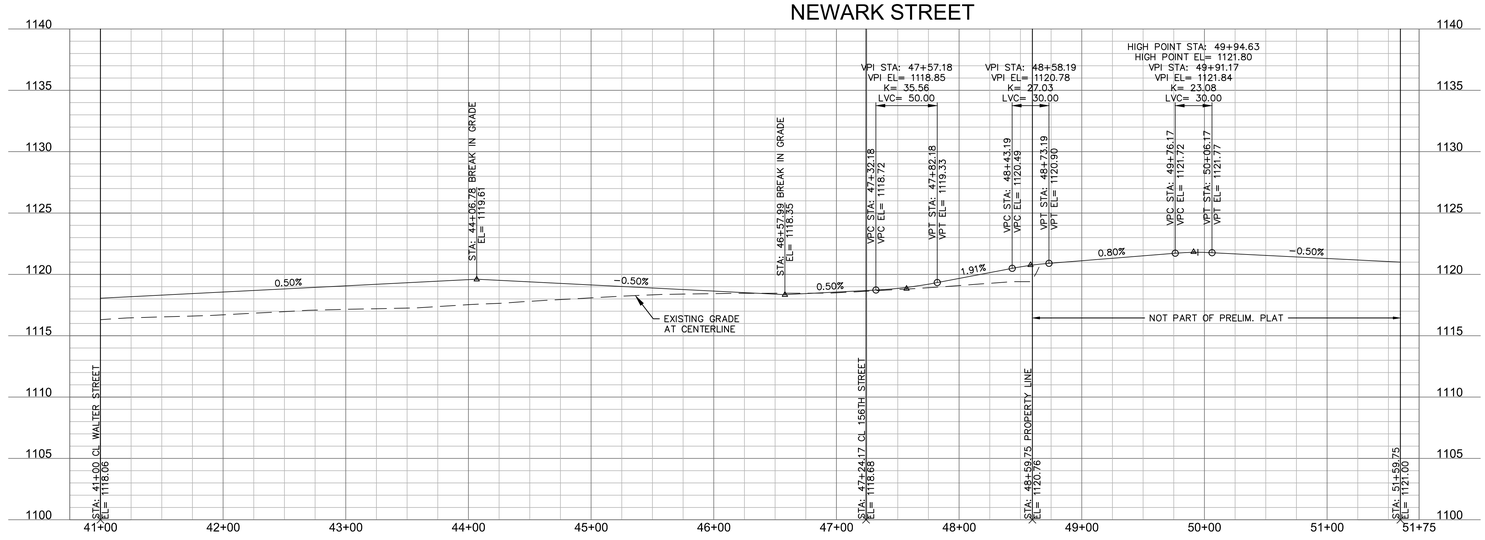
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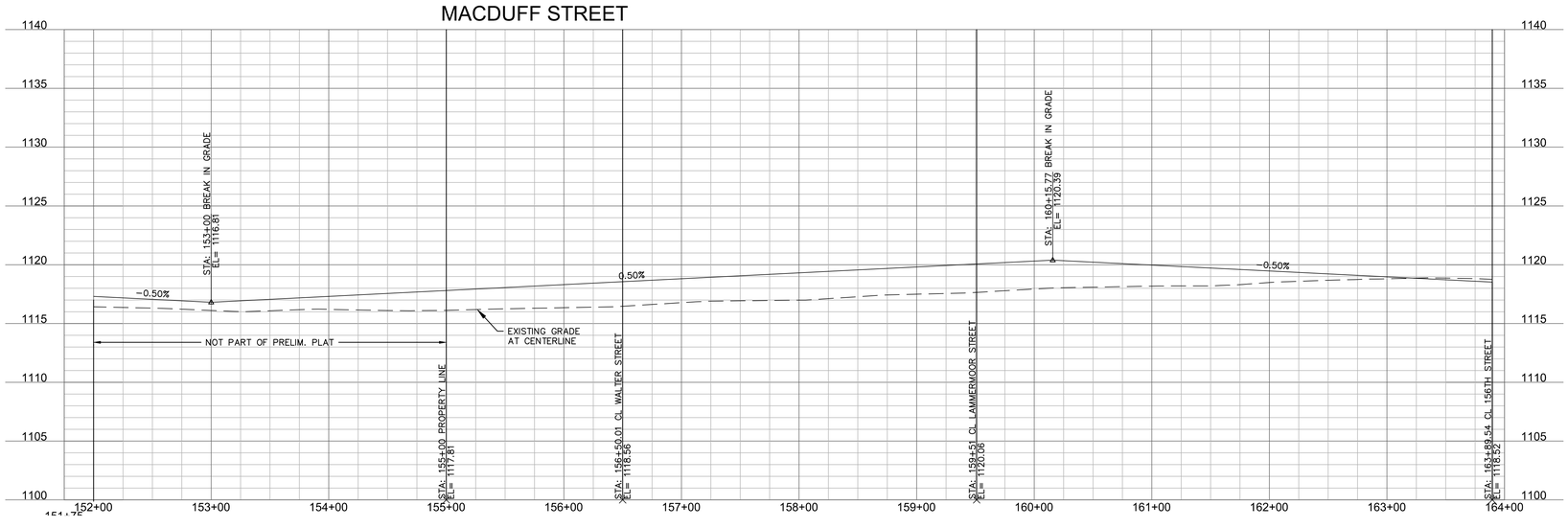
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PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

2023

WAVERLY, NE

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project no.: 022-01217
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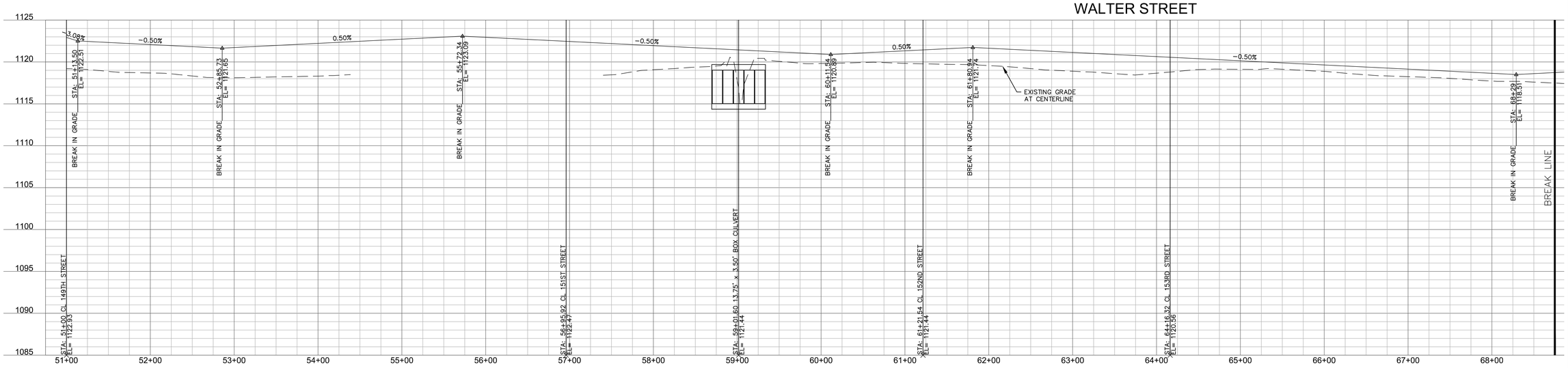
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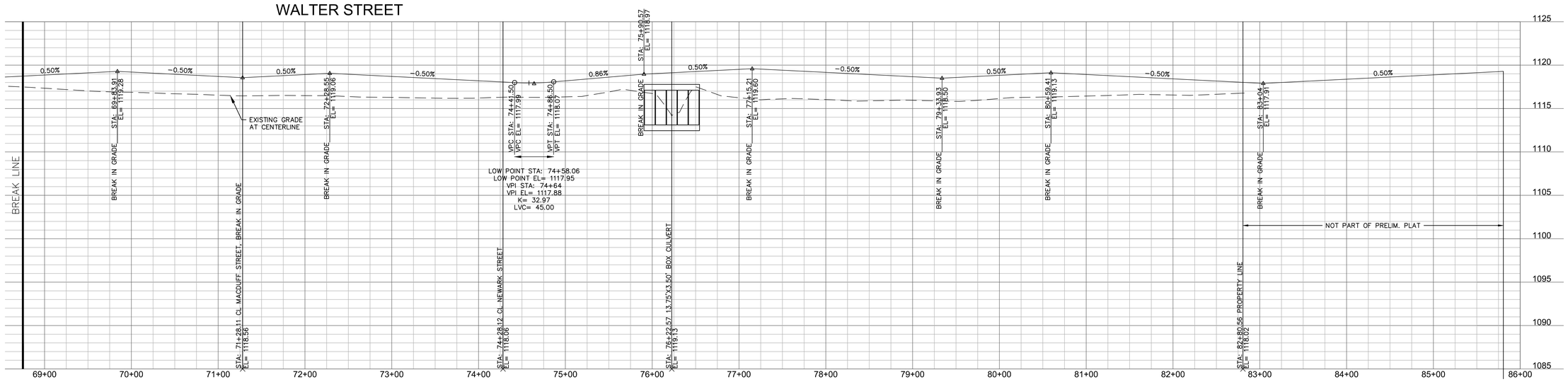
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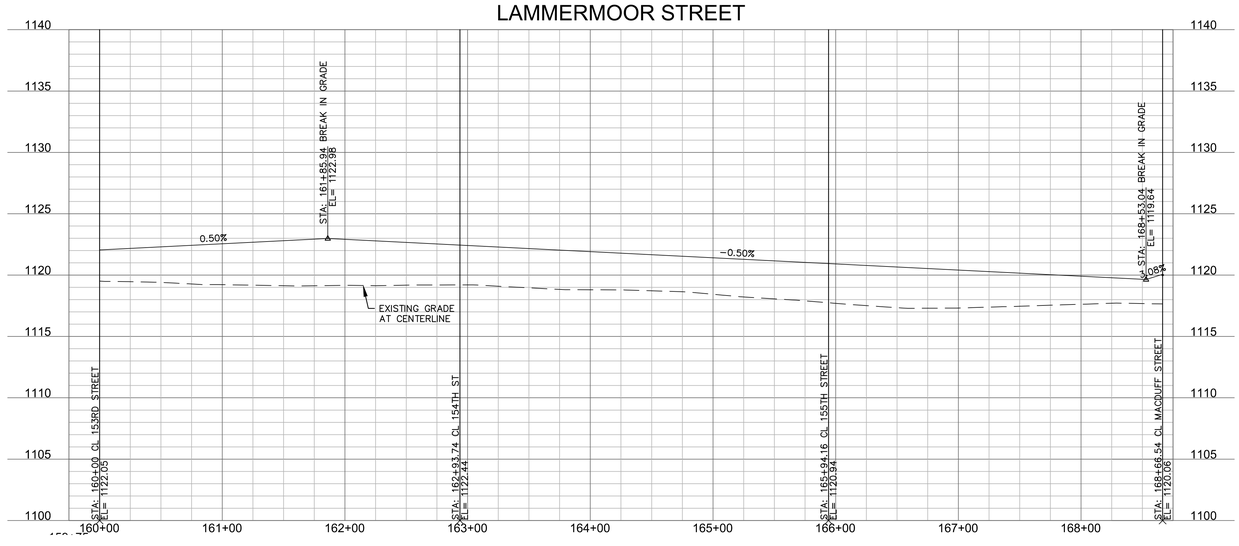
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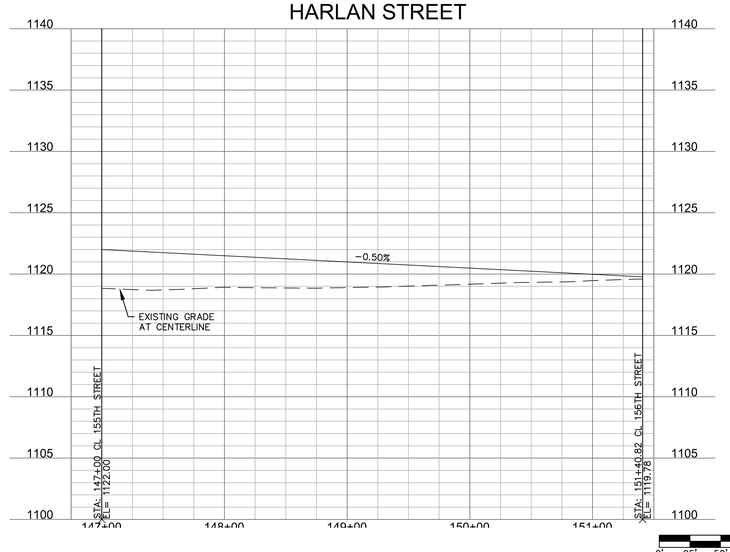
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LAMMERMOOR STREET



HARLAN STREET



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WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

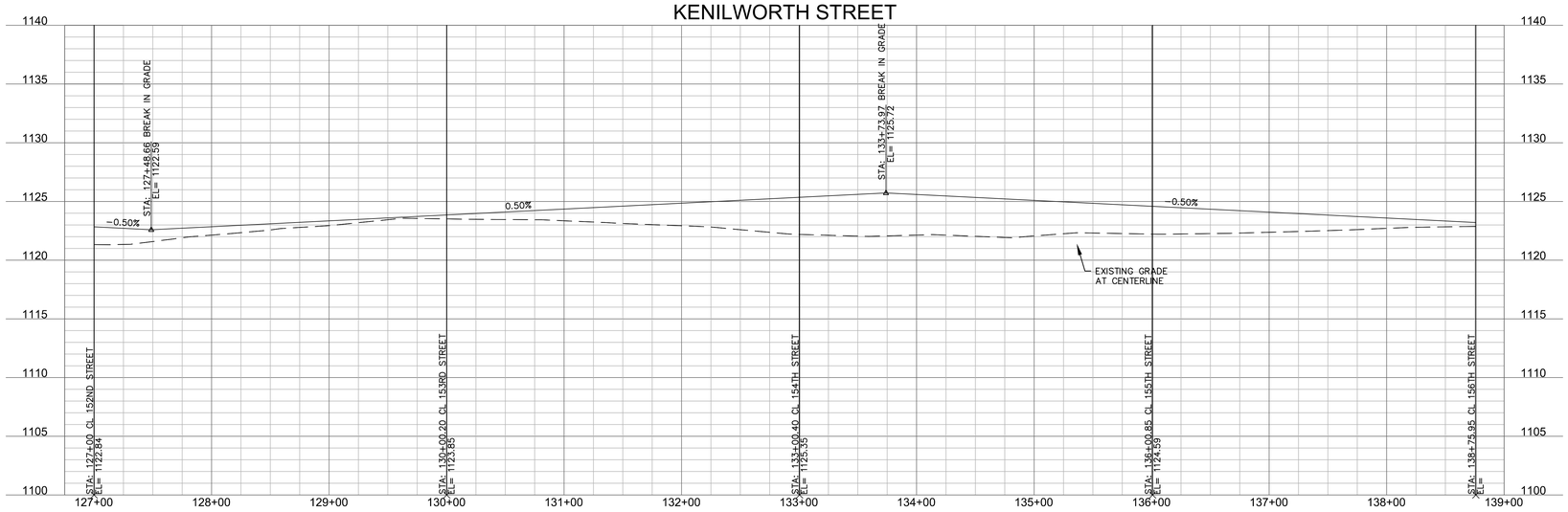
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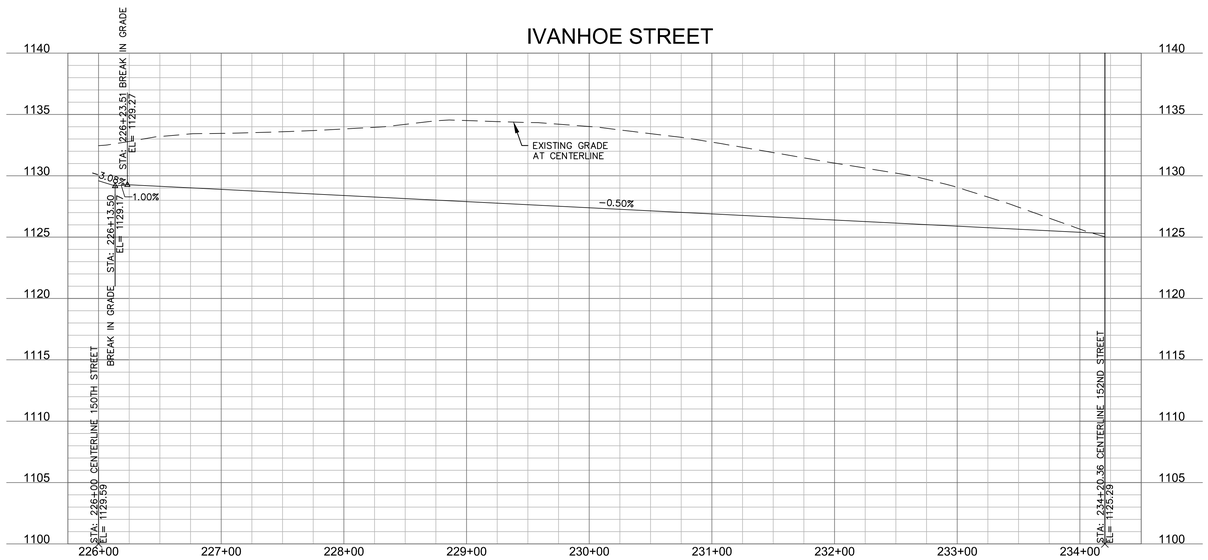
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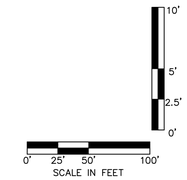
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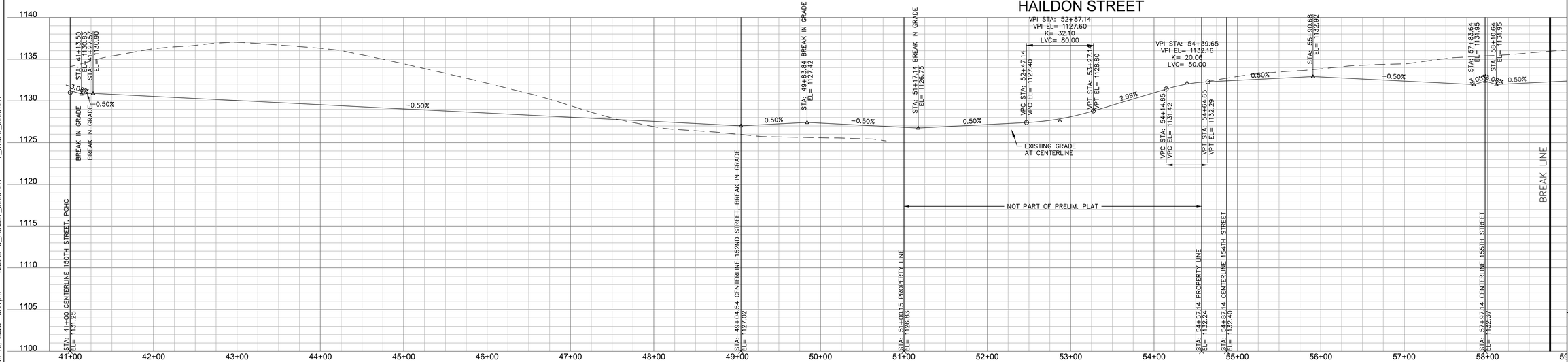


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WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

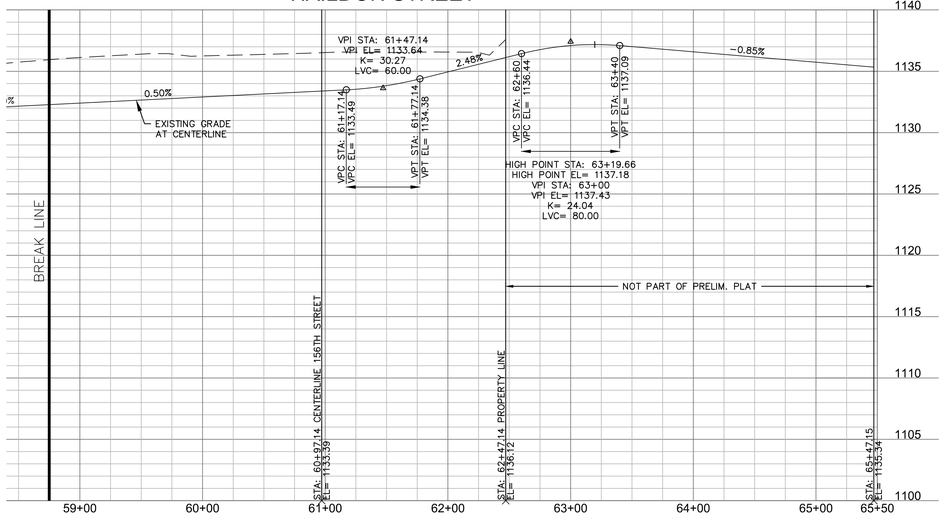
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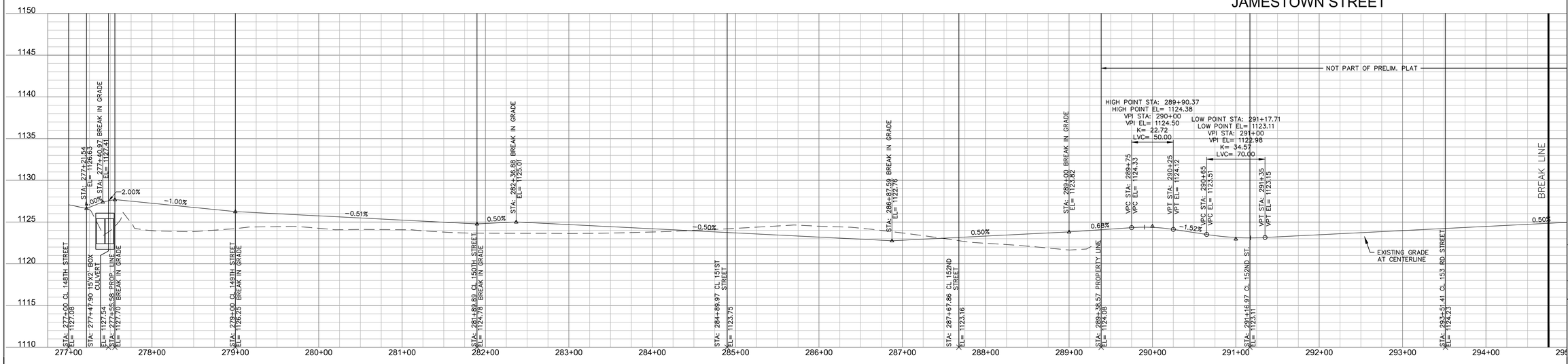
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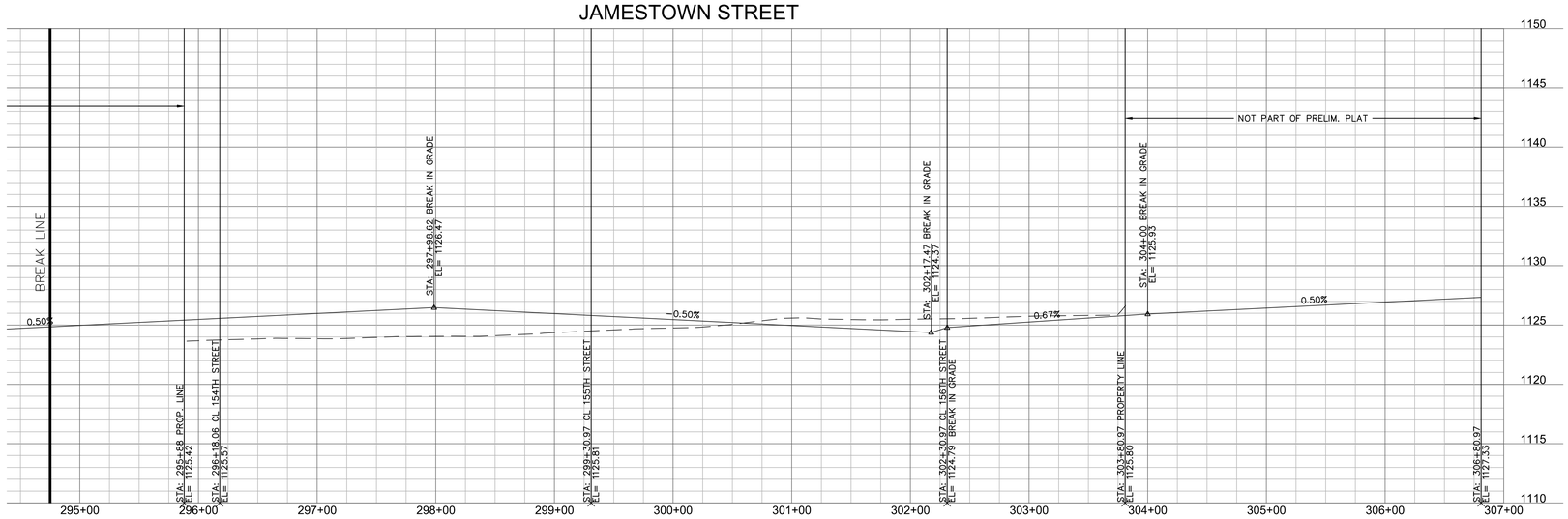
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WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

2023

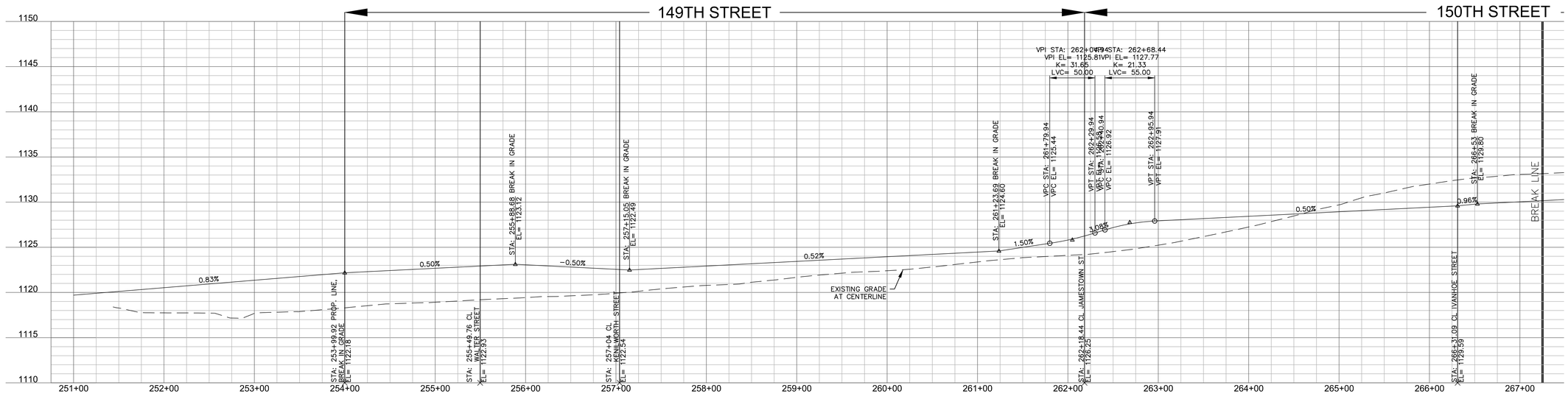
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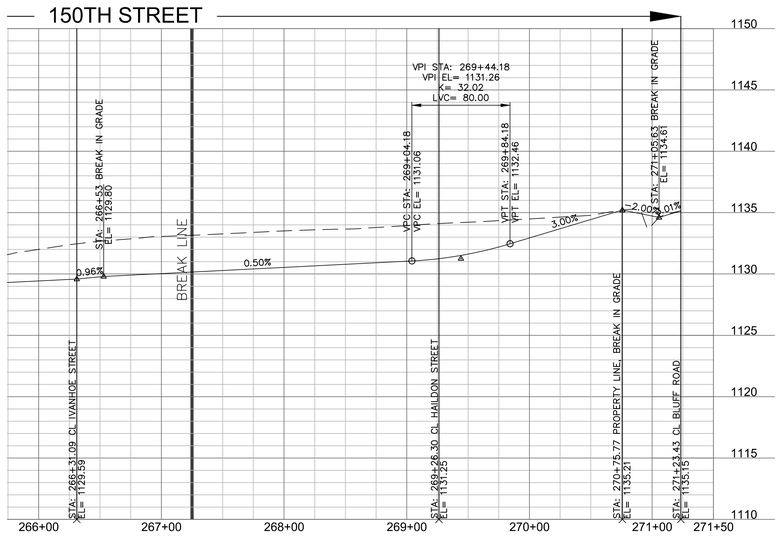
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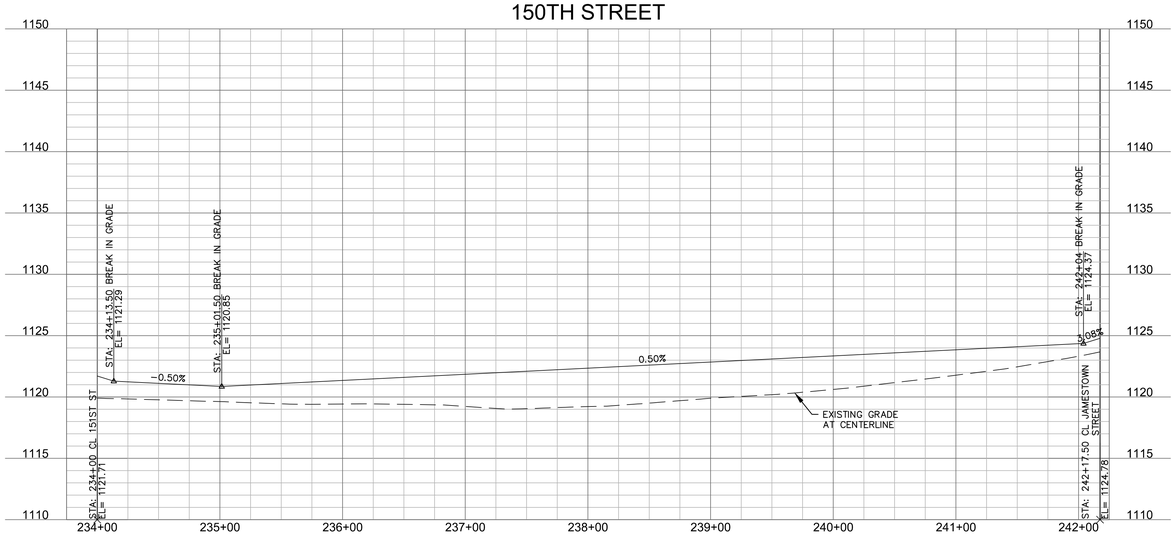
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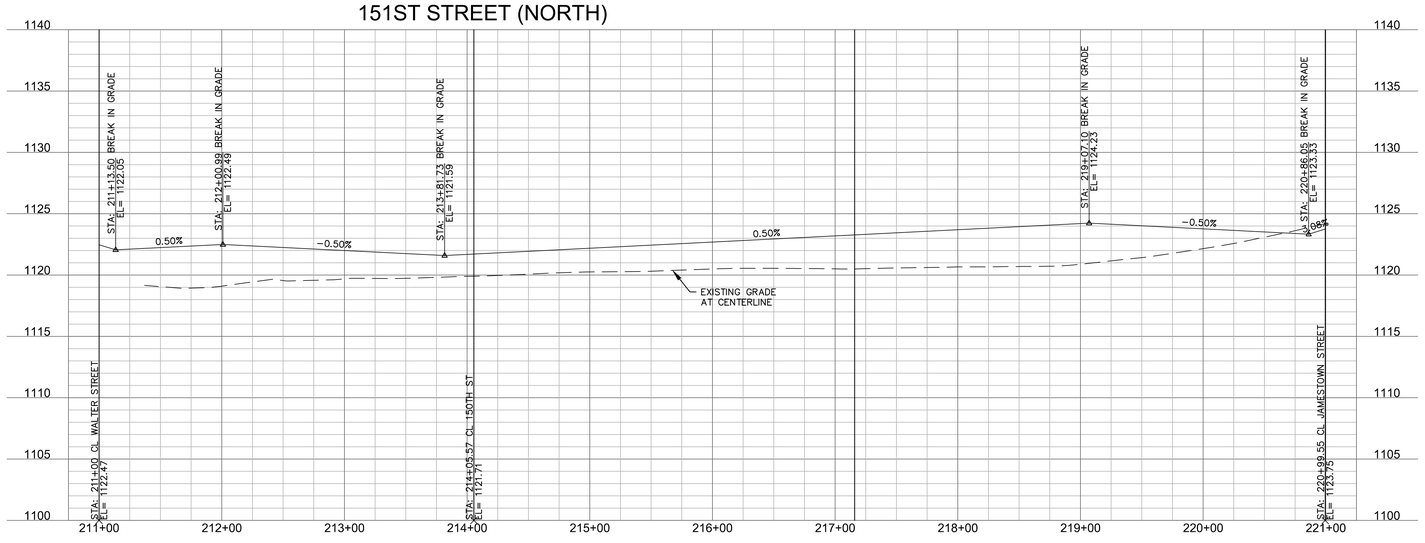
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PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

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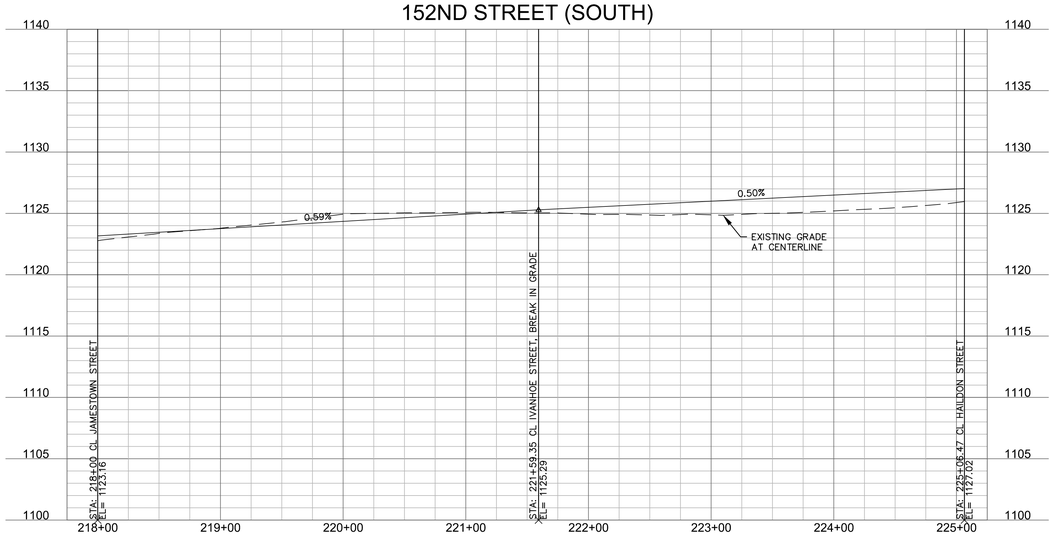
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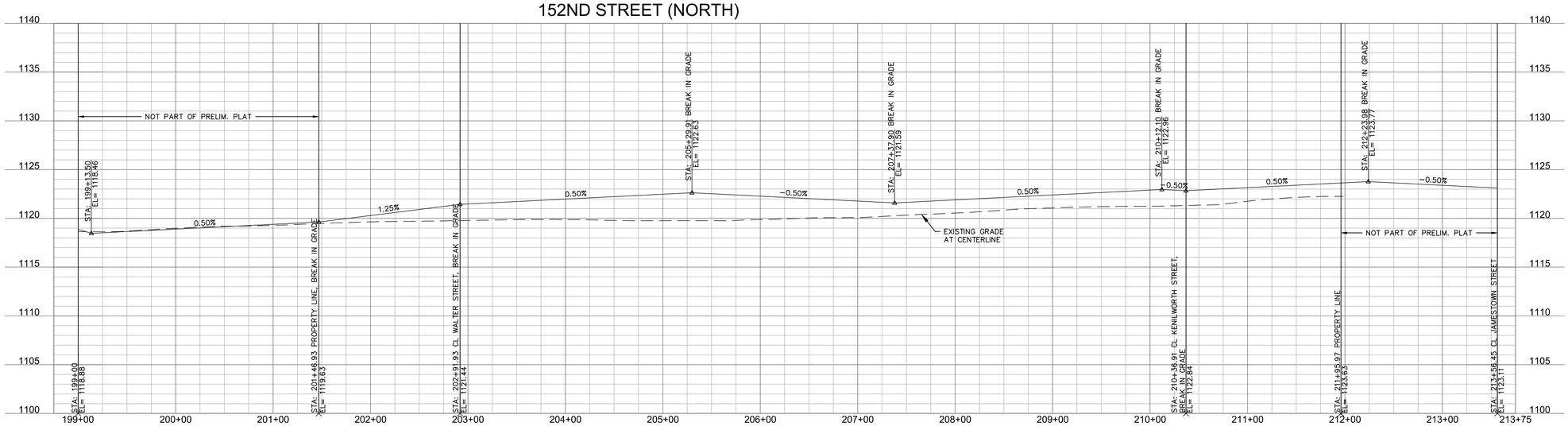
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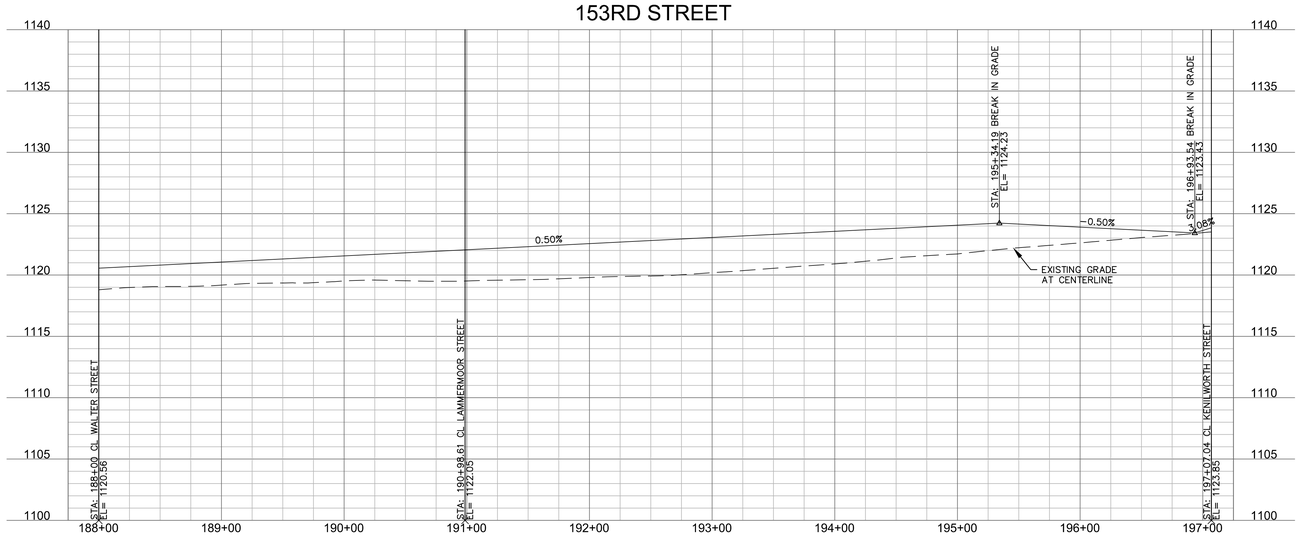
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152ND STREET (NORTH)



153RD STREET



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PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

2023

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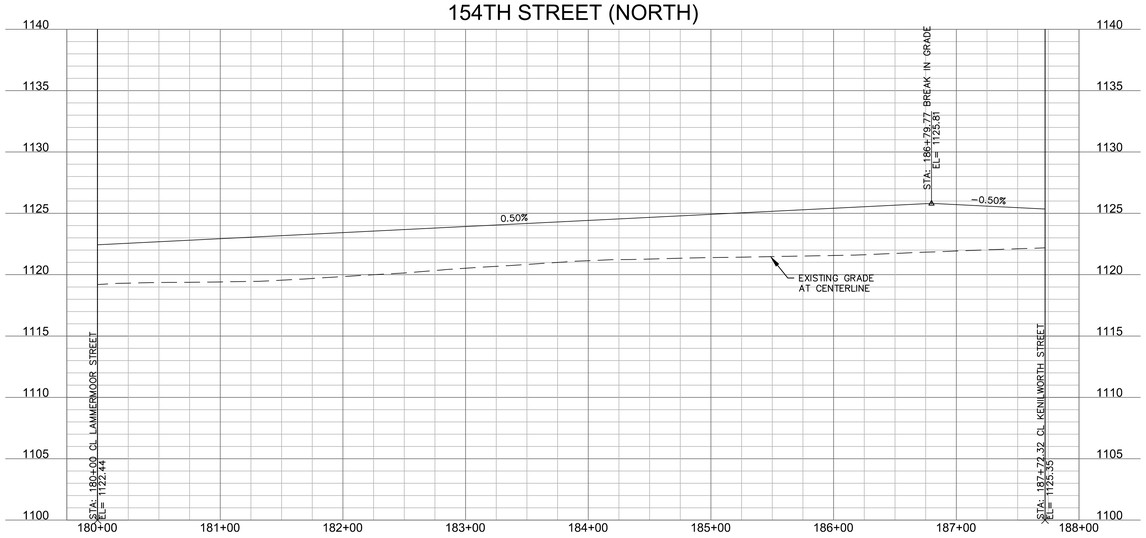
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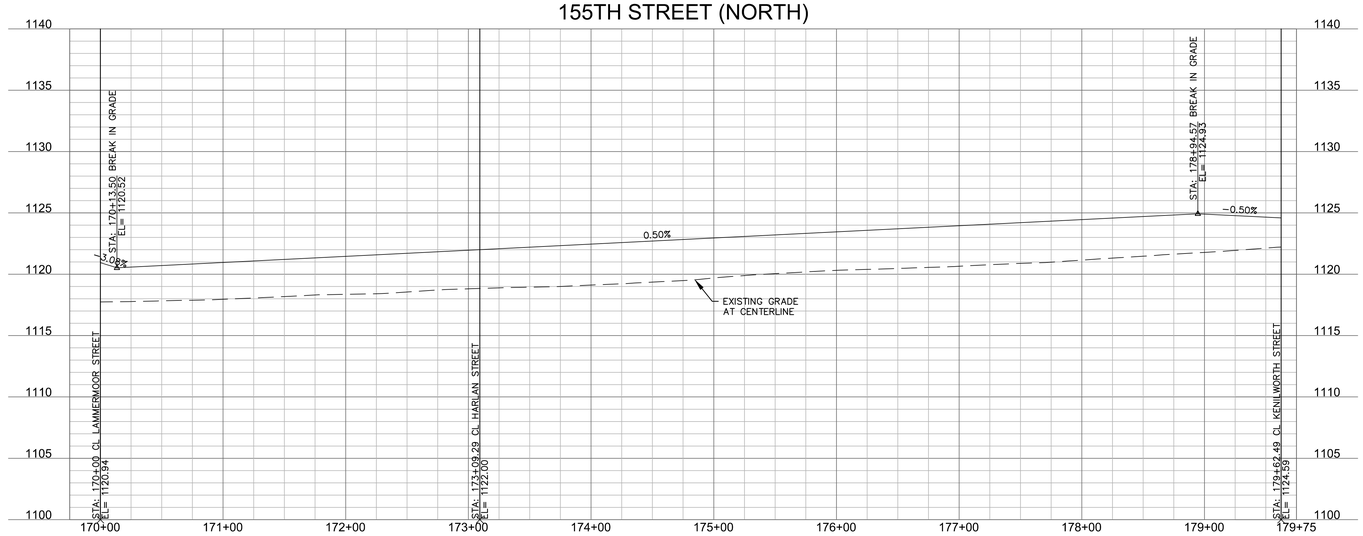
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PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

2023

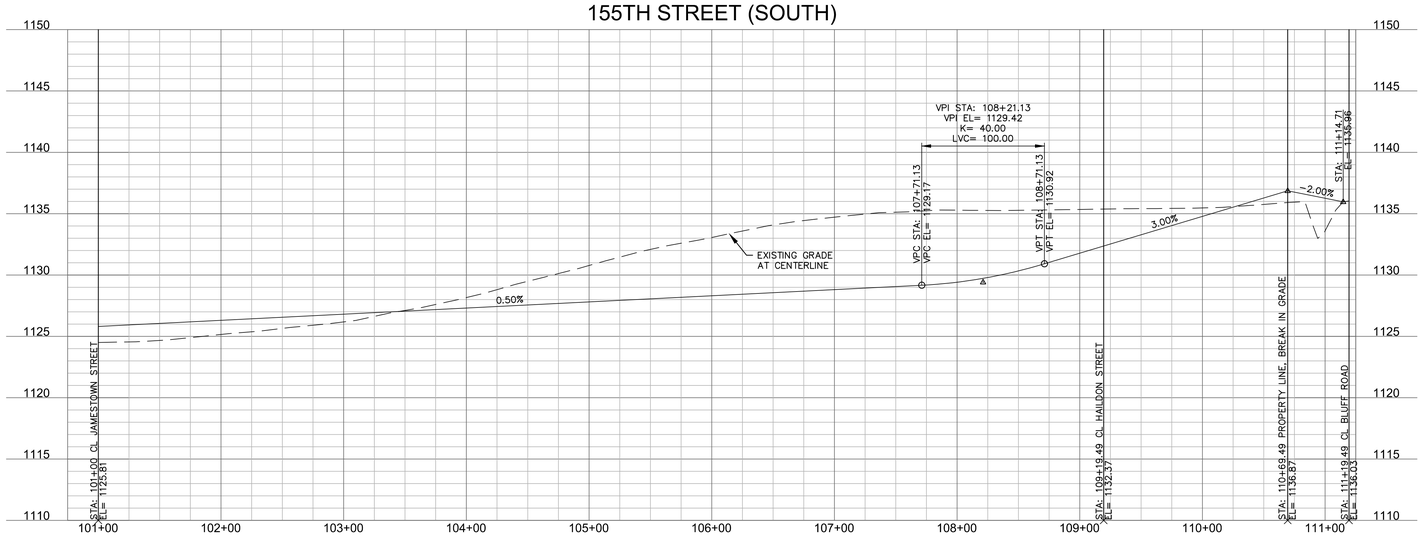
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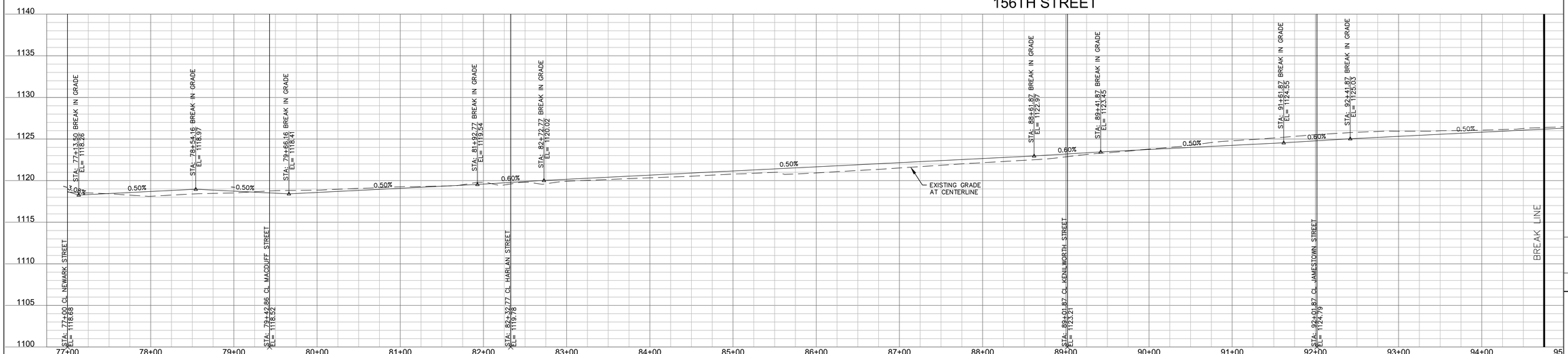
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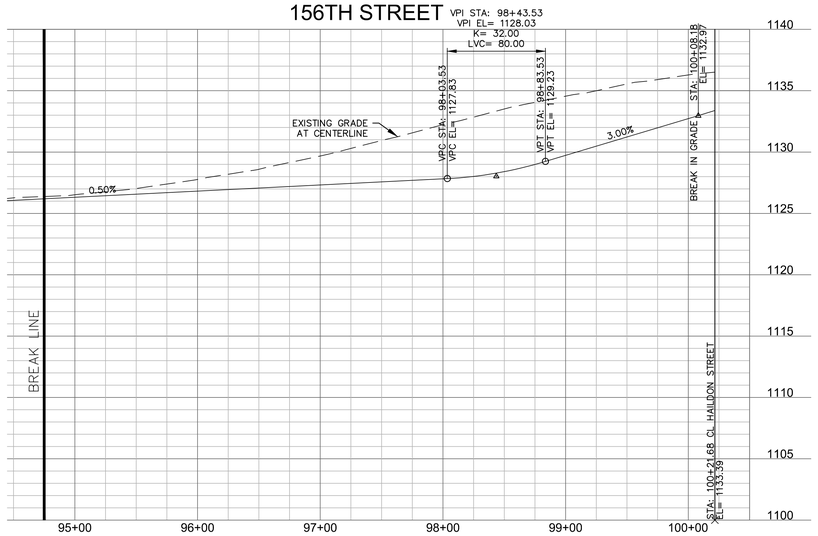
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156TH STREET



156TH STREET



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PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

WAVERLY, NE

2023

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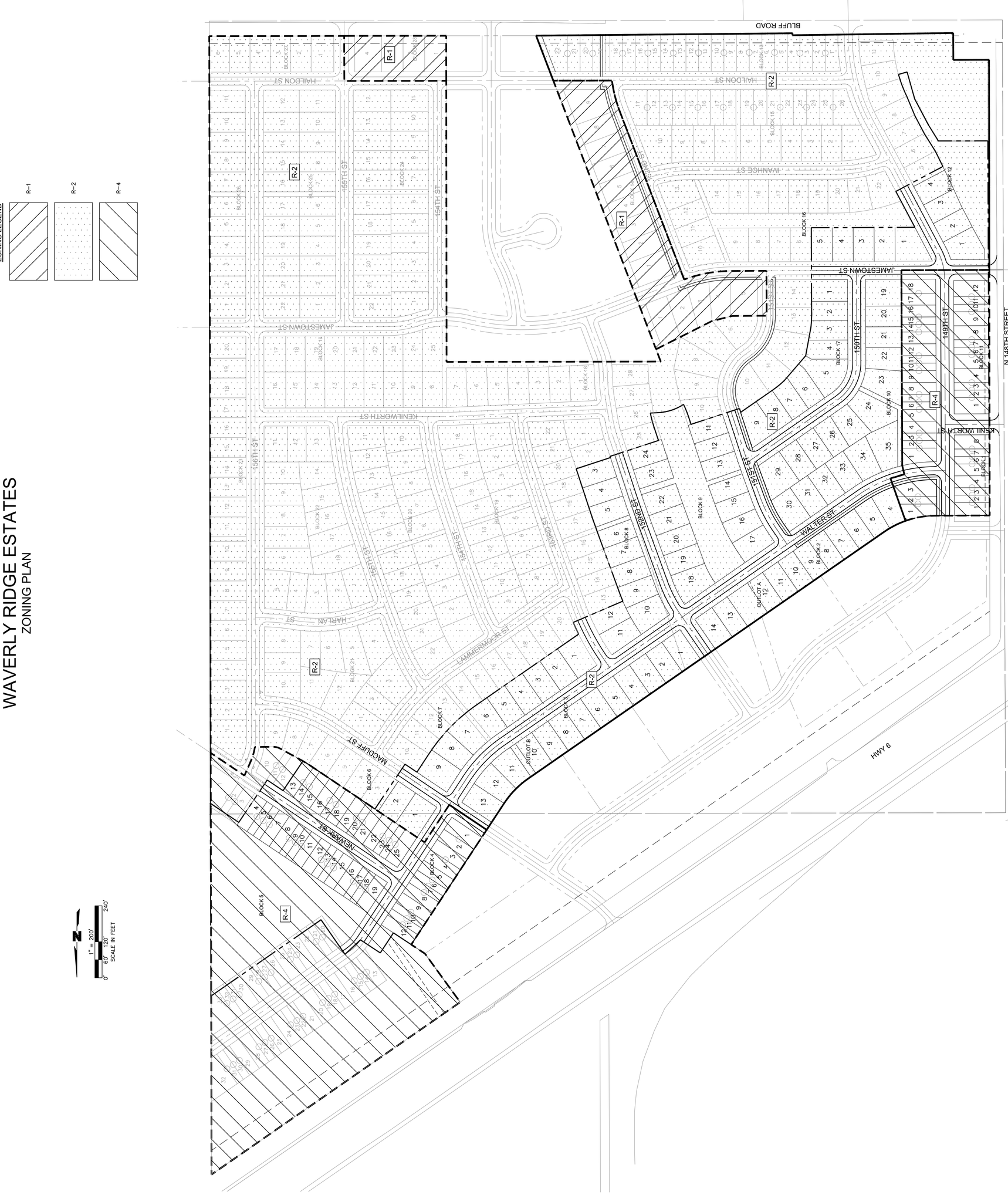
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WAVERLY RIDGE ESTATES
ZONING PLAN



ZONING PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

WAVERLY, NE 2023

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WAVERLY, NEBRASKA

COMPREHENSIVE PLAN - 2033.







Waverly
A Great Place to Grow

WAVERLY, NEBRASKA
COMPREHENSIVE PLAN - 2033.

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Bill Gerdes

CITY ADMINISTRATOR
Stephanie Fisher

WAVERLY CITY COUNCIL
Abbey Pascoe, President
Dave Nielson
Aaron Hummel
David Jespersen

WAVERLY PLANNING COMMISSION
Kris Bohac, Chair
Lindsay Erickson
Nicole Nuss
Tyson Ritz
George Yesilcimen
Melissa Brown
Allison Stark

WAVERLY BUILDING INSPECTOR/ZONING ADMINISTRATOR
Mike Palm

GREATER WAVERLY AREA FOUNDATION FUND
Kris Bohac

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Tyson Ritz	**George Yesilcimen**	**Mike Palm**	**Mark Cordes**
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Sue Spence	**Diane Sullivan**	**Terry Spoon**	**Haley Larson**
Chelsea Klein	**Kris Bohac**	**Melissa Brown**	

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SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

The **Waverly, Nebraska Comprehensive Plan** was prepared as a component of the **Waverly Comprehensive Planning Program,** funded by the **Nebraska Investment Finance Authority** and the **City of Waverly.** The **Plan** was completed with the guidance and direction of the Waverly Planning Commission and **Planning Steering Committee.**

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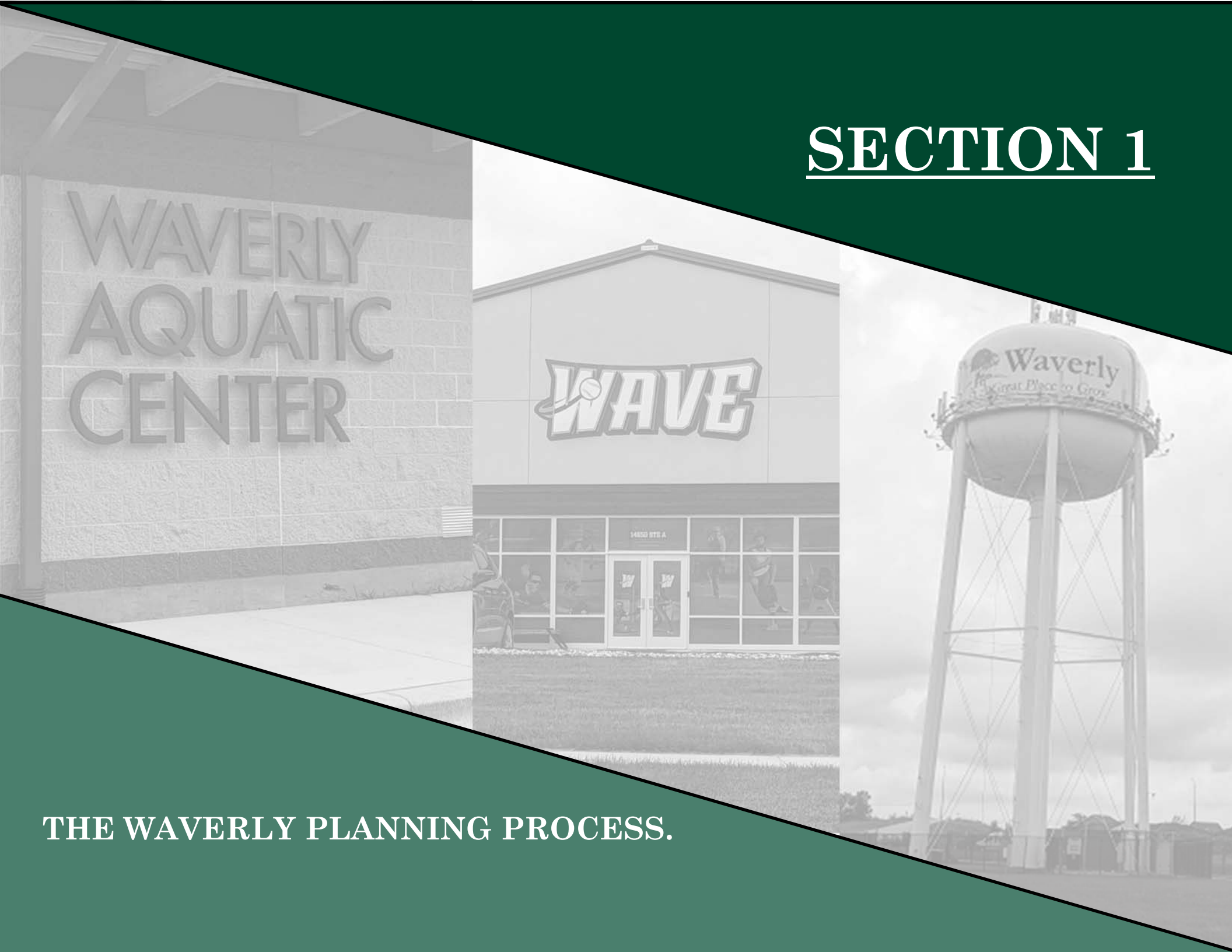
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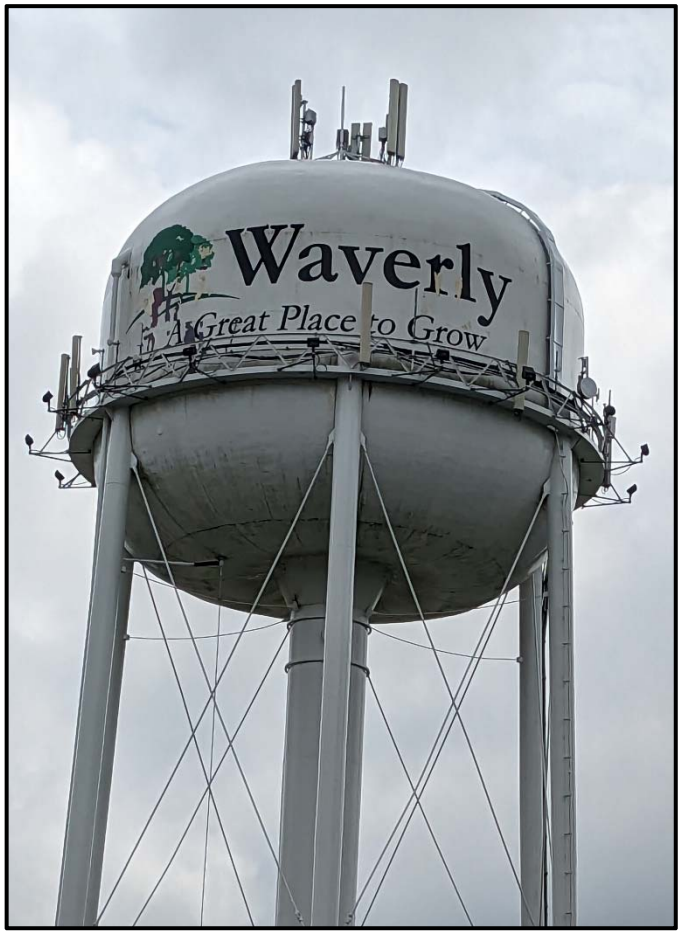
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SECTION 1



THE WAVERLY PLANNING PROCESS.

SECTION 1
THE WAVERLY PLANNING PROCESS.



INTRODUCTION.

This **Waverly, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for the future development and stability of Waverly, Nebraska and the City's respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing demographic, economic and development trends within the City, including existing and future land use, public facilities, utilities, transportation and energy usage. This **Plan** replaces the current **Comprehensive Plan,** prepared in 2013.

The **Waverly Planning Process** included the development of a **General Plan,** which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with **"Community & Economic Preservation & Growth/Development Initiatives"** aimed at preserving the existing environment and preparing the Community for new growth and development opportunities relating to residential, commercial and industrial development.

The **Comprehensive Plan** was prepared under the direction of the **Waverly Planning Commission and City Council,** with the assistance of **City Staff and Planning Consultants Hanna:Keelan Associates and Schemmer Associates, both of Lincoln, Nebraska. Guidance was also provided by a locally-organized "Planning Steering Committee".**

PLANNING PERIOD.

The planning period for achieving the goals, programs, and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2023 to 2033.** The **Plan** highlights necessary, broad-based community and economic development activities to meet the City's goals. This approach allows the Community of Waverly to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION.

The **City of Waverly Planning Jurisdiction** includes the land areas within the Corporate Limits and within one mile of the City. The City enforces planning, zoning and subdivision regulations in the One-Mile Planning Jurisdiction, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN.

This **Comprehensive Plan** for the City of Waverly is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

RESPONSIBLE GROWTH AND DEVELOPMENT.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Waverly. The Community is cognizant of its residential, commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

The Waverly Comprehensive Plan promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Waverly, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the One-Mile Planning Jurisdiction of Waverly will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

COMMUNITY SUMMARY.

The City of Waverly is located in east central Nebraska, along the Interstate 80 and U.S. Highway 6 Corridors and the Burlington Northern Santa Fe Railroad Corridor in northeastern Lancaster County. The Community is an estimated three miles northeast of Lincoln, Nebraska, and 45 miles southwest of Omaha, Nebraska. Waverly is also located within the Lincoln Metropolitan Statistical Area.

Downtown Waverly is located north of the Highway 6 and Burlington Northern Santa Fe Railroad Corridors, generally east of North 141st Street between Mansfield and Kenilworth Streets. Downtown consists mostly of professional offices, bank, City Offices and U.S. Post Office.

Most of Waverly's major employers are located along the Highway 6 Corridor, including but not limited to the Tractor Supply Company Distribution Center, Tecumseh Farms/Smart Chicken, District 145 Public Schools, Millard Lumber, Matheson Gas and Commercial Plastics. Additional highway commercial businesses and professional offices are also located along Highway 6.





ORGANIZATION OF THE PLAN.

This Comprehensive Plan includes the following Sections:

- **The Waverly Planning Process.**
- **Citizen Participation & Community Profile.**
- **Community & Economic Preservation & Growth/Development Initiatives.**
- **Existing & Future Land Use Planning.**
- **Education, Public Facilities/Utilities & Transportation.**
- **Energy Element.**

Additionally, three appendices are included that highlight the raw statistical and citizen data and additional planning efforts conducted to support this Comprehensive Plan. These appendixes include the following:

- **City of Waverly, Nebraska Economic Development Strategy & Action Plan.**
- **"Executive Summary" Waverly, Nebraska Community Housing Study.**
- **Waverly, Nebraska Community Opinion Survey Results.**
- **Waverly, Nebraska Table Profile.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

Element 1.

This **Comprehensive Plan** is organized in three elements. The **first** element of the **Comprehensive Plan** is the **Community & Economic Preservation & Growth/Development Initiatives.** The **Initiatives** represent the foundation for which planning components are designed and eventually implemented. The **Initiatives** identified in this **Comprehensive Plan** address each component of the **Plan** itself.

Element 2.

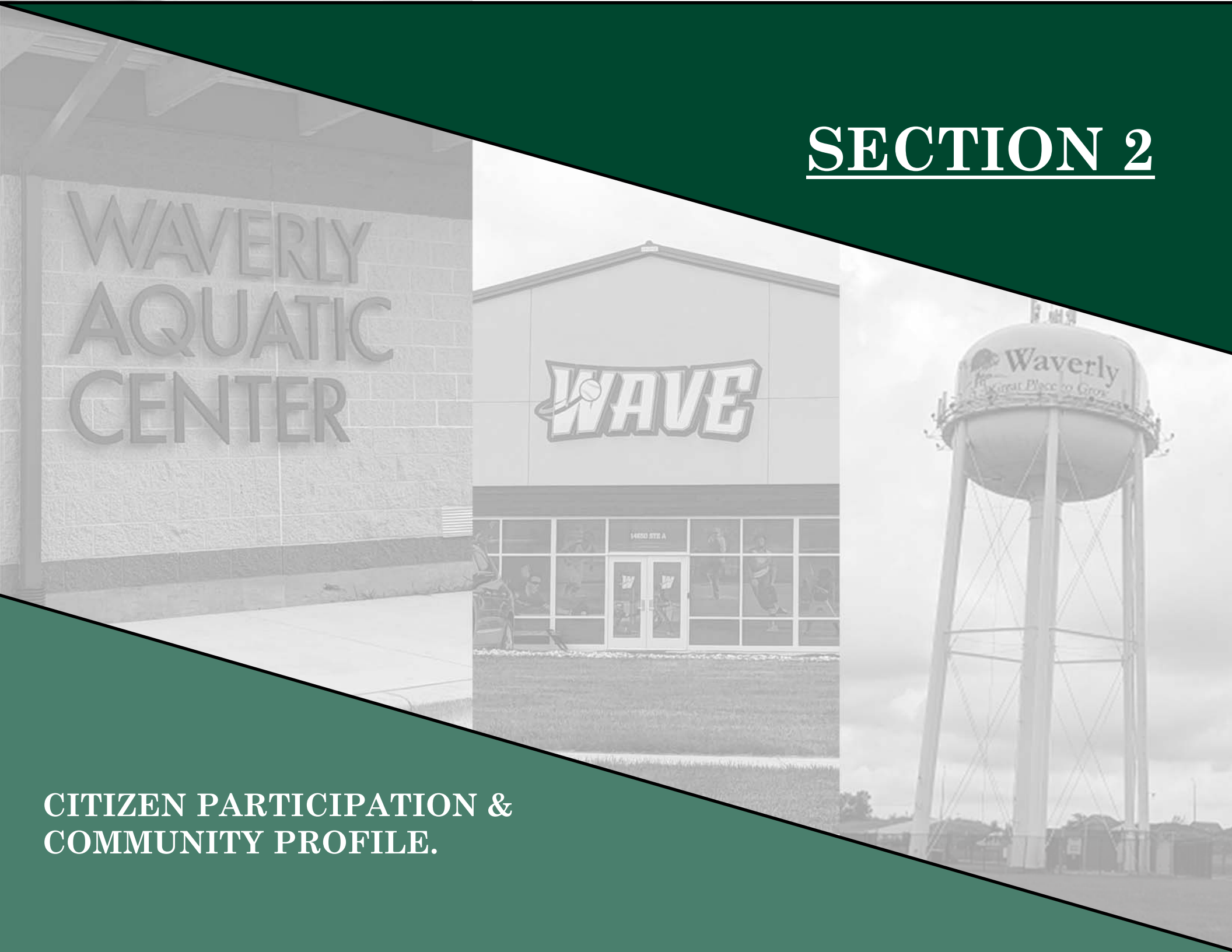
The **second** element is the **Background Analysis,** which presents the research, both, quantitative and qualitative, necessary for the development of the Plan's **Community & Economic Preservation & Growth/Development Initiatives.** This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Waverly. The careful research of past and present data allowed for the projection of future population and development needs.

Element 3.

The **third** and final element of the **Comprehensive Plan** is the **Planning Components,** which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.



SECTION 2



CITIZEN PARTICIPATION & COMMUNITY PROFILE.

SECTION 2
CITIZEN PARTICIPATION & COMMUNITY PROFILE.

INTRODUCTION.

Planning for the Community's future, as it relates to affordable housing, is most effective when it includes opinions from as many citizens as possible. The **Waverly, Nebraska Comprehensive Plan** included both qualitative and quantitative research activities. Discussed in this **Section** is the comprehensive **citizen participation program** that was implemented to gather the opinions of the Waverly citizenry, including results from the Waverly Community Opinion Survey and a summary of population, income and economic information collected from a variety of local, State and National data sources.

Meetings with the Waverly Planning Commission, as well as a locally-based "Planning Steering Committee" and "Economic Development Advisory Committee" were also conducted. Local input from these meetings is included in **Section 3** of this **Comprehensive Plan,** as well as the **City of Waverly Economic Development Strategy & Action Plan ("Appendix I"** of this **Comprehensive Plan)** and in the **"Executive Summary"** of the **Waverly Community Housing Study ("Appendix II"** of this **Comprehensive Plan).**





WAVERLY COMMUNITY OPINION SURVEY.

A Community-Wide **"Opinion Survey"** was made available to households in Waverly on pertinent Community websites and social media outlets. A total of **267 Surveys** were completed and returned, providing valuable public information. **Survey** participants were asked to provide their opinion about a variety of Community issues, needs and opportunities, including housing needs/wants, commercial and industrial development, desired public services, transportation issues and protecting community appearance and sustainability. The following summarizes the results of the **Survey.** The complete results of the **Survey,** including community growth, land use, zoning and community development opportunities are highlighted in **"Appendix III"** of this **Comprehensive Plan.**

DEMOGRAPHICS.

The majority of participants resided in a four-person household with at least one resident less than 18 years of age.

- Household Size:
  - Four-person household with 79 participants (29%).
  - Two-person household with 66 participants (24%).
  - Three-person household with 47 participants (17%).

- Household Age:
  - Less than 18 years with 154 participants (57%).
  - 35-44 years with 121 participants (45%).
  - 45-54 years with 76 participants (28%).

RESIDENCY.

A majority of Survey participants have lived within the City of Waverly Corporate Limits between 11 and 20 years. These participants have watched the Community grow and evolve over time and are well aware of local needs and desires regarding Community betterment. This allows City and economic development leadership to more accurately determine community needs.

- Length of Time residing in Waverly:
  - 11-20 years with 71 participants (26%).
  - 21+ years with 63 participants (23%).
  - 1-5 years with 55 participants (20%).
  - 6-10 years with 54 participants (20%).

- Work in Waverly:
  - No with 194 participants (72%).

- School in Waverly:
  - Public Schools were a factor in my decision to locate in Waverly had 161 participants (67%).
  - 132 participants (51%) felt that there are NOT sufficient and safe routes to school for children.
    - Pedestrian bridge over Hwy 6 was mentioned by 64 participants as a way to improve safety.

AMENITIES.

- When asked what new public recreational activities should be considered for Waverly, participants identified the following:
  - Pool/Splash pad/Aquatic Center/Water Park (44 participants).
  - Walking path/Hiking/Biking Trail (35 participants).
  - YMCA/Community Center/Recreation Center (18 participants).
  - Dog park (18 participants).

- When asked what new businesses they would like to see in Waverly, participants identified the following:
  - Restaurant (family/sit-down)/bar (148 participants).
  - Dollar general/tree/store (44 participants).
  - Coffee shop (36 participants).
  - Hardware store (30 participants).
  - Fast food (27 participants).

- When asked what services participants would like to see in the City of Waverly, the top responses included the following:
  - Police department (34 participants).
  - Recycling (17 participants).
  - Internet (15 participants).

- When asked to rate the quality/availability of Community Services and Public Facilities in Waverly, participants ranked the following the highest (average scores): (4 = excellent, 3 = good, 2 = fair, 1 = poor).
  - Garbage Collection (3.48).
  - Schools (3.40).
  - Fire Protection (3.24).
  - Child Care Opportunity (3.10).
  - Church (3.08).
  - Banks (3.06).
  - Pharmacy (3.04).
  - Parks/Recreation (3.02).

<u>COMMUNITY BETTERMENT.</u>

- When asked which transportation items needed to be addressed in Waverly, participants ranked the following the highest (average scores): (3 = greatly needed, 2 = somewhat needed, 1 = not needed).
  - Improved Truck Routes (2.46).
  - Pedestrian/Trails Connections & School Traffic Circulation (2.43).
  - Traffic Safety Improvements (2.30).

- Utilizing a scale from 1 ("strongly disagree") to 5 ("strongly agree"), participants identified the following as the best towards improving the appearance of the City of Waverly.
    - Vehicular traffic safety (3.60).
    - Pedestrian seating areas and sidewalk cafes (3.56).
    - Crosswalk enhancements (3.53).
    - Street trees/benches/landscaping (3.47).
    - Nuisance enforcement/property clean-up (3.47).
    - Coordinated traffic control lighting (3.36).

- Using the 1-5 scale above, participants identified the following as the best approaches towards improving the sustainability of the City of Waverly.
    - Business retention/recruitment/ expansion (4.12).
    - Additional pedestrian safety measures (3.88).
    - Improved park and recreation trails (3.83).
    - Reducing utility costs with alternative energy sources (3.65).
    - Marketing of sales and festivals (3.57).
    - Increased marketing of vacant buildings (3.54).
    - Nuisance enforcement/property clean-up (3.53).

- 83 percent of participants agreed that the City of Waverly should expand to include new commercial and entertainment facilities.

<u>HOUSING.</u>

- Utilizing a scale from 1 ("not needed") to 3 ("greatly needed") the following were identified by participants as the greatest housing needs in Waverly.
    - Single family housing (2.24).
    - Housing choices for first time homebuyers (2.24).
    - Senior independent living housing (2.06).
    - General rental housing (2.05).

- Participants were largely in support of utilizing local, State and/or Federal grant funds/dollars for the following programs:
    - Purchase, Demolition & Replacement of existing deteriorated housing (79% support).
    - Owner Housing Rehabilitation Program (73% support).
    - Purchase-Rehab-Resale of vacant housing (73% support).
    - Renter Housing Rehabilitation Program (58% support).
    - Down Payment Assistance to first-time homebuyers (54% support).

A total of 83 participants, or 33 percent, identified a willingness to contribute or donate money to support a local community, economic or housing development activity.

WORKFORCE HOUSING NEEDS SURVEY.

The City of Waverly, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Area's workforce. A total of **208 Surveys** were returned.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in where participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey.** The complete **Survey** results are available in "**Appendix III"** of this **Comprehensive Plan.**

DEMOGRAPHICS.

- Participating employers included but were not limited to Waverly-District 145 Public Schools, Millard Lumber, and Smart Chicken.

- A total of 60, or 47 percent of all 128 participants lived inside the Corporate Limits of Waverly. An estimated 42 percent reside in the City of Lincoln.
    - Commute time to work:
        - 10 to 20 minutes (45 participants).
        - Less than 10 minutes (34 participants).

INCOME.

- Household income: (128 total participants).
  - $100,000 to $149,000 with 42 participants (32%).
  - $75,000 to $99,000 with 27 participants (21%).

- Monthly rent:
  - $601 to $1,250 with 12 participants (20%).

- Monthly mortgage:
  - $1,001 to $1,750 with 55 participants (48%).

BARRIERS TO AFFORDABLE HOUSING.

- For renters, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
  - Cost of rent (83%).
  - Lack of availability of decent rental units in your price range (55%).
  - Condition of existing rental housing (22%).

- For owners, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
  - Housing purchase prices/cost to own (67%).
  - Lack of sufficient homes for sale (46%).
  - Cost of utilities (23%).

- When asked what the most was that their family could afford for a home, 32 percent, or 25 participants identified a home purchase price between $201,000 and $300,000.

- When asked what the most was that their family could afford for monthly rent, 32 percent or 20 participants identified a range between $1,101 and $1,500.

- When asked what amenities would make Waverly a more attractive place to live or relocate, participants selected the following:
  - Restaurants with 81 participants (84%).
  - Retail/Shopping with 57 participants (59%).
  - Housing Choices with 47 participants (48%).

COMMUNITY PROFILE.

Population, income and economic trends in **Waverly** serve as valuable indicators of future development needs and patterns for the Community and provide a basis for the realistic projection of the future population. The quantity and location of social and economic features play an important role in shaping the details of various development plans to meet the Community's needs. The Community should continue to promote the development of new businesses, industries and housing for individuals and families, in areas of the Community with the appropriate zoning designation, during the 10-year planning period. The population trends and projections for the years 2000 through 2033 were studied and forecasted, utilizing a process of both trend analysis and U.S. Census population estimates. A complete **"Table Profile"** is included in **"Appendix IV"** of this **Comprehensive Plan.**

- The population from the 2000 and 2010 Decennial Censuses recorded an increase in population for Waverly, increasing from 2,452, in 2000, to 3,277, in 2010, or by 33.6 percent. The rate of population growth in Waverly remained consistent by the 2020 Census, which documented a population of 4,279, or an increase of 30.6 percent from the 2010 Census. **The current (2023) estimated population for Waverly is 4,532, representing an increase of 5.7 percent since 2020.**

- **Currently, the Waverly One-Mile Planning Jurisdiction maintains an estimated population of 91. Continued population growth in Waverly, as well as surrounding Communities, will contribute to additional population increases in the Jurisdiction through 2033.**

- By 2033, the population of the City of Waverly is projected to increase between 18.5 and 49.8 percent, or ranging from 5,371 to 6,778 (Low – 5,371, Medium – 5,520, High – 5,667, Community Growth Initiatives – 6,778). A "medium" population projection of 5,520 was utilized for this **Comprehensive Plan.** Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033.

- In 2023, the City of Waverly is experiencing an estimated median age of 34.7 years, an increase from the 2020 estimated median age of 34.3 years. **Median age is projected to continue to increase to 34.9 years by 2033.**

- The "19 and Under" and "35 to 54" age cohorts were the largest population cohorts in Waverly, as per the 2000 and 2010 Censuses as well as the 2020 Estimate and remain the largest in the Community, today. This trend is projected to continue through 2028 and 2033.

- **The Waverly 55+ population is projected to increase by 2028, with the "55-64" age group projected to experience the largest population increase.** It is important that a range of elderly services, amenities and appropriate housing be made available in Waverly to **encourage senior/elderly populations to remain in their respective housing situations and, ultimately, remain a resident of the City of Waverly.**

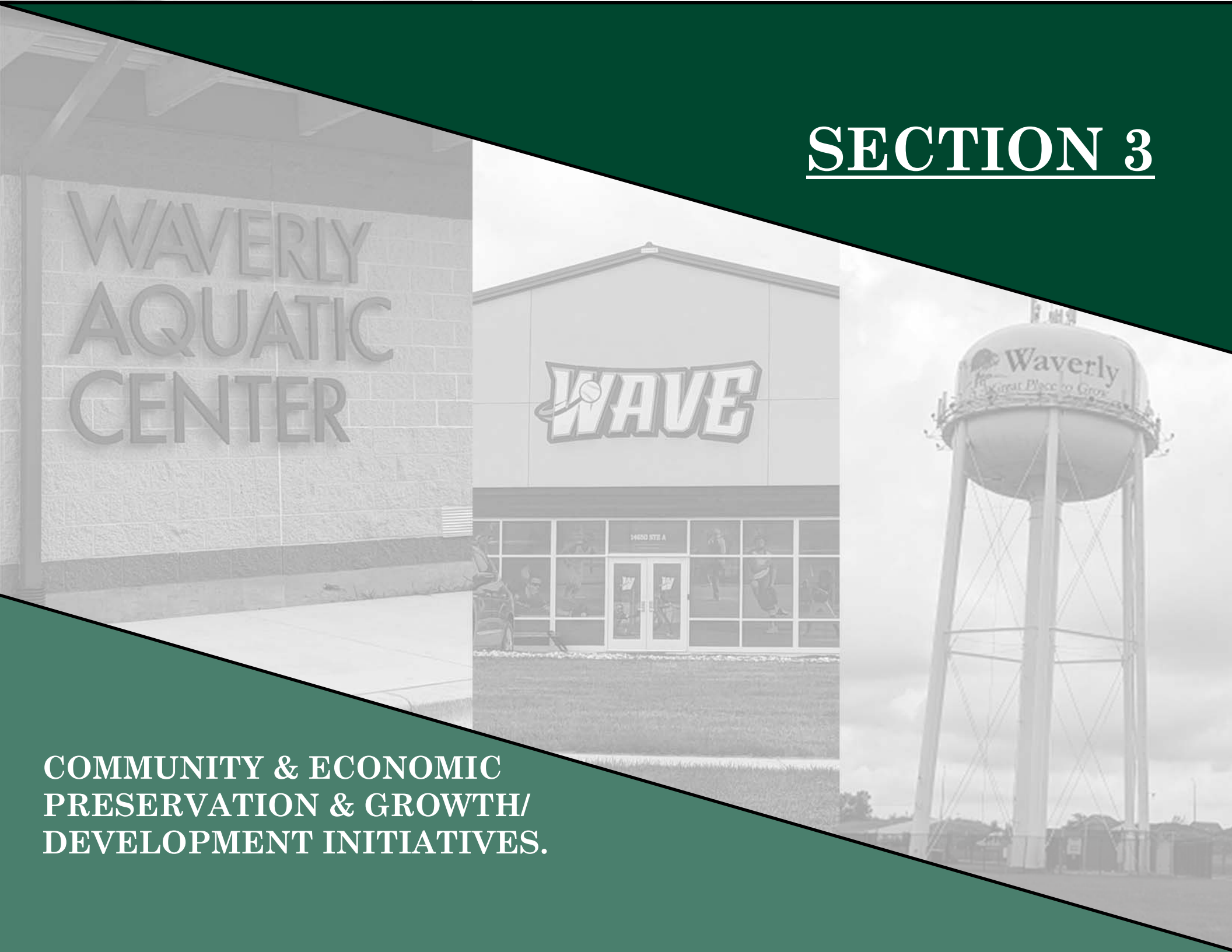
- The **median income** for all households in Waverly, in **2023,** is estimated to be **$87,694. By 2033, median income in Waverly will increase an estimated 12.7 percent, to $98,874. The CGI projection estimates a total household income of $101,336 by 2033.** The majority of Community residents are projected to have incomes at or above $75,000**.**

- **In 2023,** an estimated **128 owner households** in Waverly, or 10 percent of all owner households, **are cost burdened or have housing problems. By 2033, this number is expected to increase, slightly, to 133 households.** Currently, an estimated **89 renter households** in the Community of Waverly, or 30.6 percent of all renter households, **are cost burdened or have housing problems.**

- **By 2033, an estimated 120 renter households will be of cost-burden status. Cost burdened households are projected to increase due to the rising costs associated with owning, renting and/or maintaining a place of residency in Waverly.**

- Between 2010 and 2022, the **unemployment rate** in Lancaster County ranged from a high of 4.2 percent to a low of 1.8 percent. During this period, the total number of **employed persons** increased by 23,215. By 2033, an estimated 198,277 persons will be employed in the County, with an unemployment rate maintaining 3.1 percent.

SECTION 3



COMMUNITY & ECONOMIC PRESERVATION & GROWTH/ DEVELOPMENT INITIATIVES.

SECTION 3
COMMUNITY & ECONOMIC PRESERVATION & GROWTH/DEVELOPMENT INITIATIVES.

INTRODUCTION

This **Section** provides proposed **Community & Economic Preservation and Growth/Development Initiatives for the City of Waverly, Nebraska, including the Community's One-Mile Planning Jurisdiction**.

The **Initiatives** address a wide spectrum of land use and development topics, including but not limited to housing development and rehabilitation, business and industrial development; public facility, infrastructure and utility needs and improvements, transportation and park/recreation needs. The end goal is to create "balance" in the Community through all levels of planning and project implementation, all in an effort to address the health, safety and overall general welfare of all Waverly residents.

The following **Community & Economic Preservation and Growth/Development Initiatives** are the product of both **qualitative and quantitative research activities** conducted for the **Comprehensive Planning Program. Additional supportive information is documented in the 2023 Waverly, Nebraska Community Housing Study and the 2023 City of Waverly Economic Development Strategy & Action Plan.**









A **qualitative research** process included meetings with the Waverly Planning Commission, as well as a **"Planning Steering Committee"** and an **"Economic Development Advisory Committee,"** all grassroots-based. An important activity of the **qualitative research** process was the implementation of a **Community Opinion Survey.** The **Survey** allowed the local **Citizenry** to provide their opinion of future land use activities in **Waverly.** A total of **267 residents** of the Community completed the **Survey. A "Workforce Housing Needs Survey"** was implemented to target selected local major employers regarding their housing needs and desires, as well as identifying barriers and/or impediments to obtaining affordable housing in Waverly. A total of **128 employees** completed the **Survey.** The results of the two **Surveys** are included in **"Appendix III"** of this **Plan.**

Quantitative research activities included the collection, analysis and projection of pertinent population, income, economic and agricultural data from local, State and National sources, all in an effort to understand both past and present demographic and land use development trends in **Waverly**. An important statistical analysis of land use in Waverly was the preparation of **Existing** and **Future Land Use Matrices,** presenting both the current and projected land use requirements in the Community, which were based on on-site field observations and utilizing parcel data from the Lancaster County Assessor and GIS information. The **Matrices** are highlighted in **Section 4** of this **Comprehensive Plan.**

In essence, the Community & Economic Preservation and Growth/Development Initiatives address the important components of planning implementation. The Initiatives are separated into three categories including **"preservation"** of existing Community operations and development patterns, **"growth/ development"** through supporting new business, industry, housing and public recreation opportunities to enhance an already thriving Community and **"funding/implementation and Plan maintenance".**

The three categories of the Preservation & Growth/Development Initiatives for Waverly are identified, below.

1. Community & Economic "Preservation" Initiatives.
Agricultural Land Areas & Associated Farmsteads.
Existing Parks/Recreation & Other Public Amenities.
Existing Health & Wellness Amenities.
Road Network & Other Transportation Systems.
Commercial & Industrial Development.
Housing Rehabilitation.
Public Facilities/Services, Utilities & Infrastructure.
Education Facilities & Programs.

2. Community & Economic "Growth/Development" Initiatives.
Land Use Planning & Zoning.
Future Parks/Recreation & Other Public Amenities.
Future Health & Wellness Amenities.
Residential Development & Critical Housing Needs.
Commercial & Industrial Development.
Public Facilities, Utilities & Infrastructure.
Future Transportation System Needs.
Alternative Energy Practices.

3. Project Funding/Implementation & Plan Maintenance/Review
Project Funding/Implementation.
Plan Maintenance/Review.

1. COMMUNITY & ECONOMIC "PRESERVATION" INITIATIVES.

Agricultural Land Areas & Associated Farmsteads.



As the City of Waverly is poised for growth in several Community indicators, traditional agricultural activities continue to exist in the One-Mile Planning Jurisdiction. Local leadership should be cognizant of the existing **agricultural industry around Waverly** and preserve sensitive agricultural lands in areas where land annexation by the City is not anticipated during this 10-year planning period.

Partnerships with agricultural and farming operations within the Planning Jurisdiction are important in creating an understanding of the Community of Waverly's desires to become a growing and thriving Community, while allowing traditional farming operations to continue. Targeted agricultural land areas are generally located south of the Interstate 80 Corridor, as well as in the extreme eastern and northeastern portions of the Planning Jurisdiction.

Non-agricultural, both large lot and planned residential subdivisions could be planned, with development having little or no impact on the operation of existing general and traditional agricultural activities.

Create and foster relationships with land owners in the One-Mile Planning Jurisdiction, especially those who own land adjacent the Waverly Corporate Limits. These land areas are critical to the continued growth and expansion of the Community. Areas of high importance to Waverly for future growth are located east and north of the City.

Protecting agricultural land areas should also include **protecting existing natural resources,** especially those along Salt Creek in the northwestern portion of the Waverly Planning Jurisdiction. This is accomplished by controlling and prohibiting, in specific regions, large scale intensive agricultural and livestock/confinement facilities in areas deemed inappropriate for such activities.

Existing Parks/Recreation & Other Public Amenities.

A total of 193 participants, or 73 percent of all 267 participants of the Waverly Community Opinion Survey identified "good" or "excellent" quality of existing park and recreation amenities in Waverly. An estimated 75 acres of park and recreation land exist in four public parks in Waverly. These parks should be maintained by the City to ensure continued safe use by all sectors of the population, which could include replacement of existing playground features and shelters (as needed), enhanced park accessibility and parking areas and improved connectivity with existing local trails and sidewalks. Additional park spaces are located in northern Waverly, owned by the Anderson North Park and Aspen Park Homeowners Associations (HOAs). The HOAs are encouraged By City staff to maintain this park space and all associated equipment.



The new Waverly Aquatic Center was completed in July, 2023. This new Aquatic Center, located in Wayne Park, replaces the existing swimming pool located in the same park. Retaining necessary resources to keep the new Aquatic Center fully staffed and operational will be necessary throughout the 10-year planning period. The City will need to conduct and monitor safety procedures relating to the demolition and removal of all components of the former swimming pool.

Two parks in Waverly (Wayne and Lawson Parks) contain athletic fields (baseball and softball) that are used by a wide variety of local organizations for practices, games and tournaments. These fields will need to continue having proper maintenance during the 10-year planning period. Maintenance activities include dugout, fence and gate maintenance, infield dirt raking, field lighting and maintenance and/or enhancements to bleachers and concession areas.



Existing Health & Wellness Amenities.

Maintaining a high quality of life in Waverly should be a top priority for all City Staff, public organizations and residents. Existing facilities in Waverly provide walk-in care, pediatrics, acute injury evaluation and treatment, immunizations, preventive care, screening, health management and dental hygiene services. To remain a viable, healthy Community, residents of the City of Waverly are encouraged to utilize these operations when needed. The City should maintain a strong relationship with local health providers to ensure these amenities remain in operation to serve the Waverly citizenry. Expansion of the existing health services will most likely be required as the Community continues to increase in population.

A long-term care and rehabilitation facility for senior citizens and families is also located in Waverly. The facility consists of 54 private and semi-private units and provides residents with hospice care, transportation and specialized services which include, but are not limited to, recreational activities, discharge planning, speech language pathology, physical therapy and case management. This facility will remain a significant operation in regards to maintaining a population of seniors in the Community. Support should be given to the expansion and enhancement of existing health care services through new care technologies, when available.

Walking trails provide a means of outdoor exercise and movement in Waverly. A strong system of sidewalk connectivity exists throughout the Community and throughout the City's park system. Segments of sidewalk, especially in older neighborhoods, are in need of either rehabilitation or replacement to ensure the safe movement of all pedestrians in Waverly. The City should continue to replace sidewalks, as needed, and improve the safety and well-being of pedestrians at intersections, with large amounts of vehicular traffic, with streetlights and painted/signed crosswalks. Special attention should be given to plans and procedures to ensure the safe movement of children attending District 145-Waverly Public Schools.

Pedestrian connectivity over the Burlington Northern Santa Fe Railroad Corridor and the Highway 6 Corridor has been a critical need in the Community and will continue to be so, until resolved. A pedestrian bridge near Sharp Park is currently being discussed and considered.

Walking trails at City parks should also be monitored for sidewalk/trail rehabilitation needs and, potentially, include additional amenities along their respective trails such as lighting, benches, landscaping, outdoor fitness equipment and a "storybook walk" for kids along existing and future trail systems.

Road Network & Other Transportation Systems.

Both the Highway 6 Corridor and the Burlington Northern Santa Fe Railroad Corridor bisect the Community of Waverly in a northeast/southwest direction. Highway 6 consists of a two-lane highway entering the Community from the northeast at North 148th Street before becoming a three-lane highway westward. This three-lane highway continues southwest until Deer Park Road, where the Highway becomes a four-lane expressway to Lincoln. Speed limits of 45 and 55 miles per hour are posted along various segments of Highway 6. While a number of safety enhancements have been implemented, additional enhancements may be needed during the next 10 years, including but not limited to improved street and traffic lighting, pedestrian crossings, turn lanes and reduced speed limits. Additional safety measures at the North 141st Street intersection with both the Highway 6 Corridor and the Burlington Northern Santa Fe Railroad Corridor may also be needed.



A paving project at Oldfield from 141st Street to Canongate Road is recommended. The current surfacing for Oldfield Street is gravel. This project would pave a three lane concrete section and also include the construction of a side path from Lawson Park to Canongate Road and Kenilworth Street. This project will improve access to Lawson Park and reduce road dust for residents living in the area.

North 148th Street is a north/south two lane arterial street, located along the western portion of Waverly, providing a direct connection to major highway corridors, including Highway 6, 34 and 2. This Street has been experiencing a steady increase in traffic in recent years, due to increased housing development in the Community and the provision of a direct connection to the eastern portions of the City of Lincoln. As both eastern Lincoln and the City of Waverly grow in population, this Street will become increasingly busy and require safety measures to be implemented, including street lighting, turning lanes onto local streets, pedestrian walkways and crosswalk signals and a potential widening of the Street within the Waverly Corporate Limits. The City will need to continue to monitor traffic patterns and flow along 148th during the 10-year planning period.

An additional segment of street in need of monitoring is North 141st Street, from the Highway 6 Corridor to Waverly Road. Northward development of residential subdivision will continue to increase the amount of traffic utilizing this stretch of Road into and out of Waverly.

The condition of local streets should continue to be monitored and, when and where necessary, rehabilitated or resurfaced with new pavement. Currently, street segments in need of rehabilitation or resurfacing exist in the older and established neighborhoods of the Community.



The desire to create safe routes to school for kids is greatly needed in Waverly. Both the Highway 6 Corridor and Burlington Northern Santa Fe Railroad Corridor, as well as the Canongate overpass, present unsafe conditions for the efficient movements of kids from northern portions of the Community to any of the local public school facilities. As the City continues to grow and District enrollment increases, the need for safety enhancements will continue. A pedestrian overpass for the Highway and Railroad Corridors is the most pressing need in the Community. Other improvements will, over time, include analyzing the flow of vehicular traffic and consider the need for modern crosswalks and traffic signals along North 134th Street, Amberly Road and Canongate Road. Traffic volumes have increased in areas around Waverly High School and Waverly Middle School, specifically during the morning drop-off and afternoon pickup times.

Commercial & Industrial Development.

Future commercial and industrial developments in Waverly, Nebraska should be guided by the recently completed **Waverly Economic Development Strategy & Action Plan.** The **Strategy/Plan** is included as **Appendix I** of this **Comprehensive Plan.** The **Strategy/Plan** provides a listing of priority economic and community development activities for Waverly during the next 10 years. An important component of the **Strategy/Plan** is the recommendation for the City to foster a partnership of support with both local business owners/franchisees and small, locally-based business owners in an effort to support business industry retention and development in Waverly.

Three distinct areas of commercial development exist in Waverly, including the original Downtown, the Highway 6 Corridor and a shopping mall area, south of the Corridor. Downtown Waverly should be targeted for redevelopment and transformed into a business/entertainment point of destination, consisting of shops and venues for dining and social gathering. Current vacant land parcels along the Highway 6 Corridor should be targeted for continued development of goods-based businesses, including restaurants, convenience stores and other automotive-oriented businesses. The shopping mall area should be targeted for improvements to enhance redevelopment activities to include additional local based businesses and services.





Waverly is home to several large employers, including, but not limited to, the Tractor Supply Company's Waverly Distribution Center, Tecumseh Poultry/Smart Chicken, Millard Lumber, District 145-Waverly Public Schools, Matheson Gas and Commercial Plastics. The City, with the assistance of economic development leaders in the Community, should work to maintain a strong industrial sector, including assisting those existing industries with both maintaining a stable employment base and production goals, as well as expansion opportunities, and securing new light industrial/commercial enterprises for land areas currently available in the Waverly for development.

Housing Rehabilitation.

Despite the recent significant increase in new housing construction, homes in need of moderate- to substantial rehabilitation continue to exist in Waverly. An estimated nine structures were rated by the Lancaster County Assessor as being in "fair" or "poor" condition. An additional 746 structures were rated in "Average-" condition. In an effort to preserve the existing housing stock in the Community, the **Waverly, Nebraska Community Housing Study** identified the following housing rehabilitation and demolition expectations of the Community by 2033:

> *Up to **30 units by 2033 could be targeted for moderate rehabilitation in Waverly.***
> *Moderate rehabilitation generally includes cosmetic improvements to a housing unit, including but not limited to paint, doors, windows, landscaping, etc.*
>
> *Up to **14 units by 2033 could be targeted for substantial rehabilitation in Waverly.***
> *Substantial rehabilitation focuses on the same elements of moderate rehabilitation, but also includes structural elements to a home that are in need of replacement, including bowing and/or sagging walls and roof lines and foundation issues.*
>
> ***Up to 10 housing units by 2033 should be demolished and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate.*** *Cost will depend on property acquisition and unit replacement potential.*

The City of Waverly should continue to acquire funding to preserve and upgrade the housing stock in greatest need of rehabilitation during the next 10 years. Housing units that are severely deteriorated or dilapidated should be targeted for substantial rehabilitation or, in extreme cases, demolition and replacement.



Public Facilities/Services, Utilities & Infrastructure.

The City of Waverly maintains modern public facilities and services traditional to many First and Second Class Cities in Nebraska. These include a City hall/government, fire protection, (County) law enforcement, a library, parks, ballfields and new Aquatic Center, public schools, churches and modern water and sewer systems. These operations and their respective facilities will need to be cognizant of the rate of growth in the Community and expand services and capacity as needed. This would include any necessary technology, as well as vehicular and pedestrian street and sidewalk upgrades.

The City of Waverly has experienced significantly decreased municipal well water pumping levels in 2023, due to the extended drought in eastern Nebraska. The engineering firm, Olsson, was hired to complete a Water Distribution Study and a Wellfield Hydrogeologic Analysis Report, with further research to locate areas for additional wells, coming soon. The Reports provide detailed information on the current water system and recommended improvements to make the water system more resilient to both regional water level declines and increased demand due to growth. The City is also evaluating other options for alternate water sources.

As the Community continues to grow, maintenance of existing public utilities and infrastructure components will be critical to the sustainability of the existing neighborhoods. The City of Waverly has recently completed a Water Distribution Study that identifies priority projects and associated timeline. Water projects include hydrant installation, water main upsizing and looping existing water mains across the Community. A Community Street Study will be conducted in the near future.

The original sanitary sewer system, installed in 1955, is adequately sized and in good condition. The oldest segments of the sewer system were constructed with vitrified clay pipe and have deteriorated. The sewer system should be continuously monitored for breakages and needed replacement, especially with older segments that exist around Waverly.

Lincoln Electric System supplies power to the City of Waverly. The electrical system capacity consists of two 115-12 kilovolt transformers at a substation location near North 134th Street and Highway 6. Other transformers are located at nearby substations that provide capacity during contingency situations. Transformer 1 has a capacity of 22.4 megavolt amperes (MVA) and Transformer 2 has a capacity of 39 MVA. This capacity is deemed appropriate for the City of Waverly. A project is planned to move the overhead facilities on North 141st Street from Oldfield to Mansfield to underground in the next few years. Another project is planned for Oldfield west of North 141st Street to move the overhead facilities underground when the paving project is scheduled. General maintenance of all other electrical systems will be required during the 10-year planning period.

Educational Facilities & Programs.

Waverly is home to the administrative offices and educational facilities supporting **District 145 Public Schools.** Facilities include Hamlow Elementary and Waverly Intermediate, Middle and High Schools. District enrollment has steadily increased in recent years. The 2021-2022 total enrollment, as recorded by the Nebraska Department of Education, was 2,180. This represents an increase from the 2020-2021 student enrollment of 2,138 and an increase from the 2019-2020 student enrollment of 2,142. The four facilities in Waverly have a combined maximum student capacity of 2,935. Currently, no major facility improvements, additions or expansions are planned for any District 145 Public School facilities, but the growing number of students attending school within the District will increase the need for classroom and activity space. The Public School District should be prepared for an **increase in student enrollment** by providing necessary building/classroom space and additional multimedia and learning resources. Continued growth of the School District will ultimately depend on the future housing development in Waverly. With the anticipated growth in student enrollment, a **sufficient amount of teachers, faculty staff and additional education support and facility maintenance** must be secured.

Several **school programs,** such as homework assistance, athletics and extra-curricular academic programs, etc. are provided to students of District 145-Waverly Public Schools and should continue to be an important role in the development of education in school children of all ages. It would be beneficial for the City of Waverly to partner with the Public School District in providing programs that address Community leadership, betterment and training opportunities.



Planning initiatives are also being implemented at District 145-Waverly Public Schools as part of the District's recently completed Strategic Plan, which highlights master facilities planning, academic assessments, student and faculty support services, instructional modeling and technology planning initiatives. City leadership should play a supportive role in assisting District 145-Waverly Public Schools in achieving these initiatives, where necessary, either administratively or financially. This also includes supporting the efforts of the District 145-Waverly Public Schools Foundation. Doing so will ensure a strong connection between the two entities in achieving a high standard of education and Community awareness in Waverly.

2. COMMUNITY & ECONOMIC "GROWTH/DEVELOPMENT" INITIATIVES.

Land Use Planning & Zoning.

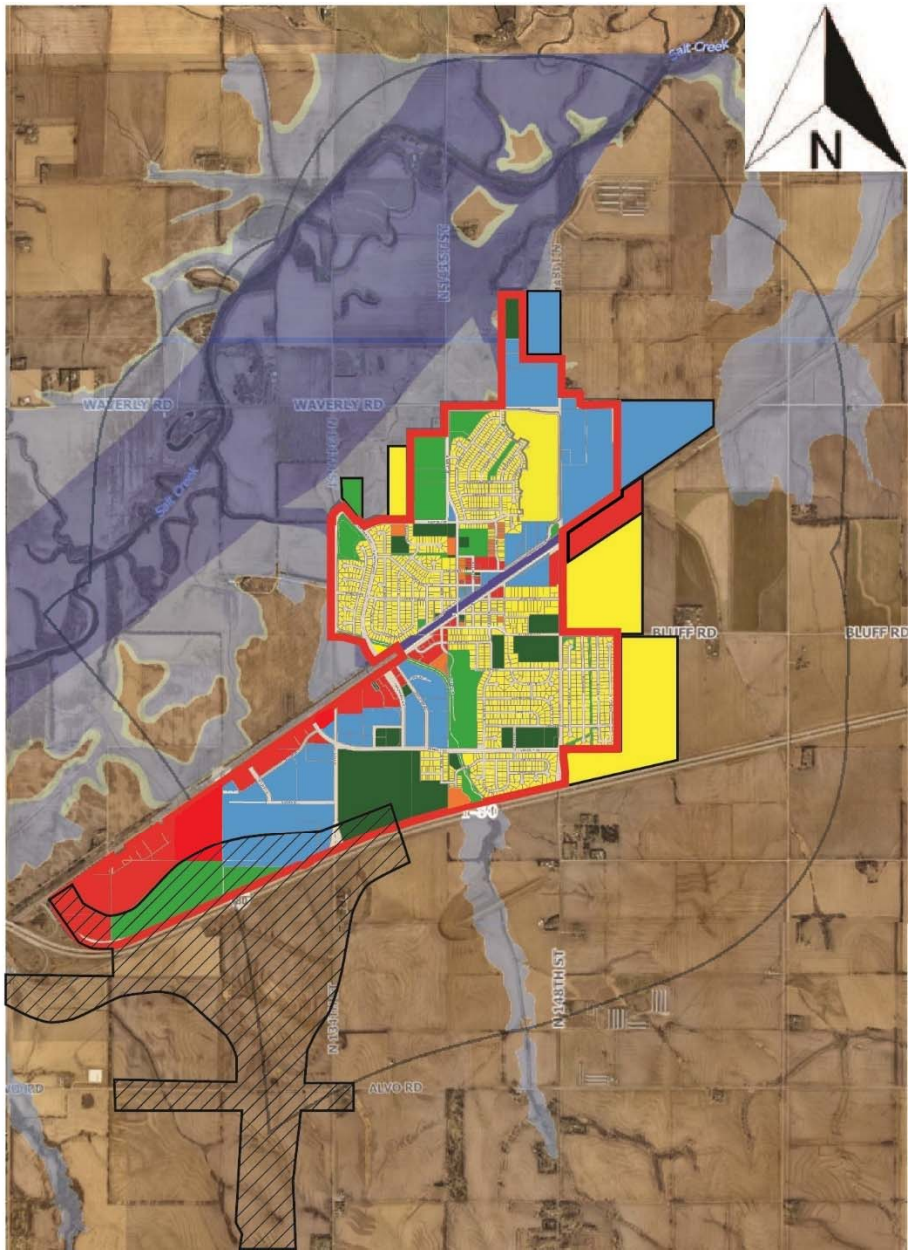
By 2033, the population of the City of Waverly is projected to increase between 18.5 and 49.8 percent, or ranging from 5,371 to 6,778. Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033. Proper land use practices will ensure efficient growth of the Community throughout the 10-year planning period. This includes utilizing and understanding both the existing and future land use capacity matrices in designating specific land uses to undeveloped tracts of land in an effort to maintain current City and National Planning Standards and having land "set aside" for future developments.

A series of **Future Land Use Maps, each one linked to a "Medium," "High" and "Community Growth Initiative"** population projection, are presented on **Pages 3.14** through **3.16.**

Adhering to the growth and development patterns projected in this **Comprehensive Plan,** the Community will need to utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Waverly. Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope.

Maintain and amend, when needed, the local **zoning and subdivision regulations** and maintain appropriate **building codes,** which support the efficient implementation of the **Land Use Plan.** Establish new provisions within these Regulations that support mixed use, sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards.

ILLUSTRATION 3.1
FUTURE LAND USE MAP
"MEDIUM" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

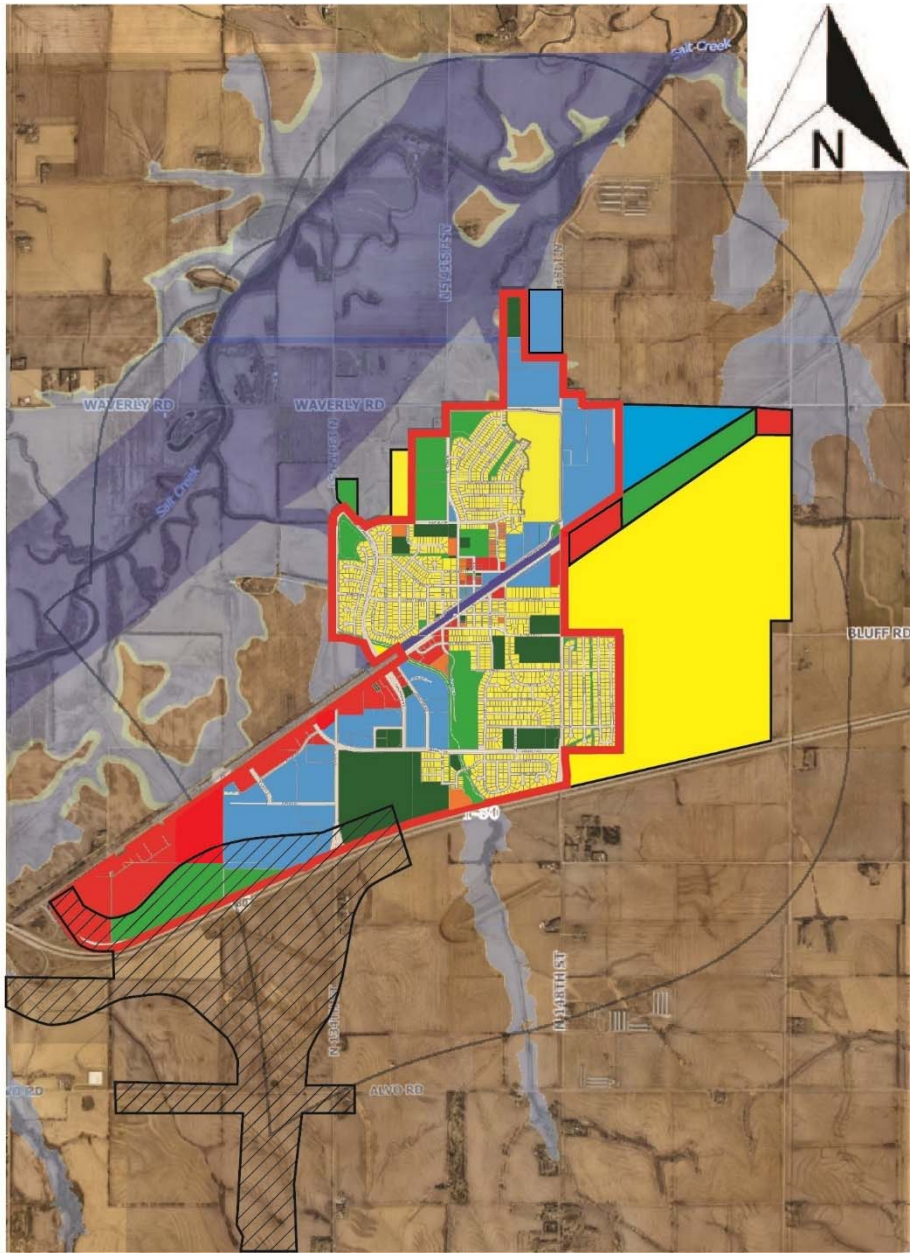
Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

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COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 3.2
FUTURE LAND USE MAP
"HIGH" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

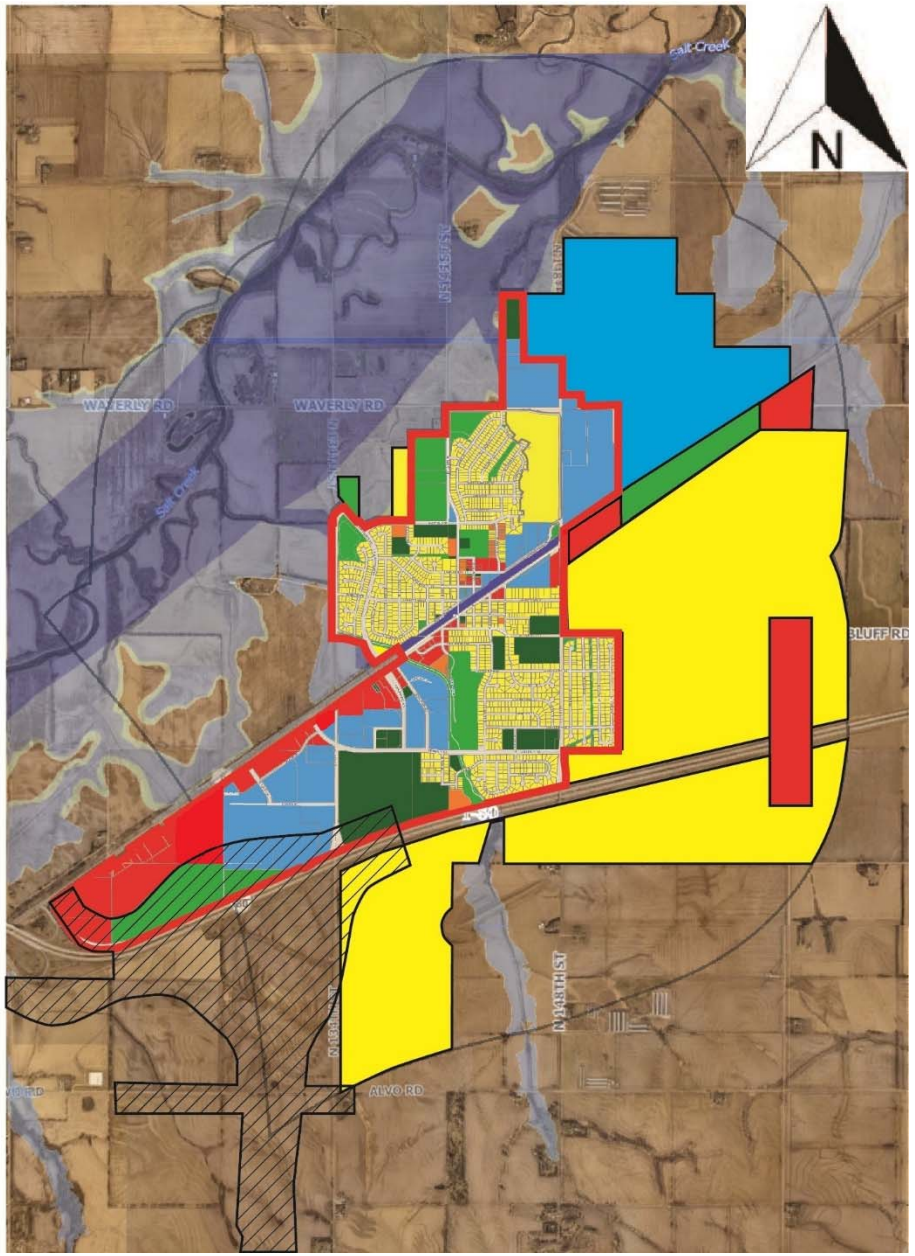
Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 3.3
FUTURE LAND USE MAP
"CGI" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Future Parks/Recreation & Other Public Amenities.

Currently, an estimated 75.3 acres of land in Waverly is used for park and recreation purposes. By 2033, an estimated 118.8 acres should be planned for future park and recreation land uses, totaling 194.1 acres of park and recreation land in Waverly. As new residential neighborhoods continue to be platted, developed and established in the Community, land should be set aside for the provision of trails, playground equipment, athletic fields and natural greenspace purposes.

The Community of Waverly has recently completed a five-year program of planning and building a new Aquatic Center. The new facility is state of the art and being well received by the citizens of Waverly.



Existing parks and public facilities/amenities in Waverly should be connected by local sidewalks, a City-wide trail loop and a pedestrian bridge over the Highway 6 and Burlington Northern Santa Fe Railroad Corridors. There were 166 Community Opinion Survey participants, or 65 percent of all participants who either agreed or strongly agreed that the sustainability of the City of Waverly could be improved by new and improved park, recreation and trail amenities. The development of "all-inclusive" park spaces and equipment should be considered within the 10-year planning period. Connections to newly platted and developing neighborhoods will be critical to the safe movement of pedestrians and the appeal and visitability of the neighborhood, overall.

The City should consider the development of a full service Community Recreation Center during the 10-year planning period, complete with all modern amenities.

Future Health & Wellness Amenities.

Members of the Economic Development Advisory Committee expressed interest in researching expanding the City's capacity regarding medical provisions, potentially developing into a locally-based, full care medical center. Partnerships with local health providers, health and large-scale medical/hospital organizations could make this project a reality. Proper site location, accessibility, service population and staffing will need to be determined.

Multiple organizations and local leadership in Waverly have expressed interest in the development of an assisted living facility, providing specialized services to senior citizens in Waverly. An assisted living facility, developed as either a group home or apartment-style units, would greatly enhance the continuum of care provisions Waverly current has to offer. Partnership with a local health organization and guidance from Aging Partners, Inc. could assist in the development of an assisted living facility in Waverly.

Residential Housing Development & Critical Housing Needs.



Recent housing development in the City of Waverly has largely consisted of single family residential units for moderate to upper income. **While development and construction of these types of units and price points should continue, it is important to be cognizant of the significant need for other housing types, such as multifamily housing, senior supportive and independent living housing and workforce housing.**

The Future Land Use Maps developed for this Comprehensive Plan identify areas within the Community of Waverly for new housing construction. The **2023 Waverly Community Housing Study** highlights the following housing information, including current tenure and projected housing unit target demand requirements for the next 10 years:

Currently, an estimated 1,574 households reside in Waverly, consisting of an estimated 1,282 owner and 292 renter households. *By 2033, owner households will account for an estimated 79.6 percent of all households in the Community.*

> *Based on the 2033 "Medium" population projection, the total estimated* ***housing unit "target" demand*** *for Waverly, from 2023 to 2033, includes a total of* ***420 housing units, including 300 owner and 120 rental units,*** *at an estimated development cost of* ***$122.3 Million*** *should be constructed in Waverly.* ***By 2033, the "high" population will require the development of 592 housing units (402 owner, 190 rental), while the "CGI" population projection of 6,761 will require the development of 902 housing units (594 owner, 308 rental).***

Additional information regarding target population sectors, price points (products) and land use projections by housing type are presented in the 2023 Waverly Community Housing Study.

The Future Land Use Maps also identify residential growth areas adjacent and beyond the Waverly Corporate Limits for development and eventual annexation into the Community. All residential land needs (acres) would support the housing unit target demand statistics presented in the Community Housing Study.

A **Future land Use Capacity Matrix,** prepared for this Comprehensive Plan, identifies a slight excess in the number of acres developed for single family housing in Waverly, when compared to National Planning Standards (number of acres developed per 100 population). This includes an estimated 347.3 acres of land currently supporting single family housing. By 2033, a range between 76.7 and 173.3 additional acres of land (424 to 520.6 total developed acres) should be developed with single family housing and additional 346.6 to 519.9 acres planned for new single family residential development; a total of 867.2 acres both developed and planned. This will ensure the Community is consistent in both maintaining its current planning standard and planning for future growth.

For multifamily housing, **the Community of Waverly is experiencing a critical shortfall,** supporting an estimated nine acres for multifamily housing. National Planning Standards recommends an estimated 90.4 acres of land for a Community similar in size to Waverly. By 2033, a range between two and 4.5 additional acres of land (11 to 13.5 total developed acres) should be developed with single family housing and additional 6.4 to 10.9 acres planned for new multifamily residential development; a total of 19.9 acres both developed and planned. Additionally, 65 percent of Community Opinion Survey participants identified multifamily housing as being either "somewhat" or "greatly" needed in the City of Waverly.

Commercial & Industrial Development.

The **Waverly Economic Development Strategy & Action Plan** recommends the formation of a nonprofit 501(c)(3) corporation, including the creation of an Economic Development Director position and associated "Board of Directors". The locally-based Economic Development Corporation will work to create relationships with existing and prospective businesses and industries and create relationships with other community and economic development funding entities in Waverly. As the City grows in population, employment needs will also increase the desire for new and expanded existing employers.





It was also recommended in the Strategy/Plan to replace the existing Waverly Community Development Agency (currently the City Council) with a **Community Redevelopment Authority**, comprised of five economic development leaders in the Community, appointed by the Mayor.

Top responses to new businesses desired in Waverly, as identified by participants of the Community Opinion Survey included restaurants/convenience store, discount/department stores and a new grocery store. Similar responses were also provided by the Planning Steering Committee and the Economic Development Advisory Committee. All facets of local leadership and community and economic development should strive to target these operations for locations in the Community to serve the local population. The most desired location for Commercial growth areas within the Corporate Limits are located along the Highway 6 Corridor in southwestern Waverly.

A more than sufficient amount of land has been developed in Waverly for industrial land uses, though a majority are developed to support a single industrial entity. The City will want to consider establishing, via local Zoning Regulations, additional industrial land for new both clean and light manufacturing industries. Access to the Burlington Northern Santa Fe Railroad Corridor will provide an extra benefit to new industries in the transport of goods.

Public Facilities, Utilities & Infrastructure.

The City of Waverly is in the planning stages of developing a new facility to house City offices and serve as a central location for all functions of the City. This facility would also house a new Waverly Volunteer Fire Department. Conceptual plans have placed the new facility at the northwest corner of Canongate and Amberly Road. This new facility will be critical to the future growth and development of the Community as growth and expansion in multiple facets of Waverly is projected. **A new "City Shop" will, also, likely be needed within the duration of the 10-year planning period.**

The expansion of public water, sewer and electrical capacity will promote growth and development in Waverly, especially in newly platted subdivisions in close proximity to the Waverly Corporate Limits. Specific projects have been documented in the City's recently completed Water Distribution Study that will not only serve the current population, but also serve new developments throughout the Community in the wake of annexation and expansion.

Future Transportation System Needs.

A project to improve the Highway 6 Corridor east of Waverly would expand capacity of the Highway in the form of an extended three-lane corridor. The benefits would include greater access for developments east of Waverly and a safer section for vehicles turning left out of the through lane. This project would include improvements to a state highway and preliminary plan improvements would include reconstruction of a three-lane concrete section.

The City of Waverly has considered a possible interchange located near 162nd Street on Interstate 80. These improvements are in the conceptual stage at this time and an interchange justification study would be necessary to continue developing plans for this interchange. Access to the interstate on the east side of Waverly would provide a second access point to the City and a more direct route for trucks looking to access the manufacturing tracts on the east side of Waverly.

The Nebraska Department of Transportation and the City of Lincoln have developed a conceptual plan for an East Beltway around the City of Lincoln connecting Nebraska Highway 2 and Interstate 80. The north terminus for this project would connect the City of Waverly with these improvements. This project would provide a more direct link for vehicles and trucks to a highway system and a bypass route for the City of Lincoln. Preliminary planning and a corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project.

Alternative Energy Practices.

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as "**Net Metering**." This Law allows individual residences and businesses to supplement their standard electric service with one, or combinations of multiple alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal. By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Waverly Planning Commission can choose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Conditional Use Permit,** if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations.** Additional initiatives relating to alternative energy policies are discussed in the **"Energy Element"** section of this Comprehensive Plan.

3. PROJECT FUNDING/IMPLEMENTATION & PLAN MAINTENANCE/REVIEW.

Project Funding/Implementation.

The preservation and growth/development initiatives highlighted in this section all have one common goal; to create a Community that operates in the best interests of health, safety and overall quality of life of both new and existing residents. All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2033 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

Plan Maintenance & Review

The City of Waverly leadership, including City Council, Planning Commission and staff, in conjunction with the Economic Development Advisory Committee and local development and funding entities, community development stakeholders and other public entities should regularly review this **Comprehensive Plan,** in an effort to continue efficient, sustainable community development and track progress of meeting specific goals. This can be done by establishing an **annual review process of the Comprehensive Plan.** The **Comprehensive Plan** should be made available to allow for public and private sector review and input. Encourage public participation and involvement in the review process.

SECTION 4



EXISTING & FUTURE LAND USE PLANNING.

SECTION 4
EXISTING & FUTURE LAND USE PLANNING.





INTRODUCTION.

The identification of land use development patterns, which have occurred in Waverly since the adoption of the last Comprehensive Plan in 2013, consists of examining both **existing and future utilization of land** in and around the Community, with the intent of **identifying growth and development areas** in close proximity to the City of Waverly. A discussion of the **environmental** and **physical characteristics** of Waverly precedes a description and analyses of **existing** and **future land use** conditions in the City.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In Waverly, the major development constraints are associated with the soil conditions and associated floodplains of Salt Creek and the steep slopes of the upper elevations of the river valley.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

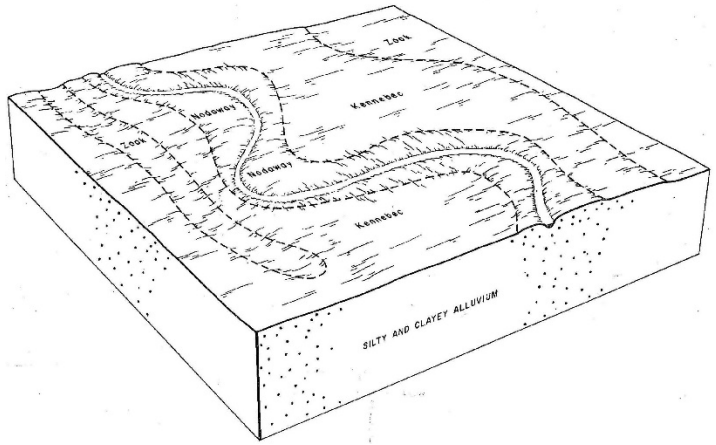
The soils in and around Waverly are classified into three soil groups, or associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the City of Waverly and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on the **Illustration.**

The three soil associations depicted in **Illustration 4.1** are the Kennebec-Nodaway-Zook; Crete-Sharpsburg and the Sharpsburg-Judson **Associations.**

The majority of the lands throughout the Waverly Planning Jurisdiction are associated with Salt Creek. The City is situated along the southern bank and upper terraces of the Salt Creek, which afforded the Community access to drinking water and suitable land that was fairly level for development purposes.

❖ KENNEBC-NODAWAY-ZOOK ASSOCIATION.

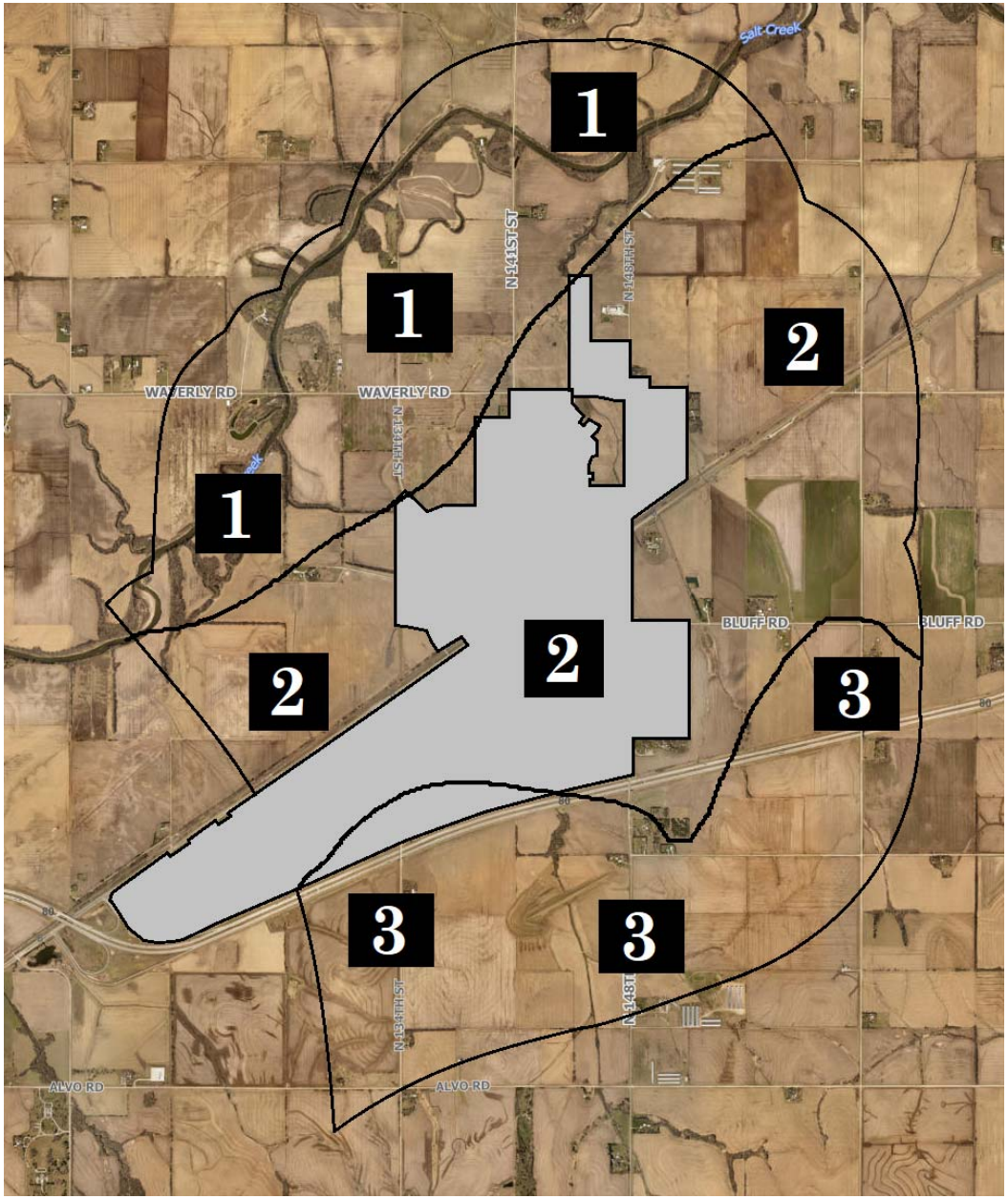
This Association is concentrated in the northern third of the One-Mile Planning Jurisdiction of the City of Waverly. Land included in the Association are comprised of the bottom land and upper stream terraces of the Salt Creek. Soils of this Association are described as, *"Deep, nearly level and very gently sloping, moderately well drained to poorly drained, silty soils that formed in alluvium; on flood plains."* Flooding is the primary hazard. Nearly all lands within the Association are included in 100 or 500-year floodplains.



Soils in this Association are severely limited for roads and streets, sanitary facilities and building sites due to flooding hazards and frost action.

SOIL ASSOCIATIONS
WAVERLY, NEBRASKA
2023

ILLUSTRATION 4.1



LEGEND

1 - KENNEBEC-NODAWAY-ZOOK ASSOCIATION
2 - CRETE-SHARPSBURG ASSOCIATION
3 - SHARPSBURG-JUDSON ASSOCIATION

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❖ CRETE-SHARPSBURG ASSOCIATION.

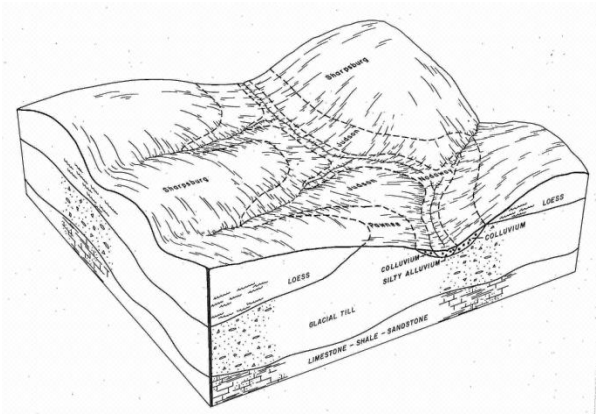
The Crete-Sharpsburg Association is located in the central portion of the Waverly One-Mile Planning Jurisdiction and includes nearly all of the incorporated areas of the City. Soils throughout the region area described as, *"Deep, nearly level to gently sloping, moderately well drained, silty soils that formed in loess; on stream terraces."* Crops in this Association have sufficient access to ground water for irrigation.

Soils in this Association are severely limited for septic tank absorption fields due to slow permeability. Sewage lagoons are suited to these soils when not limited by slope. Severe limitations for buildings, roads and streets exist because of high shrink-swell potential. These limitations can be overcome by structurally securing building foundations and sufficient compaction and preparation of the road beds of streets.

❖ SHARPSBURG-JUDSON ASSOCIATION.

The southern third of the Waverly One-Mile Planning Jurisdiction, the area generally south of Interstate 80, is located in the Sharpsburg-Judson Association. Moderate to steep hills comprise this region. The Associations is characterized as, "*Deep, nearly level to moderately steep, moderately well drained, silty soils that formed in loess and colluvium; on uplands and foot slopes."*

Water erosion of soils on hill crests and side slopes are the main hazard. In some years, inadequate rainfall limits the production of dryland crops and ground water supplies are generally insufficient for irrigation. Soils are moderately limited for septic tank absorption field and sewage lagoons due to slow permeability and slope. Building sites, roads and streets are limited by high shrink-swell and high frost action.



WATERSHEDS.

The topography and terrain of Waverly and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of nearly level lands on stream terraces. The natural topography of Waverly is nearly level to gently sloping. Rolling hills south of Interstate 80 slope to the north/northeast down to the nearly level developed areas of Waverly and continue to the north and northeast of the City along drainage ways and tributaries to Salt Creek.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Waverly Planning Jurisdiction. The City of Waverly relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells.

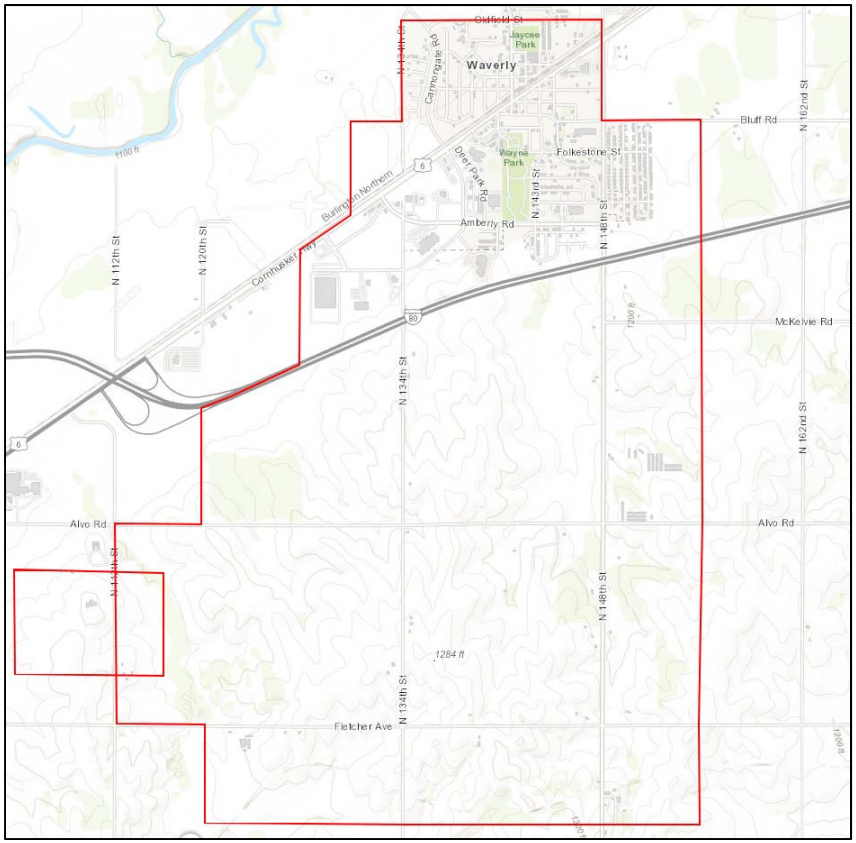
The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Waverly One-Mile Planning Jurisdiction is very important. A minimum lot size of 20 acres is utilized in the "AG Agriculture" District and two acres in the "RR Rural Residential" District for residences in the Planning Jurisdiction. This standard generally ensures that adjacent households do not contaminate one another's drinking water.

WELLHEAD PROTECTION PROGRAM.

The Nebraska Department of Environment and Energy (NDEE) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEE has developed the **Nebraska Wellhead Protection (WHP) Program.** The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public. The approaches of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** in the Waverly One-Mile Planning Jurisdiction is highlighted, below.



CLIMATE.

The climate of the Waverly area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 17°F in January and maximum of 86°F in July. The total annual precipitation is 29.9 inches, including an annual average snowfall of 28.3 inches. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

THE BUILT ENVIRONMENT.

The built environment of Waverly is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens of Waverly. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Table 4.1, Page 4.8, highlights an Existing Land Use Capacity Matrix for the City of Waverly. Existing land use for both the Community of Waverly and the One-Mile Planning Jurisdiction are highlighted in **Illustrations 4.2 (Page 4.9)** and **4.3 (Page 4.10),** respectively. Total land acreage in Waverly is an estimated 1,545.4 acres and consists of a variety of land uses. The acreage for each land use is divided by 1/100 of the total estimated 2023 population for Waverly (4,532) to determine the amount of acres per 100 persons in the Community, known as the "Waverly Planning Standard." This is then compared to the "National Planning Standard" to determine excess or shortfall of required land use designation in the Community.

Currently, the Community of Waverly has a shortage of land developed to support Park & Recreation, Multifamily Residential and Commercial land uses.







TABLE 4.1
EXISTING LAND USE CAPACITY MATRIX
WAVERLY, NEBRASKA

2023 ESTIMATED POPULATION - 4,532

	2023 ACRES	2023 PERCENT	WAVERLY PLANNING STANDARD	NATIONAL PLANNING STANDARD
Parks & Recreation	**75.3**	**4.9 %**	**1.7**	**2.0**
Public/Quasi-Public	**163.5**	**10.6 %**	**3.6**	**2.8**
Residential	**357.6**	**23.1 %**	**7.9**	**10.0**
Single & Two-Family	*347.3*	*97.1 %*	*7.7*	*7.5*
Multifamily	*10.3*	*2.9 %*	*0.2*	*2.0*
Mobile Home	*0.0*	*- %*	*0.0*	*0.5*
Commercial	**65.2**	**4.2 %**	**1.4**	**2.4**
Industrial	**231.4**	**15.0 %**	**5.1**	**2.3**
Streets/Alleys/RR Corridor	**337.7**	**21.9 %**	**7.5**	**9.0**
Total Developed	**1,230.7**	**79.6 %**	**27.2**	**28.5**
Total Vacant	**314.7**	**20.4 %**	**6.9**	**6.5**
*Developable**	*242.7*	*77.1 %*	*5.3*	*6.5*
Not Developable	*72.0*	*22.9 %*	*1.6*	*NA*
Total Acreage	**1,545.4**	**100.0 %**	**34.1**	**35.0**

^Based on Net Area Acreage.

Note 1: Waverly and National Planning Standards identify number of acres per 100 persons.

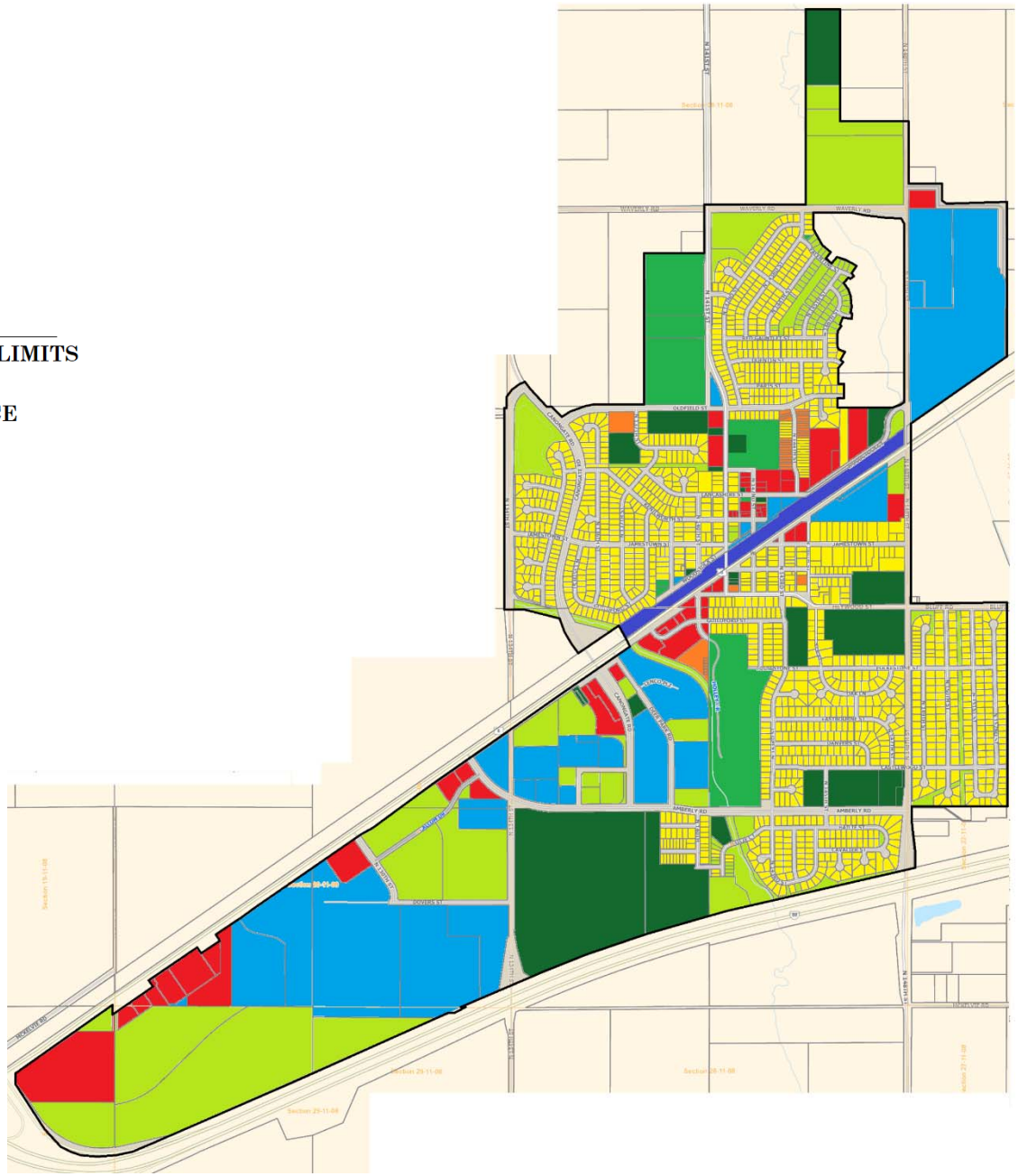
*Vacant Land Capable of Development.

Source: Hanna:Keelan Associates, 2023.

ILLUSTRATION 4.2
EXISTING LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS

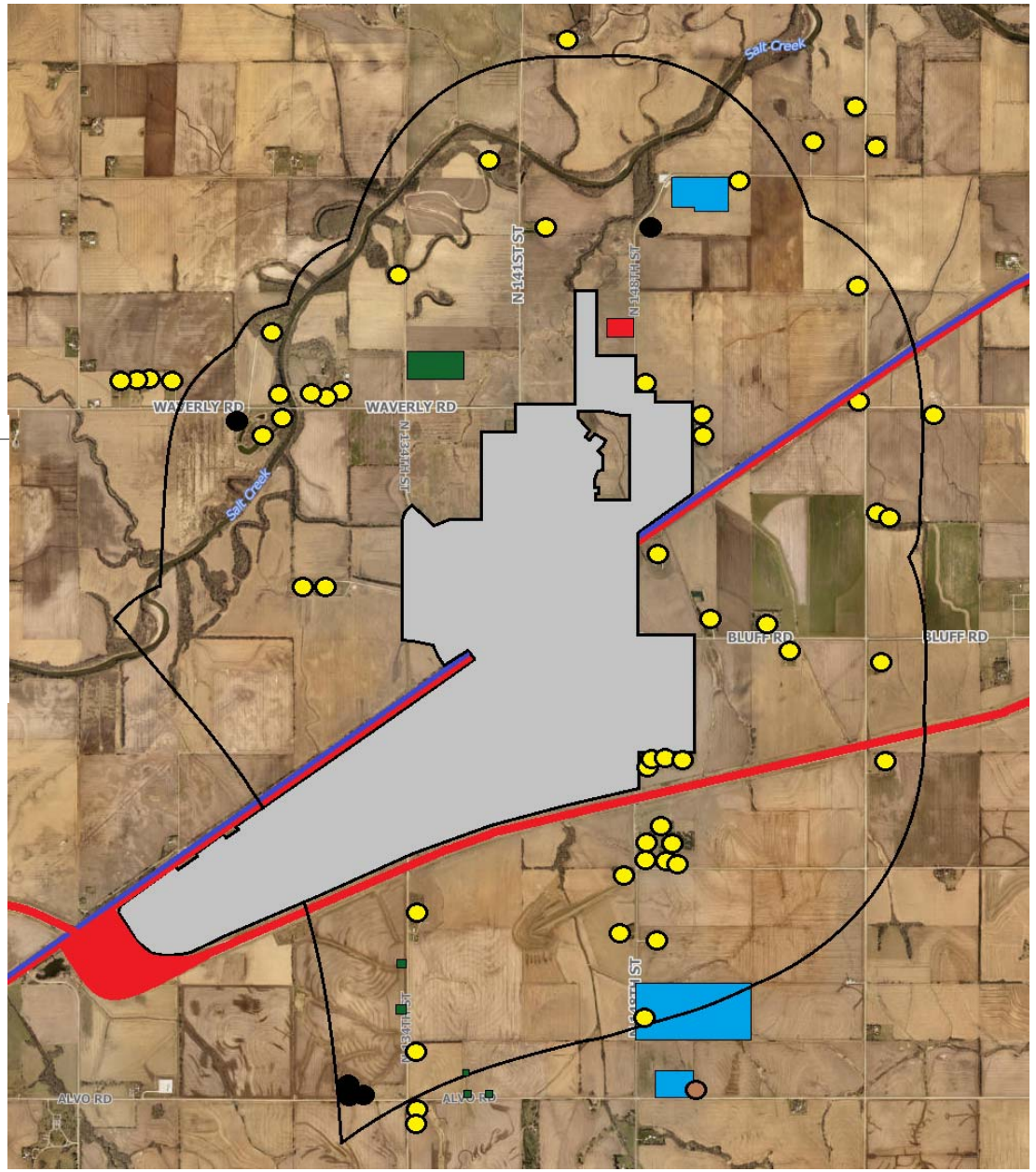
LEGEND

- CITY OF WAVERLY CORPORATE LIMITS
- VACANT
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR



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ILLUSTRATION 4.3
EXISTING LAND USE MAP
WAVERLY, NEBRASKA
PLANNING JURISDICTION



LEGEND

- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- OUTBUILDING/OTHER STRUCTURE
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- INTERSTATE/HIGHWAY CORRIDOR
- CITY OF WAVERLY CORPORATE LIMITS & ONE-MILE PLANNING JURISDICTION

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COMMUNITY PLANNING & RESEARCH

EXISTING LAND USE OBSERVATIONS.

Parks & Recreation.

The major park and recreation land uses in Waverly include Lawson Park, Wayne Park, Jaycee Park and Sharp Park. An estimated 75.3 acres of land within the Waverly Corporate Limits are designated as park and recreation land uses. Additional information regarding park amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan.**



Public/Quasi-Public.

The City of Waverly maintains public and quasi-public land uses that are scattered throughout the Community. Services include but are not limited to City government and public safety offices, education facilities churches, Waverly Post Office and Waverly Library. Currently, an estimated 163.5 acres of land are designated for public/quasi-public land uses. Additional information regarding public/quasi-public amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan.**



Residential.





Residential development is the most prevalent land use in the City of Waverly, comprising an estimated 357.6 acres, nearly one-quarter of total land area inside the Waverly Corporate Limits. Single family housing units have been the dominant development type in Waverly, comprising an estimated 97 percent of all residential land uses with a large portion of new homes being constructed in newly-platted subdivisions in northern Waverly. Additional new single and two-family residential housing units have also been built in southern Waverly, generally south of Amberly Road.

The remaining residential land uses in Waverly are designated for multifamily residential developments. A total of three multifamily apartment complexes exist in Waverly, utilizing an estimated 0.2 acres of land, well short of the recommended 2 acers with the National Planning Standard.

Commercial.



Downtown Waverly is home to most of the City's locally-based commercial businesses and professional offices, while the Highway 6 Corridor, in south central and southwestern Waverly, comprises many of the Community's highway commercial businesses including convenience stores, restaurants and department/grocery stores. These highway commercial uses are scattered along the Highway 6 Corridor consisting of the Wayfair Second Addition along Guildford Street, as well as the Day Commercial Park Third and Fourth Addition. Combined, all commercial uses in Waverly utilize an estimated 65.2 acres of land within the Waverly Corporate Limits.

Industrial.

Industrial land uses comprise an estimated 231.4 acres of land within the Waverly Corporate Limits. Industrial operations include but are not limited to light manufacturing production, food processing, gravel extraction, agricultural-based operations and lumber/building material production. Waverly's industrial operations are generally located in the southwestern portion of the Community along the Highway 6 Corridor, or in close proximity to the Burlington Northern Santa Fe Railroad Corridor in central and northeastern Waverly.

While land designated for Industrial land uses in Waverly is significantly higher than the National Planning Standard recommendation, much of this is due to a few major operations with very high land requirements for operation. In terms of land use requirement, Waverly's three largest operations (Tractor Supply Company-Waverly Distribution Center, Millard Lumber and Pavers LLC) comprise an estimated 144.5 acres, or 62.4 percent of all industrial land uses in the Community.



Vacant/Undeveloped.

Vacant/undeveloped land in the City of Waverly totals an estimated 314.7 acres. Much of this vacant land is zoned for either commercial or industrial land uses in the southwestern portion of Waverly, along the Highway 6 Corridor. Additional vacant/undeveloped land areas for residential development are located in newly-platted subdivisions in the northern portion of the Community.

FUTURE LAND USE & ANNEXATION.

The City of Waverly, has proposed a goal of implementing appropriate community and economic development initiatives to sustain a "medium" population growth of **988 people through 2033** and potentially **2,257 persons by 2033,** via a local **"Community Growth Initiative"**. If met, this growth will require the creation of jobs, housing and the availability of vacant land for development.

Table 4.2, Page 4.15, highlights the **"Future Land Use Capacity Matrix"** for the City of Waverly, determining necessary land acreage to both maintain the existing "Waverly Planning Standard" and achieve the "National Planning Standard". Based on the 2033 medium population projection (5,520), a range between 332.2 acres and 381.6 acres is required to be annexed and developed to support new development consisting of a variety of land uses. The 2033 "Community Growth Initiative" population projection (6,778) will require a range from 760.1 to 821 acres.

Proper comprehensive planning practice encourages any community to both develop existing vacant/undeveloped tracts of land while planning and designating for future land uses within its respective corporate limits. By 2033, the City of Waverly is required to have an estimated 3,055.6 acres supporting both new and existing development, as well as land planned and designated for future development projects within its Corporate Limits to meet the anticipated CGI population projection. Based on the existing total land acreage in Waverly, an estimated 1,545.4 acres (including 314.7 total vacant land acres) the City will need an additional 1,510.2 acres of land to meet this requirement. Thus, the City of Waverly is experiencing a shortage of vacant, developable land areas to meet 2033 population projections.

The infill of vacant land within the Corporate Limits of Waverly is already designated, as highlighted in the Future Land Use Map for the City of Waverly, **Illustration 4.4, Page 4.16.** Land adjacent but outside the Corporate Limits of Waverly, specifically east and south of the Community, are designated as "growth areas," depending on the achieved 2033 population. These growth areas/scenarios are highlighted in **Illustrations 4.5A, B and C, Pages 4.17, 4.18** and **4.19.**

TABLE 4.2
FUTURE LAND USE CAPACITY MATRIX
WAVERLY, NEBRASKA

2023 ESTIMATED POPULATION - 4,532
2033 PROJECTED (MEDIUM) POPULATION - 5,520
2033 PROJECTED (CGI) POPULATION - 6,778

	TOTAL ACRES NEEDED (Waverly / National)			Future Land Use Map Waverly Adjusted
	2023	2033**	2033***	(Per Note 2)
Parks & Rec./Open Space	**75.3 / 90.4**	**93.6 / 110.1**	**114.9 / 135.2**	**194.1 Acres**
Public/Quasi-Public	**163.5 / 126.6**	**198.2 / 154.2**	**243.4 / 189.3**	**403.2 Acres**
Residential	**357.6 / 452.0**	**435.0 / 550.6**	**534.1 / 676.1**	**887.1 Acres**
Single & Two-Family	*347.3 / 339.0*	*424.0 / 413.0*	*520.6 / 507.1*	*867.2 Acres*
Multifamily	*9.0 / 90.4*	*11.0 / 110.1*	*13.5 / 135.2*	*19.9 Acres*
Mobile Home	*0.0 / 22.6*	*0.0 / 27.5*	*0.0 / 33.8*	*0.0 Acres*
Commercial	**65.2 / 108.5**	**77.1 / 132.1**	**94.7 / 162.3**	**153.7 Acres**
Industrial	**231.4 / 104.0**	**280.8 / 126.6**	**344.8 / 155.5**	**571.6 Acres**
Streets/Alleys/RR Corridor	**337.7 / 406.8**	**413.0 / 495.5**	**507.1 / 608.5**	**845.9 Acres**
Total Developed	**1,230.7 / 1,288.3**	**1,497.7 / 1,569.1**	**1,839.0 / 1,926.9**	**3,055.6 Acres**
Total Vacant	**314.7 / 293.8**	**379.9 / 357.9**	**466.5 / 439.5**	**(-1,510.2) Acres**
*Developable**	*242.7 / 293.8*	*291.8 / 357.9*	*358.3 / 439.5*	*(-1,329.6) Acres*
Not Developable	*72.0 / NA*	*88.1 / NA*	*108.2 / NA*	*180.6 Acres*
Total Acreage	**1,545.4 / 1,582.1**	**1,877.6 / 1,927.0**	**2,305.5 / 2,366.4**	**1,545.4 Acres**

^Based on Net Area Acreage.

Note 1: Waverly and National Planning Standards identify number of acres per 100 persons.

Note 2: Designated Land Requirements (Future Needs) should include 3x 2023 to 2033 CGI Estimates.

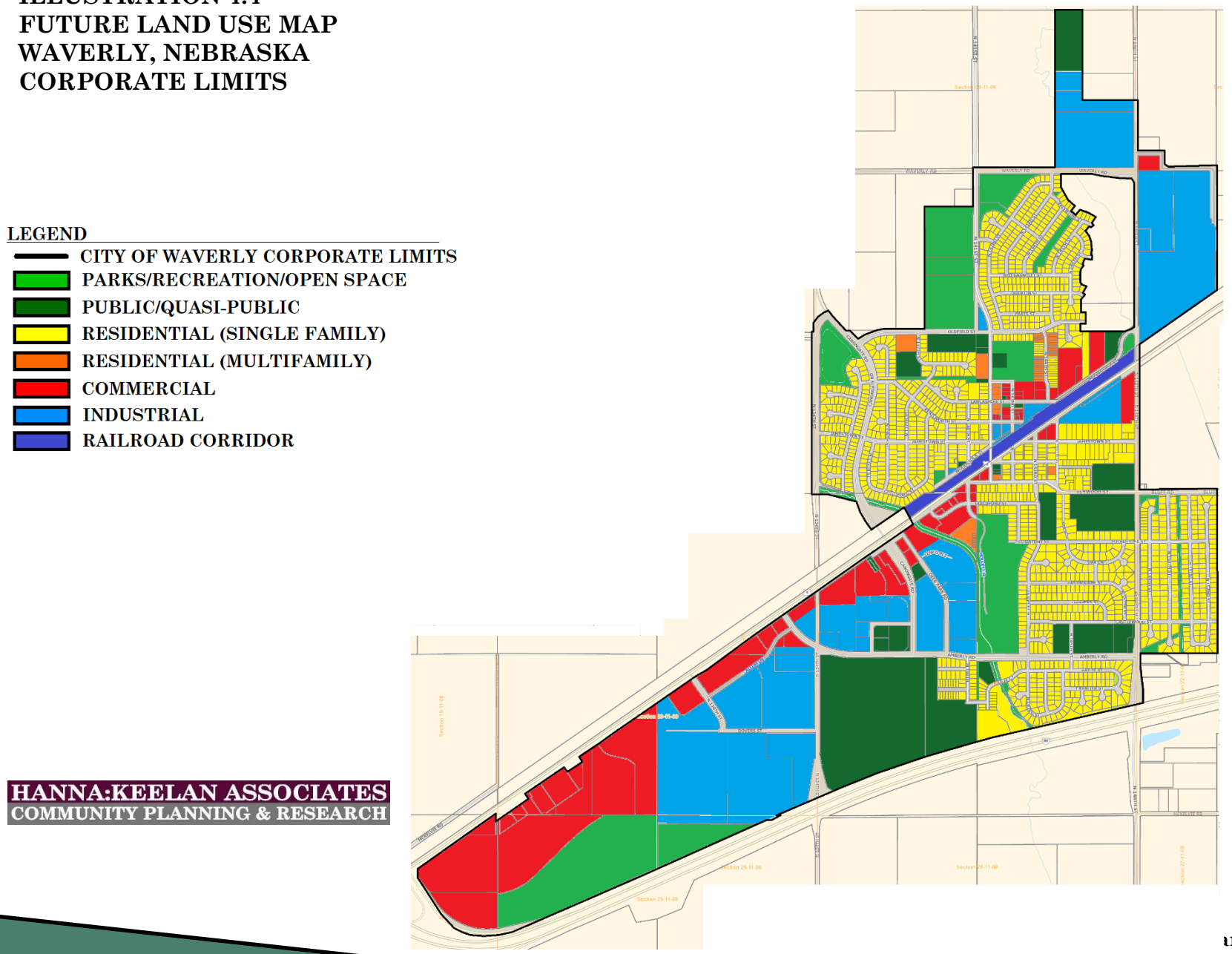
*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on Population Projection for "Community Growth Initiative" (CGI).

Source: Hanna:Keelan Associates, 2023.

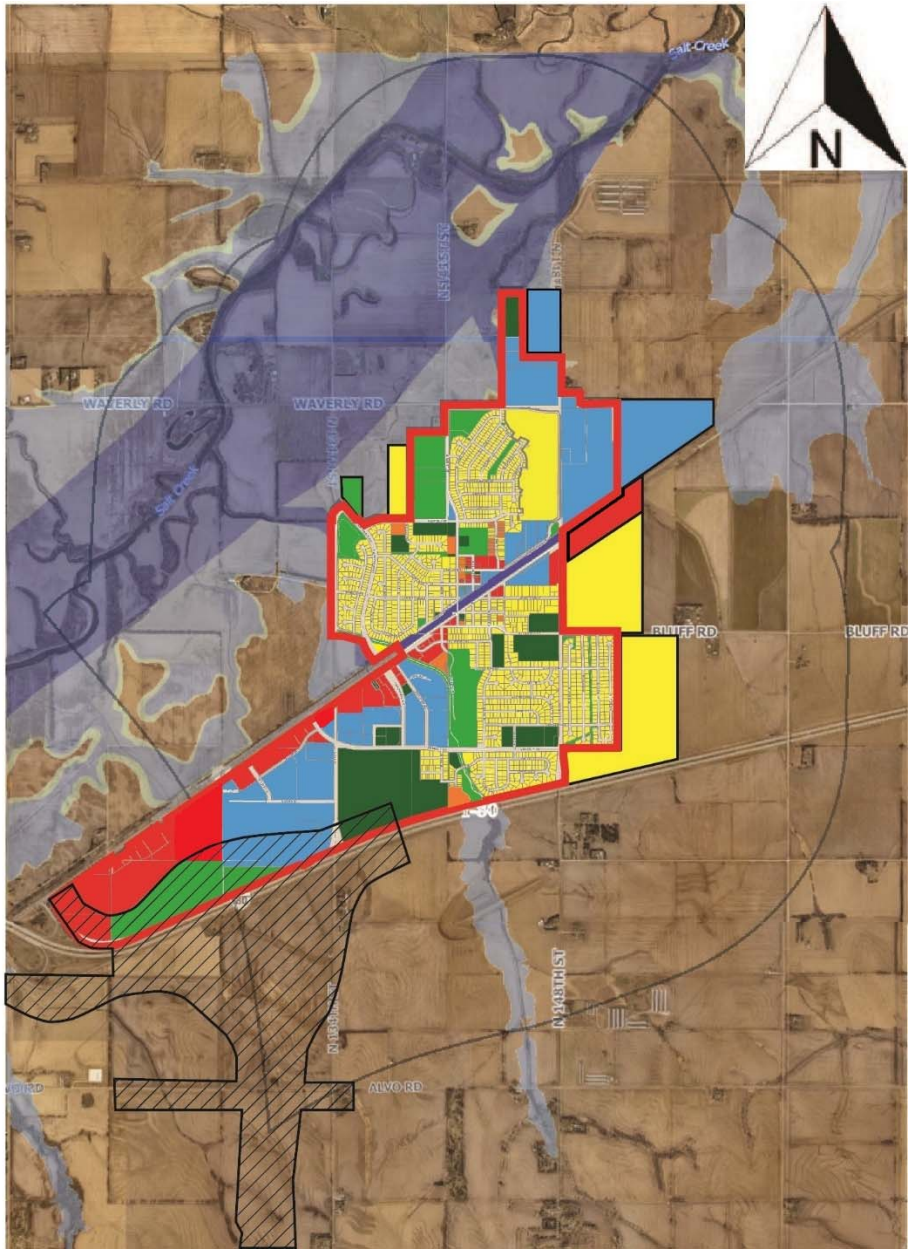
ILLUSTRATION 4.4
FUTURE LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS



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ın-2033.

ILLUSTRATION 4.5A
FUTURE LAND USE MAP
"MEDIUM" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

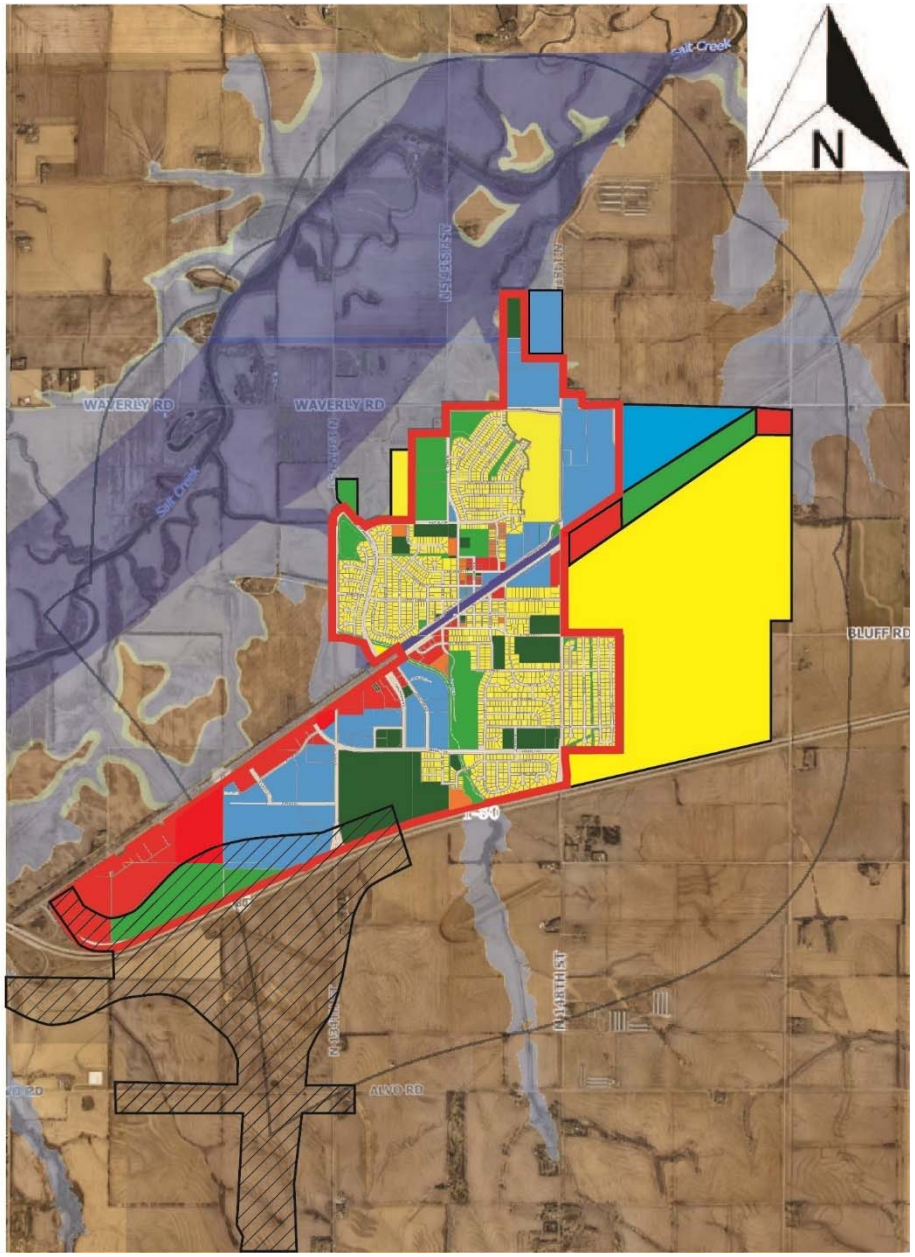
Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

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ILLUSTRATION 4.5B
FUTURE LAND USE MAP
"HIGH" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

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ILLUSTRATION 4.5C
FUTURE LAND USE MAP
"CGI" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033

Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

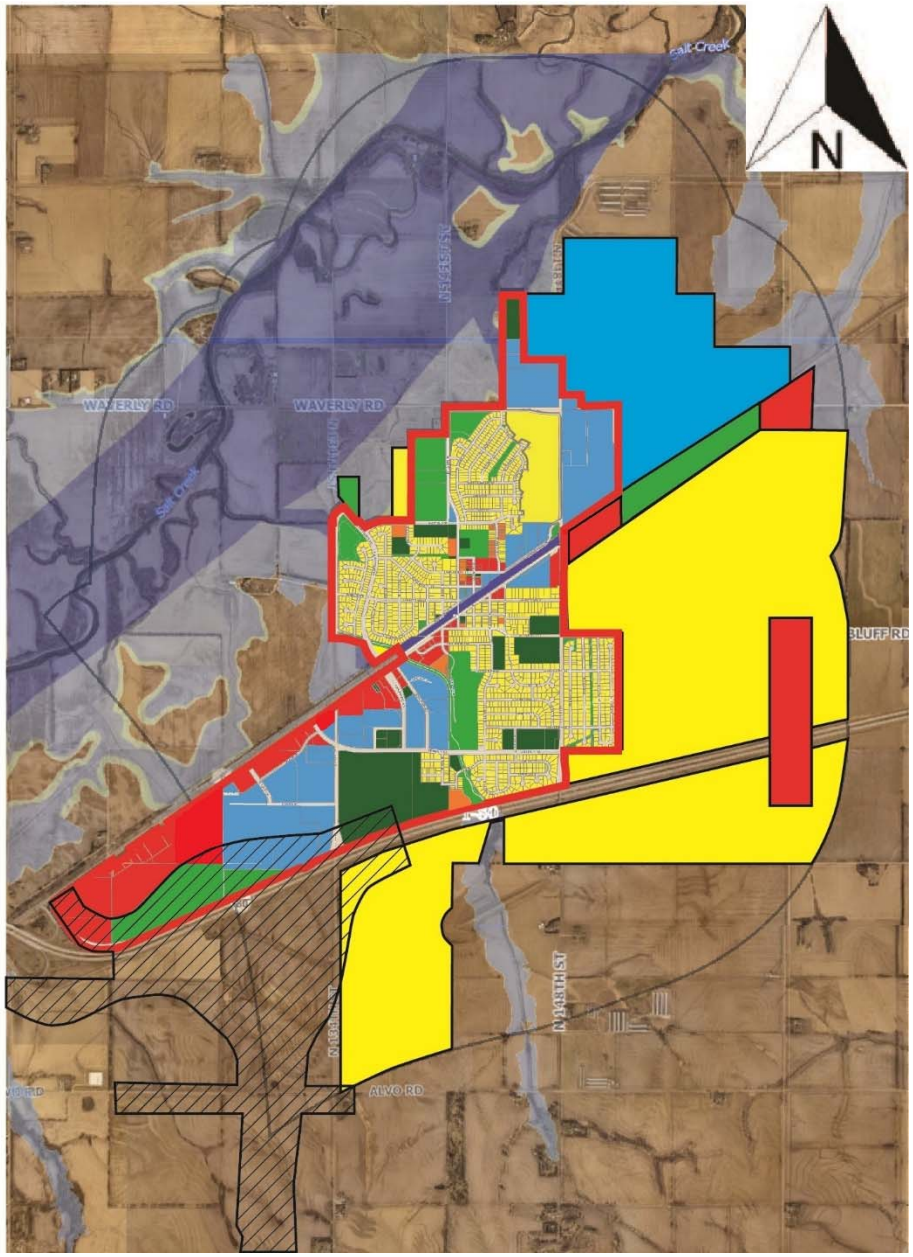
FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

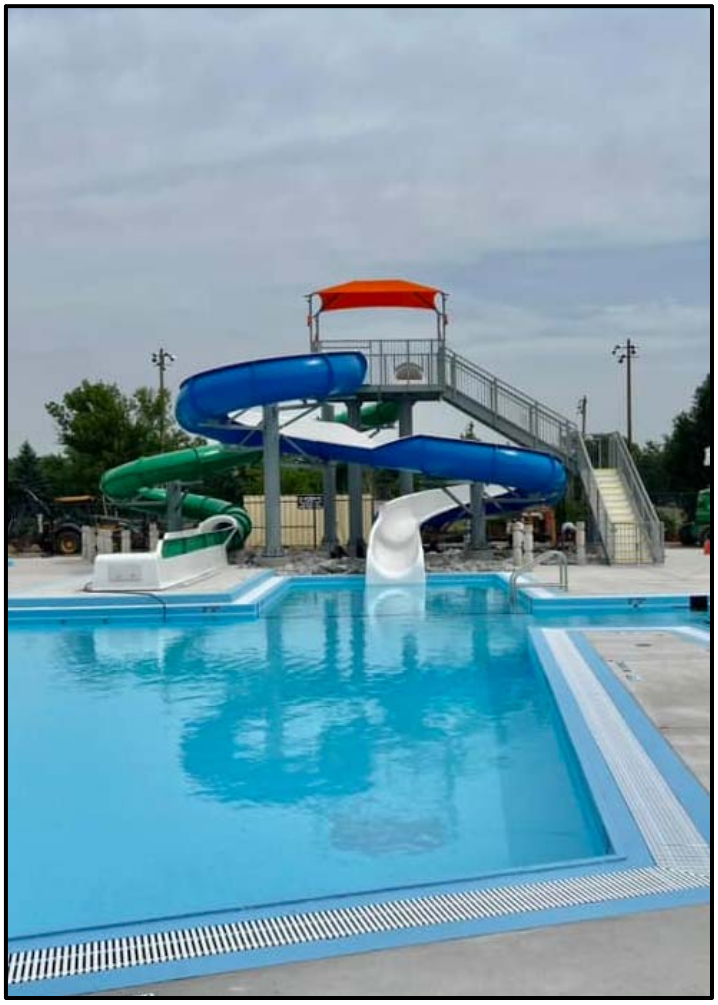


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COMMUNITY PLANNING & RESEARCH

Parks & Recreation.

The City of Waverly should have an estimated 93.6 to 114.9 acres of land developed to support future park and recreation land uses while maintaining the Waverly Planning Standard. A range between 110.1 and 135.2 acres will be needed to achieve the National Planning Standard requirement. A total of 194.1 acres should be both developed and planned for future development. Newly-platted residential subdivisions and planned multifamily rental housing programs in Waverly should include dedicated park spaces/amenities for use by the Community.

A significant number of participants of the Waverly Community Opinion Survey expressed the desire for a City-wide trails system. This would consist of trails both circling and connecting points of interest within the Community and potentially connecting to existing trails in Lancaster County and eastern Nebraska. The future trails system is highlighted in **Section 5** of this **Comprehensive Plan.**







Public/Quasi-Public.

An estimated 198.2 to 243.4 acres of land developed to support future public and quasi-public land uses to maintain the Waverly Planning Standard and 154.2 to 189.3 acres will be needed to achieve the National Planning Standard requirement. A total of 403.2 acres should be both developed and planned for future development.

The City of Waverly should consistently monitor the capacity of its public facilities and services provided to Waverly residents. A growing population will require new and modern technologies and facilities to better serve the Community. The most significant change to public/quasi-public land uses/amenities through 2033 will be the anticipated construction of the new Waverly Fire Station facility at the intersection of Amberly Road and Canongate Road, as the current facility has become obsolete to effectively serve the existing population. Other public facilities/buildings are planned to remain in their current locations through the 10-year planning period. A new City Office and Shop facility should also be considered during this 10-year planning period.

Residential.

Residential land uses have rapidly increased their capacity in the City of Waverly, specifically single family residential developments. The Waverly Community Housing Study identifies an estimated 1,583 housing units currently exist in Waverly, an increase from the 2012 American Community Survey estimate of 1,162 housing units. The Anderson North Park and Riley Subdivisions, in northern and southern Waverly respectively, are the newest and fastest developing residential subdivisions in the Community, mainly supporting single family housing unit development.

Multifamily housing is considered a critical need in Waverly, as the current acreage of such development is significantly lower than what is required by the National Planning Standard. An estimated 11 to 13.5 acres of land developed to support future multifamily residential uses to maintain the Waverly Planning Standard, but 110.1 to 135.2 acres will be needed to achieve the National Planning Standard requirement. A total of 19.9 acres should be both developed and planned in Waverly by 2033. Multifamily residential developments would be best suited in close proximity to existing residential neighborhoods and services. A multifamily housing program is currently in the planning stages for development in the eastern portion of the Community.



Additionally, the Housing Unit Target Demand for Waverly includes 300 owner and 120 rental housing units, by 2033, to meet the medium population projection.

Commercial.

Most of Waverly's new commercial development will occur along the Highway 6 Corridor in the southwestern portion of the Community. The Day Commercial Park will be the prime location for expanded highway commercial services. A very limited amount of developable lots and vacant buildings exist in Downtown Waverly, thus, the Community should continue to support the existing businesses and professional offices that are located in the Downtown.



The City should, at a maximum, maintain 94.7 acres of developed commercial land uses to maintain the Waverly Planning Standard and 162.3 to achieve the National Planning Standard requirement. A total of 153.7 acres should be both developed and planned in Waverly by 2033.

Industrial.

The City of Waverly maintains more than double the National Planning Standard for industrial land uses, with most of the acreage dedicated to large-scale operations. While industrial development should continue to occur in the Community, a focus on small to medium scale operations would be beneficial to diversify local industry types and provide broad employment opportunities in a variety of professions. The Day Commercial Park, as well as land along the Burlington Northern Santa Fe Railroad Corridor northeast of Waverly and north of Waverly by near the existing wastewater treatment plant would be prime locations for new industrial operations.



At a maximum, an estimated 280.8 acres of land should be maintained, or be developed to support industrial land uses to maintain the Waverly Planning Standard (medium population projection). Regarding the CGI population projection, an estimated 344.8 acres should be maintained/developed. A total of 571.6 acres should be both developed and planned in Waverly by 2033.

INTENSIVE AGRICULTURAL USES.

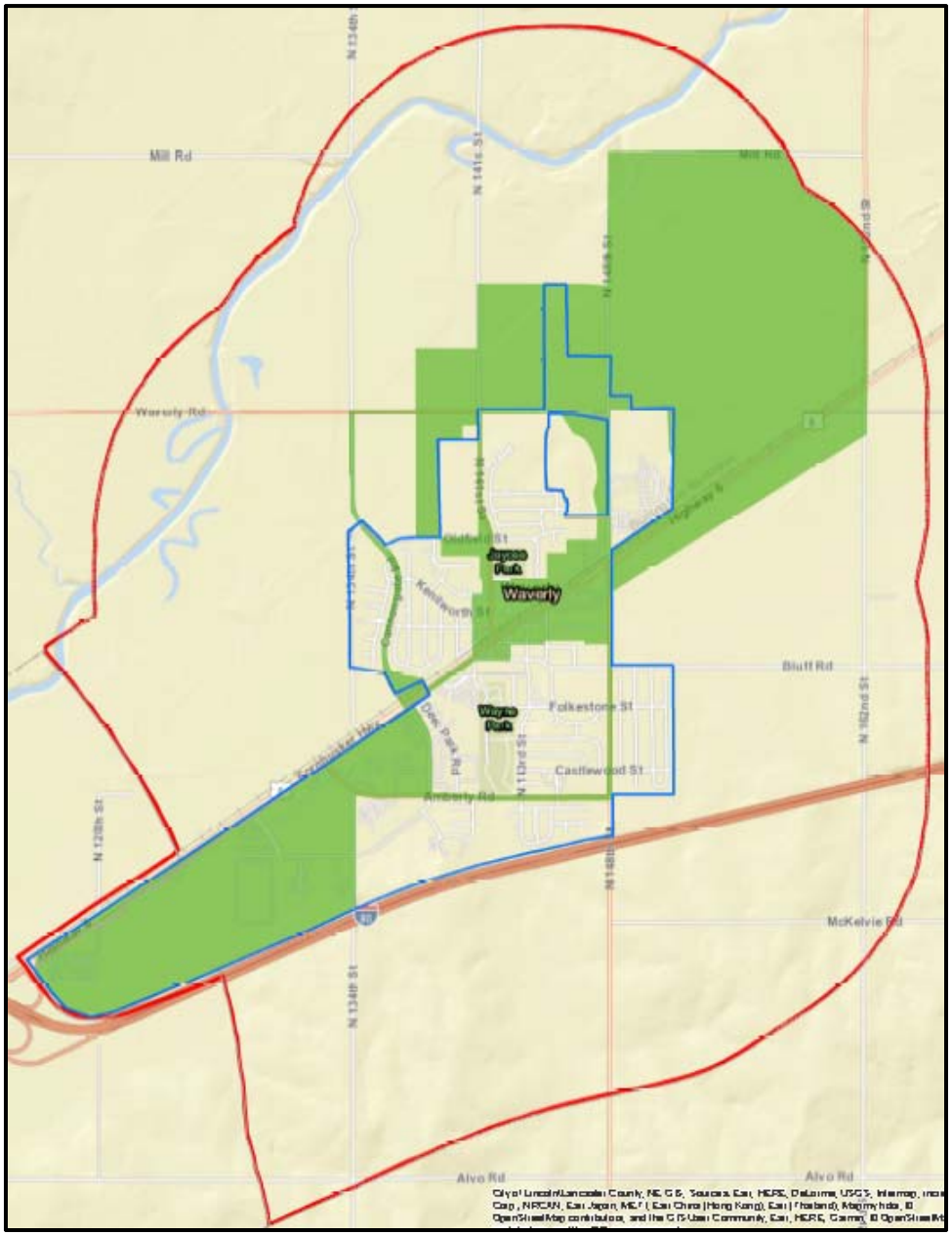
The Waverly Planning Commission recognizes the importance of agricultural practices, including livestock facilities, to the economy of the Community. The expansion of existing livestock confinement operations within the Planning Jurisdiction of the City of Waverly should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited from the Planning Jurisdiction of the City. Floodplains associated with Salt Creek prohibit the development of the City beyond its current Corporate Limits to the north/northwest. Therefore, the remaining portions of the One-Mile Planning Jurisdiction to the northeast and east of the City are vital to the continued growth and development of Waverly. **Livestock confinement operations are best suited for locations within rural Lancaster County.**

LAND USE PLAN IMPLEMENTATION.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of Development and Redevelopment Planning and use of TIF as an incentive for future projects.

A total of 1,697.1 acres of land are within a designated **"Redevelopment Area"** within the Waverly One-Mile Planning Jurisdiction. Of this, 674.5 acres are located within the Corporate Limits of Waverly. This encompasses 43.6 percent of the total land area inside Waverly. The **Waverly Redevelopment Area** is highlighted in **Illustration 4.6.**

REDEVELOPMENT AREA MAP
WAVERLY, NEBRASKA
ILLUSTRATION 4.6



LEGEND

- WAVERLY REDEVELOPMENT AREA
- WAVERLY ONE-MILE PLANNING JURISDICTION
- WAVERLY CORPORATE LIMITS

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

ANNEXATION.

Future annexation activities in the City of Waverly, both **voluntary and involuntary,** should occur in the non-agricultural land use areas identified in **Illustrations 4.5A, B and C.** Land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§16-117). Specifically, if such land, lots, tracts, streets, or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are "rural in character" are not included under such authority. The terms "adjacent" or "contiguous" under §16-118, states that *"contiguous may be present even though a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the targeted land and the corporate limits of the city."*

The City of Waverly should conduct any annexation procedures set forth in Nebraska Revised Statutes 17-405.01 to 17-405.05.

Documenting that the character of the land proposed for annexation is **"urban or suburban in character" and not "agricultural in nature"** has no clear definitions or thresholds established by State Statues. Although court cases have found that the use of land for agricultural purposes is not *"dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character."*

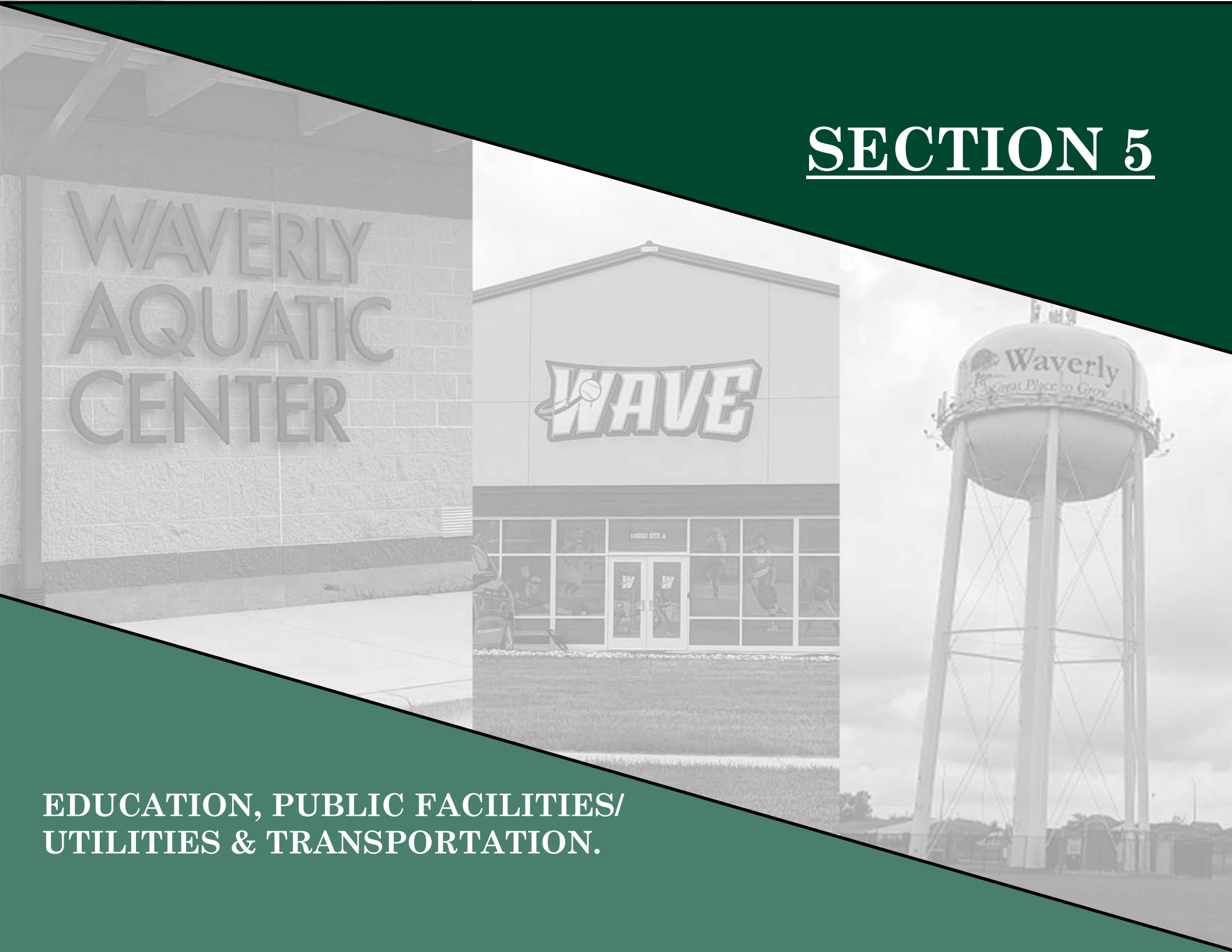
Standard planning methodology also advocates:

1. Lands that are planned for the growth of the City are best identified in the Comprehensive Plan of the City, specifically the "Future Land Use Maps." Lands are identified to support future growth needs for residential, commercial, industrial, parks/recreation and open space.

2. Also, planning practice dictates that if the land is bound on two sides by the Corporate Limits of a City it should be considered for annexation. If it also has municipal water, but not sewer access; or municipal sewer, but not water access, a stronger case for the land being **"urban or suburban in nature"** is made.

3. If the land is bound on three sides by the Corporate Limits of the City and has access to municipal water and sewer service, general planning practice dictates that the land should be annexed.

SECTION 5



EDUCATION, PUBLIC FACILITIES/ UTILITIES & TRANSPORTATION.

SECTION 5
EDUCATION, PUBLIC FACILITIES/UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Waverly, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Waverly.

Public Facilities identify existing public facilities in Waverly and determine future needs of and desires for pertinent public facilities during the planning period, 2023 to 2033. Public Facilities provide citizens with social, cultural and educational opportunities in Waverly. Facilities in Waverly include, but are not limited to health care, law enforcement, fire protection and recreational facilities such as parks and athletic fields. The locations of these public facilities are identified in the **Waverly Public Facilities Map, Illustration 5.1.**





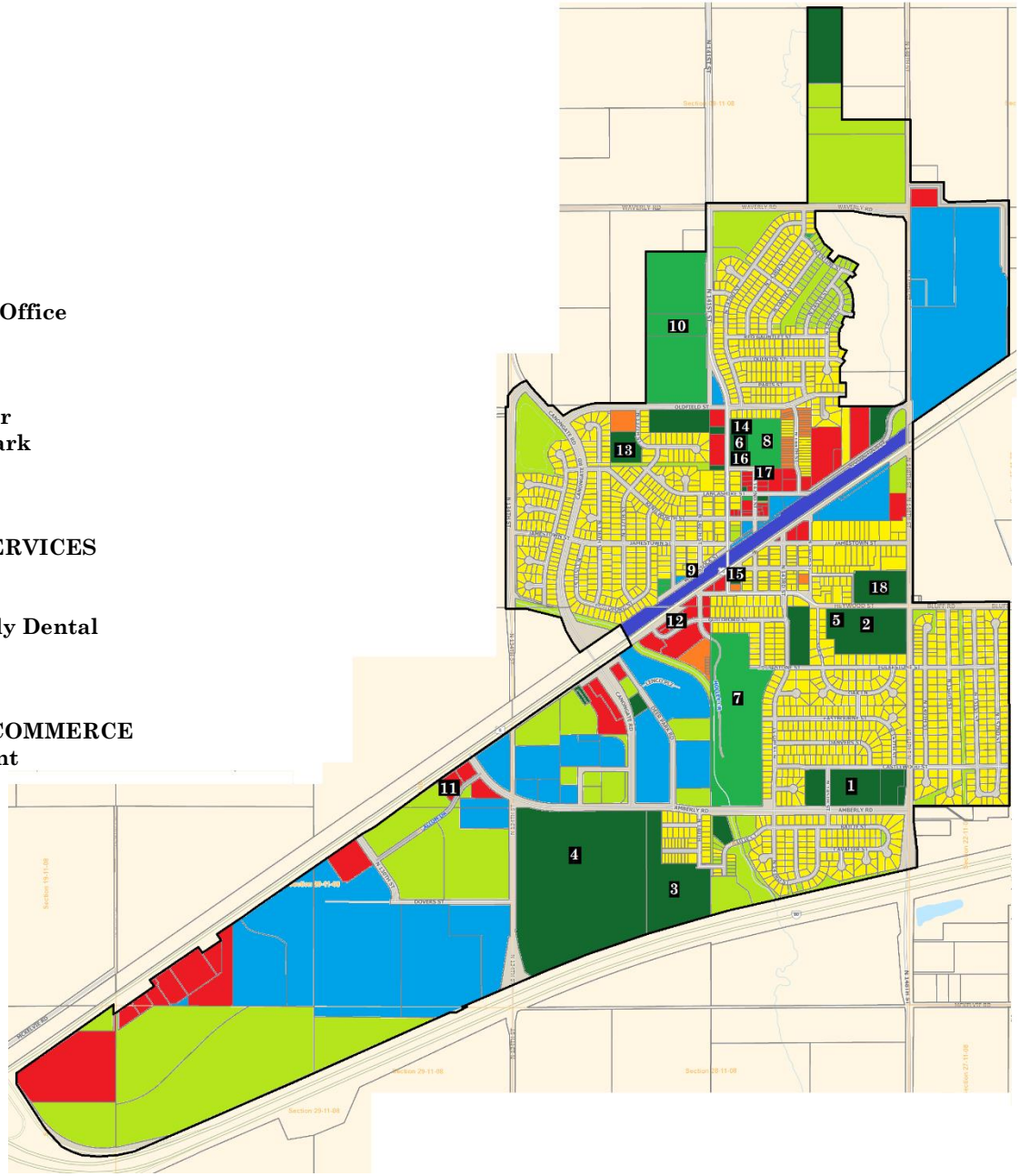
PUBLIC FACILITIES MAP
WAVERLY, NEBRASKA
ILLUSTRATION 5.1

SCHOOLS/EDUCATION
1. Hamlow Elementary School
2. Waverly Intermediate School
3. Waverly Middle School
4. Waverly High School/Football Field
5. District 145 Public Schools Central Office
6. Waverly Community Library

PARKS & RECREATION
7. Wayne Park/Waverly Aquatic Center
8. Jaycee (Community Foundation) Park
9. Sharp Park
10. Lawson Park

HEALTH, WELLNESS & ELDERLY SERVICES
11. Waverly Health Care/Urgent Care/
    Amberly Dental
12. Family Practice of Waverly/Waverly Dental
13. Azria Health Waverly
14. Waverly Community Center

PUBLIC SAFETY, GOVERNMENT & COMMERCE
15. Waverly Volunteer Fire Department
16. Waverly City Hall
17. Waverly Post Office
18. Rose Hill Cemetery



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

EDUCATION - DISTRICT 145 (WAVERLY) PUBLIC SCHOOLS.

Public school education is a major factor in the quality of life for families that reside in the communities that fall within the boundaries of this education district. District 145, in partnership with the Waverly Community, prepares students for a successful future by continually creating relevant learning experiences and focusing on all students' needs. The quality of the education provided by these schools has been attractive to many families relocating to the City of Waverly. It will be important that public schools that fall within District 145 continue to adapt to the potential growth anticipated within the borders of this Community.

District 145 Public Schools is a Class B school district, as identified by the Nebraska School Activities Association. This district serves the communities of Alvo, Eagle, Prairie Home, Walton, and Waverly. Currently the district educates more than 1,920 students in grades K-12 and employs over 270 staff members. The district vision statement, "Inspire Our Students to Seek Excellence in Their Lives," can be seen in action every day school is in session. The physical boundaries of District 145 (Waverly) Public Schools encompass approximately 300 square miles with district property in four counties: Lancaster, Cass, Otoe, and Saunders. The district is governed by a six-member board of education, elected by wards. District #145 (Waverly) Public Schools is a Class III school district accredited by the Nebraska Department of Education.

In the 2021-2022 school year, District 145 employed over 300 staff member including 179 certified staff. The instructional staff in District 145 averages 15.79 year of teaching experience with 63% having a master's degree. Persons employed with District 145 (Waverly) Public Schools include the following:

- 144 certificated teachers and specialists.
- 15 certificated administrators.
- 7 Certified Counselors.
- 4 Specialists.
- 10 School Secretaries.
- 5 Librarians.
- 40 Paraprofessionals.
- 7 District system Admin support.
- 21 food service staff.



The District 145 Foundation For Education provides funding for educational opportunities that allow prospective students to continue their education through the District's extended education programs and community outreach. It is the mission of the FFE to enrich the educational experience in our schools by providing financial resources to support creative endeavors that will promote the achievement and success of our students. The Foundation was organized exclusively for educational and charitable purposes within the meaning of Section 501(c)3 of the Internal Revenue Code. The entire initial Board of Directors was selected by the Board of Education of District 145 (Waverly) Public Schools. The members consist of a program director and 25 officers and representatives. A total of seven committees represent the Foundation, including Finance, Resources, Awards and Grants, Nominating, Public Information, Executive and Before & After School programs. Our goals are to:

- Identify and provide funding for educational opportunities beyond the scope of existing programs and District 145 (Waverly) Public Schools' funding sources.
- Recognize excellence and outstanding contributions to the educational programs throughout District 145 (Waverly) Public Schools.
- Increase participation and involvement from every sector of our Community in the educational programs of District 145 (Waverly) Public Schools.

❖ DISTRICT FACILITIES.

District 145 Public Schools maintains an elementary school and one intermediate school in Waverly with a second elementary school in the Community of Eagle. Middle and High School facilities, along with all athletic fields and facilities are located in Waverly. Information associated with the District 145 Public Schools facilities was cited from the District Administration and Superintendent's offices, as well as the District's 2022 Waverly School District Master Plan prepared by DLR.

Hamlow Elementary School – Located in Waverly, at 14541 Castlewood Street in southeast Waverly, Hamlow Elementary serves grades Kindergarten through second, as well as a Community preschool. The School was constructed in 1974 as a 65,000 square foot facility. A 6,800 square foot addition was completed in 2000 for Kindergarten classroom use. Classroom doors and walls, and a sprinkler system were added to the facility in 2003. In 2013, Hamlow Elementary School installed a geothermal heating and cooling system for the school. A year later, Hamlow Elementary School, replaced the Kal-Wall Panel skylight in the media center.

The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Playground Equipment needs replacing, currently hazardous and aging.
- The kindergarten would like to be co-located within the building for collaboration & synergy.
- A desire and need to make the building more accessible and better universal design.
- Staff need a dedicated breakroom and more staff restrooms.
- Would like to have more break-out space and an outdoor classroom.

Eagle Elementary School – A second elementary school is located in the nearby Community of Eagle, at 600 South First Street. The School building was originally constructed in 1918 and served as the main facility for the Eagle-Union School District. This building was later replaced in 2001 with a 43,800 square foot elementary school facility. In 2012, improvements to the building included HVAC improvements, interior fire doors and replacement of exterior entry doors. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Staff would like to see more break-out space for group work and collaboration
- There is a desire for a better display system for student work to create a sense of pride and make the building more inviting
- Special Education does not have a dedicated space
- Concern over focus of curriculum only and less focus on child development as a whole
- Eagle ES has a strong sense of community and would like to remain a PK-5 facility as the district grows

Waverly Intermediate School – The Waverly Intermediate School is located at 14621 Heywood and is currently home to classes from third through fifth grade. The building was constructed in 1958 and originally served as Waverly High School, until the construction of the new facility in 1998. In 2007, several upgrades and renovations were made to classrooms, offices and the commons area to support intermediate grade levels. There have been no further improvements to the facility since 2007. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- The facility does not reflect an elementary school, lacks color and age-appropriate furniture.
- Staff would like dedicated plan spaces to collaborate and spaces that allow for team teaching.
- Environmental comfort is poor in various areas of the building.
- Educational spaces are inconsistent and lacking equity within the building.
- A considerable amount of space is underutilized.



Waverly Middle School – The Waverly Middle School serves grades sixth through eighth in a facility located at 13801 Amberly Road. Built in 2006, the current building replaced the former junior high building which was constructed in 1910. The Middle School is a 108,000 square foot facility consisting of modern classrooms, library, cafeteria and administrative office amenities. There have been no further improvements to the building since it was built in 2006. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- There is need for another gym space.
- Classroom size is an issue with increased enrollment, furniture could be part of the problem.
- Pods are used often but could be better set-up for more functional educational space.
- Grade level team configurations enhances their ability to deliver curriculum.
- Have a desire to do more project-based learning but require the proper space.





Waverly High School – The High School facility for grades ninth through twelfth is located at 13401 Amberly Road. The High School was constructed in 1998 and originally consisted of 124,000 square feet. A 24,000 square foot expansion was constructed in 2006 and consisted of additional classrooms, an auxiliary gym and health training room. The High School gymnasium is also used for City basketball and volleyball leagues throughout the year. In 2010, Waverly High School installed a drain tile system around the exterior of the building and under the gym floor. In 2014, Waverly High School removed the commons area skylight and replaced it with a rubber membrane roof. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Building is running out of space for both academic and extra-curricular activities.
- The "L" shaped classroom is not very functional.
- The theater has safety and water drainage issues.
- Pod areas are used often but could be set up better for more functional education space.
- Would like to advance the course offerings to students but the building is holding them back.

Administration Building (Central Office) – Located at 14511 Heywood, the Administrative building contains the central offices of District 145 Public Schools, including the Superintendent, Accounts and Payroll offices, Special Education and a meeting room for Board of Education members. The facility was constructed in 1992, adjacent to the Waverly Intermediate School.

Bus Barn/Athletic Fields – The District Bus Barn is located along Deer Park Road, south of Highway 6 in Waverly. The facility was constructed in 1982 and consists of bus parking spaces, along with mechanical and wash bays. The Waverly athletic fields for District 145 (Waverly) Public Schools are all located in the City of Waverly.

❖ DISTRICT ENROLLMENT.

District enrollment, from 2013 to the 2021-2022 school year, is highlighted in **Table 5.1.** Current 2021-2022 school year enrollment at District 145 (Waverly) Public Schools is an estimated 2,138. District officials estimate a consistent growth in enrollment of approximately 25 to 30 students per year. The following **Table** highlights District 145's enrollment growth during the past 10 years. Since 2013, enrollment has increased by an estimated 15 percent. District officials project this trend to continue during the 10 year planning period.

TABLE 5.1
DISTRICT ENROLLMENT
DISTRICT 145 (WAVERLY) PUBLIC SCHOOLS
2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Hamlow Elementary School	303	302	311	315	301	293	326	335	314	322
Eagle Elementary School	263	262	264	274	284	283	269	261	255	262
Waverly Intermediate School	270	301	328	326	313	338	350	341	333	342
Waverly Middle School	432	445	461	461	485	479	484	496	533	547
Waverly High School	559	557	562	587	592	610	640	637	653	670
Total Enrollment	**1,827**	**1,867**	**1,926**	**1,963**	**1,975**	**2,003**	**2,069**	**2,070**	**2,088**	**2,143**

Source: Waverly School District Master Plan, 2022.

❖ FUTURE DISTRICT PROJECT & PROGRAM RECOMMENDATIONS.

Leadership with District 145 (Waverly) Public Schools identified general maintenance of existing facilities as their priority during the 20-year planning period, but have identified current, unused building space and vacant land adjacent the Middle and High Schools as their primary objectives for any building or facility expansions. All current facilities are in "good" to "excellent condition and have the ability to support current enrollment. Expansion of these facilities will need to be considered when student enrollment increases and nears the target enrollment for each school building.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and additions to the School District's educational facilities. According to this Study, growth of student populations begins to exceed capacity at Waverly Middle School and Waverly High School in the 2026-2027 school year. Total capacity for the entire district is exceeded in 2032-2033 based on these growth projections.



❖ DISTRICT STRATEGIC PLANNING

The following six goals were developed by district 145 staff and summarize the objectives that staff deemed critical to maximize the success and progress of the students attending District 145 schools.

Goal 1: By May 2024, 80% of students will demonstrate proficiency on local and state academic assessments.
Included in this goal would be vertically aligning curriculum, developing an assessment system that includes common assessments, proposing a staff development model that includes time, focus and structure for developing teacher practice and implementing a collaboration model to support professional learning communities, including a defined process and time to support collaboration.

Goal 2: By 2022 District 145 (Waverly) Public Schools will enact a comprehensive, multi-year Master Facilities Plan.
Included in this goal is creating a process for maintaining existing facilities, projecting how future student growth impacts our facilities, preparing facility plans based on enrollment and delivery of instruction, creating budgets and option timelines and communication of plans to the board of education and Community.

Goal 3: By 2023, District 145 (Waverly) Public Schools will implement systems and services that supports staff and students socially, emotionally and behaviorally.
Included in this goal would be to establish a multidisciplinary K-12 team to implement systems that support staff and students social, emotionally and behaviorally, integrating social emotional learning/social emotional wellness PK-12 instructional practices into classrooms, establish systems of support and partnerships for staff and students and develop a long term plan to ensure ongoing professional development in SEL and SEW/Mental health for all faculty and staff.

Goal 4: By 2023, District 145 (Waverly) Public Schools will implement a comprehensive technology plan.
Included in this goal would be to define the use of technology for classroom instruction, evaluate student data utilizing a comprehensive information system to support student learning, provide the necessary infrastructure, hardware and staff to continuously support technology in the district and utilizing technology for the safety and security of staff and students.

Goal 5: By May 2022, Implement a District 145 Instructional Model.

Included in this goal would be that District 145 would adopt an instructional model to define and describe expectations for classroom practice across the district, build the knowledge and understanding of the instructional model through ongoing professional development and leadership development and to integrate the instructional model into the evaluation and appraisal process

Goal 6: By 2022, District 145 will implement an inclusive communications plan.

Included in this goal would be to establish an effective communication plan with internal audiences to improve communication and engagement, establishing an effective communication plan with external audiences to develop and maintain positive, collaborative relationships and to utilize a variety of media to maximize awareness and support of the district's goals, objectives and programs.

The following **Section** highlights recommended projects and programs to be implemented throughout District 145 Public Schools. These recommendations are a summary of different studies completed recently and input from district 145 staff.

1) Review potential growth trends for students and identify schools which will need improvements to classrooms to address classroom size and utility of the space. Each of the schools that reside in the City of Waverly identified classroom size or utility constraints as issues which would need to be addressed in order for the school to function more efficiently.

2) Additional space for extracurricular activities including a new gym for the Waverly Middle School was a recommendation from the DLR study on Waverly School District Master Plan. Hamlow Elementary would like an addition to the school to accommodate the request to locate the kindergarten classroom within the building.

3) General facility maintenance to Public School grounds and buildings should continue to provide a safe and clean environment for all persons employed with or attending District 145 Public Schools. One area recommended to improve safety is the replacement of playground equipment at Hamlow Elementary School.

4) With the anticipated growth in student enrollment, a sufficient number of teachers, faculty staff, additional education support and facility maintenance must be secured.

5) As was mentioned in the previous planning document, support any and all efforts to provide safe routes to and from each school facility in Waverly. A "crosstown" busing system is currently implemented in the Community, but the need for a pedestrian overpass, as well as crossing signals at major intersections in Waverly, has been significantly stressed as a priority. A pedestrian overpass over Highway 6 and the BNSF Rail corridor, along with Rapid Rectangular Flashing Beacons (RRFB's) at the intersections of 148th & Folkestone Streets and 148th & Castlewood Streets to go along with the recently constructed RRFB at 140th Street and Amberly Road, would provide safe routes to school for children of all ages. These intersections should be monitored for child safety precautions, with crossing guards installed when needed.

6) With increased student traffic at the Waverly High School and Middle School, an intersection improvement project at the intersection of Amberly Road and Canongate Road needs to be considered to improve efficiency and safety for the vehicles using this intersection in the morning and afternoon peak times. Recent traffic studies have shown this intersection does not currently meet any traffic signal warrants for intersection control. The recommendation here is the same as the previous planning document and the pedestrian study completed by Iteris which is to construct a roundabout.

❖ OTHER AREA EDUCATIONAL FACILITIES.

Several Colleges and Universities are located within a short distance of Waverly, many of which accept high school credits from District 145 Public Schools. These Colleges and Universities include the following:

- Midland University – Fremont, NE
- Bellevue University – Bellevue, NE
- University of Nebraska Omaha– Omaha, NE
- Nebraska Methodist College – Omaha, NE
- College of Saint Mary – Omaha, NE
- Clarkson College – Omaha, NE
- University of Nebraska Lincoln – Lincoln, NE
- Union College – Lincoln, NE
- Southeast Community College – Lincoln, NE
- Metropolitan Community College – Elkhorn, NE
- Nebraska Wesleyan University – Lincoln, NE

❖ LIBRARY.

The Waverly Library is located at the Waverly Community Center, north of Downtown Waverly. The Library first opened in 2012 with the remodeling of several rooms within the Community Center. All books and materials are donated by the general public. The Library consists of one part-time librarian and a group of volunteers. A summer reading program is provided at the Library by the Lincoln City Library System. Waverly volunteers assist with writer's workshops, homework help and story time. The Library has an estimated 5,000 volumes and has a catalog of the average annual circulation.

The City of Waverly has identified the need to complete a concept study to consider the location and construction of a recreation center within the Corporate Limits. This center would provide another option for health and wellness activities as well as a larger space for the library. This multi-purpose facility is likely to be constructed within the 10 year planning time period covered by this planning document.



PUBLIC FACILITIES

❖ PARKS AND RECREATION

The City of Waverly has excellent parks and recreation offerings for the size of the Community. There are currently 82.5 acres of designated park and recreation sites within the Community plus a number of playground locations at various school properties. Many of these parks are located near accessible hiker/ biker trails and have recently seen many improvements and recently constructed amenities as part of the recreation experience of the Community.

❖ CITY PARKS

Wayne Park – This 30-acre park is located at the south terminus of South 140th Street and south of Highway 6. The park contains two playground areas, picnic shelters, 3 baseball and softball fields, soccer fields, basketball and tennis courts, lighted trails and restrooms. The park also features a nine-hole Frisbee golf course.



Wayne Park is also home to the new Waverly Aquatic Center located at 11160 Holly Drive. The pool has two water slides, a splash pad and a current channel. There are trail connections between Wayne Park and the recently constructed trail system along Amberly Road.

Lawson Park – This 36.5 acre park has grown tremendously since the previous planning document was published. This park is located north of Oldfield Street and west of 141st Street. The park contains the official use baseball field by District 145 public schools and has added three additional baseball/softball fields to the facility. It contains shelters, concession stands, additional multi-use fields for soccer and flag football, restrooms and additional parking off of Oldfield Street. There is also a trail connection from the north parking area across to 141st Street and additional plans for trail connections to future Oldfield Street construction.

Jaycee (Community Foundation) Park – Jaycee Park is the location of the Waverly Community Center which is home to the Waverly Community Foundation. The park consists of 10 acres of land and provides a milled surface walking trail that connects to a paved trail system along Mansfield Street. The complex has two baseball/softball fields, three sand volleyball courts, a playground, a gazebo, and horseshoe pits. The reconstruction of Mansfield Street has provided parking for the playground and sand volleyball courts.

Sharp Park – Sharp Park is located at the intersection of North 139th street and Woodstock Boulevard. The Park consists of approximately 0.7 acres and features a basketball court, picnic shelter, and playground area. Future plans for a pedestrian crossing of the BNSF Railroad corridor and Highway 6 have looked at this location as a starting point for this structure.

❖ FUTURE PARK AND RECREATION RECOMMENDATIONS

- Expand park and recreation facilities to supplement the projected increase in population during the next 10 years. This would include the construction of a park on the east side of the Community to serve residents on this side of the City.
- Continue to support the development of sports fields for youth activities. The City of Waverly should consider opportunities to acquire land for additional soccer, baseball, and softball fields.
- Provide more pedestrian friendly connections from the residential developments to parks throughout the Community.
- Continue to provide general maintenance for park equipment to continue to provide a variety of recreational opportunities for the population of the Community.
- **A Recreation/wellness Center should be planned and developed to provide an enclosed space for fitness and sproting activities.**

❖ GOVERNMENT BUILDINGS

City Hall – The current City Hall of Waverly is located at 14130 Lancashire Street in the northern part of Downtown Waverly. All City offices are located at the City Hall. The City of Waverly Planning Commission and the City Council hold their bi-weekly meetings at this facility.

The City of Waverly has begun the process of designing a new facility which will house the new City Hall as well as all office staff and expandable meeting rooms. The location of this proposed facility is the northeast corner of Amberly Road and 135th Street. This building will also be the new home for Waverly Fire and Rescue. The plan would triple that amount of square footage of the current fire hall from 6,500 sq ft. to 20,000 sq ft. Construction for this building is planned to occur within the planning period of the next comprehensive planning document.

New Recreation Facility (Future) – This potential recreation facility would be the new location of the Library as well as accommodate additional office and meeting space. This facility will provide opportunities for health and wellness activities and feature a kitchen and athletic facilities. There are no current plans or locations determined for this site but planning is anticipated to begin within the early years of the next planning period.

Post Office – The U.S. Post Office is located at 10850 North 142nd Street in Downtown Waverly. The Post Office employs seven employees and manages three rural routes. They offer the following services at this branch location: Bulk Mail Acceptance, Duck Stamps, General Delivery, Money Orders (Domestic and International), Online PO Box, Pickup Hold Mail and Street Parking

Rose Hill Cemetery – The Rose Hill Cemetery is located at the northwest corner of North 148th Street and Heywood Street across from the Waverly Intermediate School. The City has managed the 6.9-acre cemetery since 1992 and has consistently maintained the property. General maintenance including lawn and headstone care are the only planned improvements during the next planning period.

❖ PUBLIC SAFETY, GOVERNMENT & COMMERCE

Public administration facilities are building centers which provide critical services for the efficient functioning of the Community and conduct the business of the government. The critical nature of these services makes the centrally located nature of these buildings an important factor in the health and well-being of the Community members who rely on these services.

Public Safety.

Police – The City of Waverly is policed by the Lancaster County Sheriff's Office, located in Lincoln, Nebraska. The patrol division of the Sheriff's Office consists of 115 employees and 84 commissioned deputies sergeants and captains that respond to service calls, traffic regulation and enforcement, issued warrants and general citizen assistance throughout Lancaster County.

Fire Department / Ambulance – The City of Waverly Volunteer Fire Department consists of 27 active members as of May 2023. In 2022 the volunteers responded to 409 fire and rescue calls. The department serves both the City of Waverly and 100 square miles within the Waverly Fire District. The Waverly Fire/Rescue Department provides fire protection and emergency response services to the Waverly Community. The Fire Department's mission is to prevent the loss of life and property. In addition to responding to fires, the Waverly Fire And Rescue also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials.



Fire and rescue equipment is stored in the Waverly Fire Department located at 10530 North 141st Street south of Downtown Waverly. In 1988, the building was solely dedicated to the fire department. Current equipment being used by the volunteer fire department consists of nine vehicles, including an ambulance, two pumping trucks, two grass rigs, three tankers and one suburban for personnel transportation.

The City of Waverly provides ambulance service within the Community's designated fire district. Waverly Rescue consists of 16 EMT-trained staff members and uses two modular ambulance rescue trucks for emergency situations.

The City of Waverly is working to plan and design a new public use facility that would serve as a City hall as well as fire station at the northwest corner of Canongate Road and Amberly Road. This building would triple the amount of square footage available for equipment storage as well as increase the amount of meeting space available. There is no timetable for this construction but it is anticipated that it will be constructed within the next planning period.

❖ PUBLIC HEALTH

Medical and elderly services are available to residents of Waverly within a reasonable distance of the Community. The City of Lincoln also provides modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.



Waverly Health Care Urgent Care – The Waverly Health Care Urgent Care facility is located at 13220 Callum Drive, Suite 4. The providers care for the entire family from newborn infants to adults, including acute and chronic conditions as well as routine checkups. The urgent care has an on-call service on evenings and weekends for emergencies and are always able to see established patients on the same day they call in with an acute problem.

Family Practice of Waverly – This facility is located at 13851 Guildford Street and is affiliated with the Bryan Physician Network. General family care is also practiced at this location.

The following services at these locations include, but are not limited to:

- Walk-in Care.
- Preventive Care & screening.
- Men's Health & Wellness, Testosterone Therapy.
- Well Woman Examinations & Wellness.
- Geriatric Care.
- Dermatological and orthopedic care.
- Mental Health diagnosis & referral.
- Immunizations.
- Pediatrics.
- Well child visits.
- School/Sport Physicals.
- Acute Visits (cough, sore throat, UTI, etc.).
- Flu and Pneumonia Vaccines.
- STD Screening
- EKG and Spirometry/Pulmonary Function Test.
- Acute injury evaluation and treatment.
- Management of Diabetes Mellitus.
- Management of Hypertension.
- Management of High Cholesterol.
- Pre-operative Clearance.
- Post-Hospital Care.
- In-Office Procedures.
- Mole Removal.
- Wart Freezing/Removal.
- Joint Injections.

Amberly Dental - Since its opening in 2009 at 13220 Callum Drive, Amberly Dental has provided a wide range of dental services to Waverly and surrounding communities.

Waverly Dental – Waverly Dental is located at 13810 Guildford Street and has practiced in Waverly since 2003.

Combined, the following services are provided to Waverly residents:

- Preventive dentistry.
- Restorative dentistry.
- Dental Implants.
- Cosmetic dentistry.
- Emergency dentistry.
- TMJ Therapy.
- Sedation dentistry.
- Dental technology.
- Periodontal therapy.
- Sleep Apnea therapy.

Azria Health Waverly - The Azria Health in Waverly is located at 11401 N. 137th Street and provides adult and long-term care and rehabilitation to elderly persons and families. Azria Health Waverly is a 54 unit complex that provides excellence at every level, delivering exceptional service to each individual – from the inviting welcome program to the individualized care plans – they are with you every step of the way.

The staff considers every detail in making patients feel at home, providing a high level of personal attention. The entire Azria Health experience is designed to encourage social activity and maintain regimens that foster health and well-being. Azria Health provides the following specialized care services:

- Neurological and Stroke Care.
- Post Cardiac Care.
- Orthopedic Care.
- Pulmonary Care.
- Wound Care.
- Prosthetic Training.
- Back Injuries.

Waverly Community Center – The Waverly Community Center, located at 11120 North 141st Street, provides an enclosed facility that is available for rent to the general public for meetings and gatherings. The Center plays host to several public services and educational and social activities. The facility has a maximum capacity of 300 with tables and chairs to seat up to 225 people. The Community Center is also home to the Waverly Library and Community Foundation offices.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens as well as to provide for anticipated growth. Therefore, it is important to coordinate the improvements to public utility systems with the anticipated expansion of this Community. This section describes the existing condition of the public utilities found in the City of Waverly and the potential improvements needed during the planning period for this document.

The City employs a full-time utilities systems and maintenance supervisor to review operations and maintenance of the water distribution system and waste-water distribution system. The City has purchased and maintained equipment for the activities performed by the City to maintain the public owned systems necessary for the well-being of the residents of the Community.

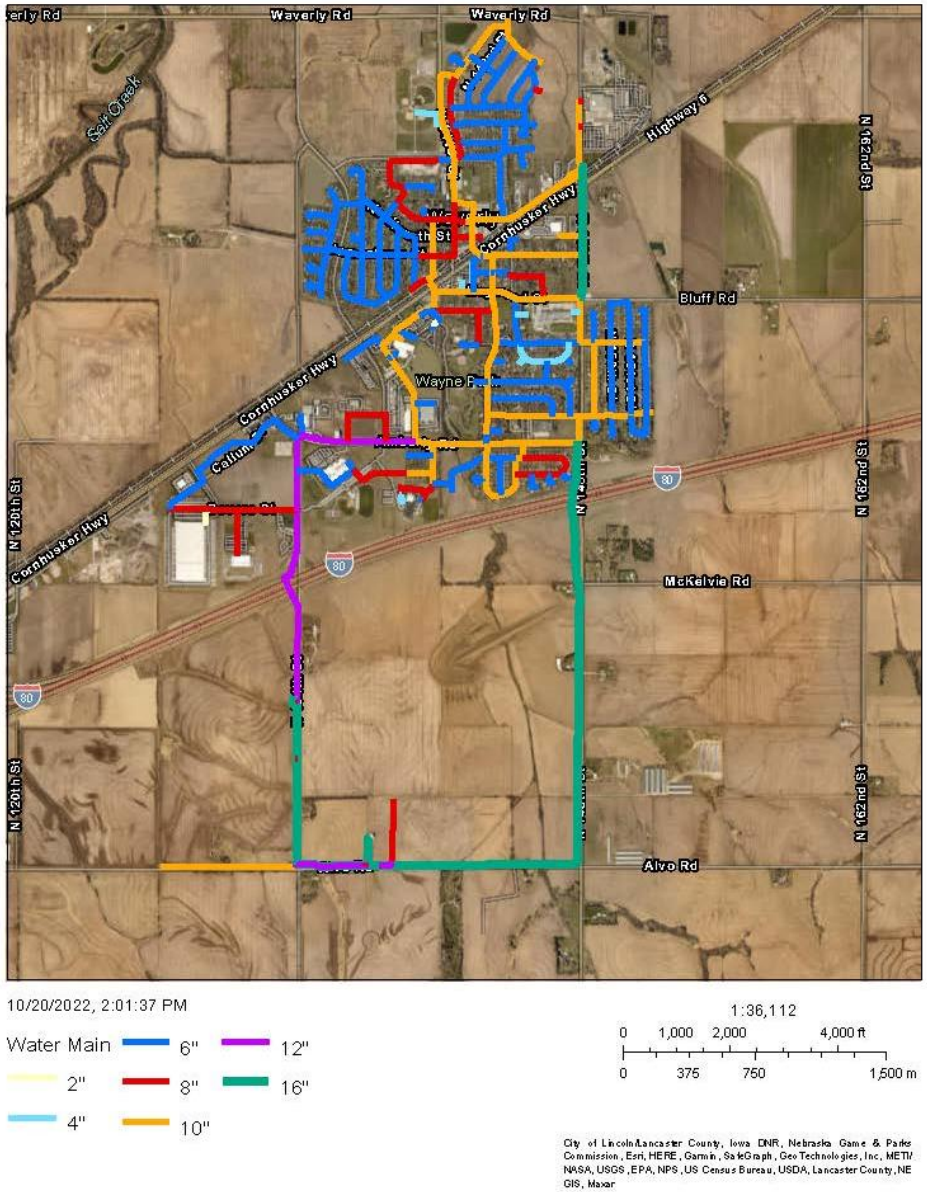
❖ WATER DISTRIBUTION SYSTEM.

The municipal water system, as highlighted in **Illustration 5.2, Page 5.23,** is maintained by the City of Waverly. The existing system has eight active producing wells providing water for the Community and residents that fall within its jurisdiction. Two municipal water wells are located in town and the other six are located in the rural portion of the One-Mile Planning Jurisdiction at approximately 134th Street and Alvo Road. The oldest well was completed in 1982.

Water in Nebraska tends to have higher hardness levels due to the increased presence of calcium and lime in the area groundwater. This water also has a lower pH which means it is slightly acidic. These two factors result in small amounts of copper being removed from the pipes and added to the water. In order to keep the pipes from corroding and adding copper to the water, a chemical called orthophosphate is added. It significantly lowers the amount of copper in the water, but as a result, the water hast to be chlorinated slightly due to the potential for bacteria in the phosphate. By using this treatment technique, the copper levels have been reduced to meet levels required under the Copper Action Level instituted by the E.P.A. in 1999.

The City of Waverly constructed a 500,000-gallon elevated water tank in 1975. This structure is located at the northwest corner of Amberly Road and 148th Street. More recently, the City of Waverly constructed an additional 500,000-gallon storage tank to hold more water in reserve for peak day demands. The eight municipal wells produce 165 gallons per capita. The average daily demand for water is 400,000 gallons per day. During the summer, with increased use by lawn sprinklers, usage goes up to around 1.5 million gallons per day.

WATER DISTRIBUTION SYSTEM
WAVERLY, NEBRASKA
ILLUSTRAION 5.2



The City of Waverly has completed a number of improvements to the distribution system in the most recent planning period to provide a more efficient municipal system. These projects include:

- Two new wells were constructed in the rural One-Mile Planning Jurisdiction.
- A new chemical injection building for water treatment was constructed.
- An additional 500,000-gallon tank for storage was built near Alvo Road.
- New 16" watermain trunk was installed along Alvo Road and 148th Street from Alvo Road to Amberly Road.
- New watermain installed along North 142nd Street from Highway 6 to Heywood Street.
- Watermain extensions along North 141st Street from Saint Ronan Street to Paris Street.
- Replacement of old water mains at North 142nd Street from Kenilworth to Lancashire Street, Kenilworth from North 141st Street to North 143rd Street.

There are a number of improvements to the water distribution system that were discussed throughout this planning process. These improvements are intended to address future growth in the coming years and replace deficient facilities within the Community.

- Due to potential growth of residential developments on the east side of the Community, additional wells and storage facilities may need to be constructed.

- An extension of 16" water main along 148th Street from Amberly Road to Bluff Road.
- New 16" water main along Bluff Road from North 148th Street to North 162nd Street.
- New 16" water main along Mckelvie Road from North 148th Street to North 162nd Street.
- New 16" water main along North 162nd Street from Mckelvie Road to Bluff Road.
- New 16" water main along North 162nd Street from Bluff Road to Mill Road.
- New 16" water main along Mill Road from North 148th Street to North 162nd Street.
- New 16" water main along North 148th Street from Mill Road to Highway 6.
- Replacement of old water mains at Eastbourne and North 147th Street, Oak Lane, North 142nd Street and Highway 6 and Lancashire Street from North 141st Street to North 137th Street.

❖ WASTEWATER SYSTEM.

Illustration 5.3, Page 5.26 highlights the **wastewater distribution system** in Waverly. The initial sewer system in the City of Waverly was constructed in 1955. The wastewater treatment facility consisted of one lagoon and was located at the northwest corner of the City near the Intersection of Canongate and Oldfield Streets. A second wastewater treatment plant was constructed in 1975 and the original lagoon was abandoned.

The newest wastewater treatment plant was constructed in 2008 adjacent to the 1975 plant. The new treatment plant has a peak capacity of One Million gallons per day and can sustain service for a Waverly population of up to 10,000 people. The current facility will have the ability to expand processing to support a peak future demand of up to Two Million gallons per day.

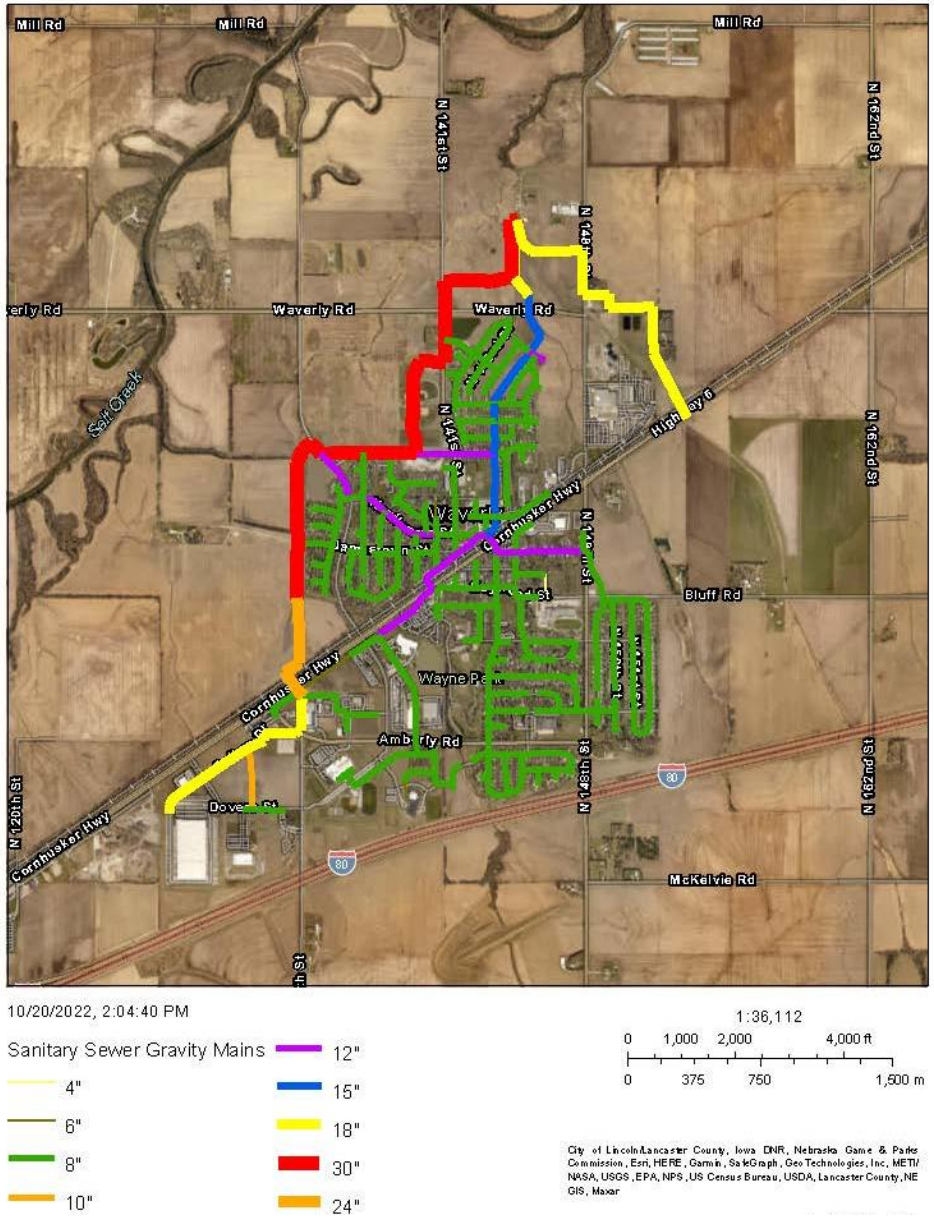
The current facility consists of several buildings and tanks that serve specific purposes. Several of the tanks are open air tanks to prevent odors from accumulating in the system. The treated end product of the wastewater treatment facility is clean water that meets Federal guidelines to be released into the Salt Creek. The solid waste from the plant becomes a black, dry material which is well suited for fertilizer on agricultural fields in the area.

Future improvements to the wastewater collection system include the construction of wastewater storm sewer system replacement of old or deficient mains. The oldest sewer mains are approximately 70 years old. Typical maintenance activities are critical to the efficient operation of the wastewater system. There are also private developments planned for the east and south portions of the Community that will need access to the sanitary sewer system as part of the construction of these residences.

The City of Waverly has identified additional improvement projects in addition to the typical maintenance activities for the system.

- Extend sanitary sewer service to the west of North 128th Street.
- Extend sanitary sewer east trunk main from the Highway 6 Corridor to McKelvie Road.
- Complete expansion project on the new treatment facility once daily flows exceed one million gallons or around 10,000 population.
- Complete lining projects for all remaining clay tile sewer mains.

WASTEWATER DISTRIBUTION SYSTEM
WAVERLY, NEBRASKA
ILLUSTRAION 5.3



❖ STORMWATER DRAINAGE SYSTEM.

The City of Waverly in cooperation with the Lower Platte South Natural Resources District hired Alfred Benesch & Company to complete "The City of Waverly Watershed Master Plan" in October of 2010 that was later revised in February of 2011. This plan identified four tributaries that drain through the Corporate Limits and the one-mile extraterritorial jurisdiction:

- 148th Street Tributary.
- West Tributary.
- East Tributary.
- Ash Hollow Tributary.

In 2008, the FEMA preliminary FIS and FIRM panels were released incorporating updated hydrologic and hydraulic modeling for the Ash Hollow basin as well as new modeling for a portion of the 148th Street Tributary basin. The new modeling showed a significant increase in the Ash Hollow flows which placed the City within the FEMA 100 year floodplain. These revisions to the floodplain for the City of Waverly were the driving force behind developing a watershed master plan for the Community.

One of the major goals of this master plan was the desire to analyze the existing drainage conditions of each basin. The analysis of these existing drainage basins provided information on identifying local flooding issues as well as providing improvement strategies to reduce or eliminate local flooding during small storm events. Through this plan a number of priority projects were developed to address potential flooding concerns throughout the Community.

In 2017 the City of Waverly completed construction of the Ash Hollow earthen dam. This 32' high dam was designed to hold back runoff from a 500-year storm. This structure will reduce peak flows along Ash Hollow to be more in line with original flows along this tributary. With the construction of this dam, the City was able to complete a Certificated Letter of Map Revision (CLOMR) and reduce the limits of the FEMA 100 year floodplain.

The watershed master plan identified four additional priority projects to be completed to address local flooding issues within the Community. Those projects are:

- Oldfield road local drainage improvements.
- Highway 6 and 144th Street local drainage improvements.
- Oldfield Road Culvert Improvements.
- Channel work and easements on Waverly Tributaries.

In addition to these priority projects, the City identified the following improvements to the storm water drainage system.

- Implement storm water drainage improvements along Highway 6 between 144th Street and 148th Street as well as along 144th Street south of Highway 6.
- Implement storm water drainage improvements on the west side of 148th Street from the north side of Rose Hill Cemetery to Highway 6.

The Master Plan has provided the City of Waverly with storm water design standards to be used for all projects built within the City. These standards will supplement the municipal floodplain regulations.

The Waverly Watershed Master Plan provides the necessary planning tools and capital improvement projects necessary to reduce flooding impacts to the City. This plan has also prevented development from occurring in areas that would be detrimental to collecting and passing storm water to the drainage system throughout the City of Waverly.

❖ ELECTRIC DISTRIBUTION SYSTEM.

Lincoln Electric Systems owns and operates the electrical distribution system throughout the City of Waverly. Many of the distribution lines are overhead distribution but the City would like to transition to an underground transmission system. Electric generation and consumption are covered in greater detail in **Section 6** of this **Comprehensive Plan.**

❖ INTERNET.

The internet service providers for the City of Waverly are Kinetic high speed internet by Windstream, Allo and Spectrum Communications.

❖ NATURAL GAS.

The City of Waverly currently uses Black Hills Energy provider as the source for natural gas for the residents of the Community.

❖ CABLE TV.

Spectrum Communications is the designated provider of cable TV service to the City. Internet and phone services can potentially be bundled with cable service. Both Dish network as well as Direct TV are available for residents who would like to get Satellite Television for their household. Kinetic by Windstream and Allo are also local Cable TV Providers.

❖ TELEPHONE.

Telephone service is officially provided by Windstream, although Spectrum Communications and a variety of internet providers may offer Voice-Over Internet Protocol (VOIP) services.

❖ SOLID WASTE PICKUP.

Solid waste collection is available from three different companies to residents and businesses in the City, including Uribe Refuse Services, Industrial Services and Quik Dump Refuse Inc.

TRANSPORTATION.

❖ EXISTING CONDITIONS.

The City of Waverly Planning Commission, in coordination with Hanna:Keelan Associates and Schemmer Associates, has conducted plan workshops to define the elements of the planning process and gather input through a citizen participation process. Through these workshops, Schemmer Associates received comments from City of Waverly staff and citizen planning committee members to help define what the Community would like to emphasize with a capital improvement program that covers the timeline for this Comprehensive Planning Document. This **Section** covers the Transportation Element of this Comprehensive Plan.

During the previous comprehensive plan timeline, a number of capital improvement projects identified in the most recent document were designed and constructed throughout the City of Waverly. The following is a list of projects completed within that timeframe:

- Ash Hollow Dry Dam – Construction of a 32-foot-high dam to hold back runoff from a 500-year storm along the Ash Hollow Tributary.

- Amberly Road Improvements from 141st Street to 148th Street – Amberly Road was widened to a three-lane section with truck radius returns developed at 148th Street. This project included the design of an urban storm sewer drainage system and a trail along the north side of Amberly Road.

- Traffic Signal Construction at Highway 6 and Amberly Road – After performing a traffic signal analysis, this intersection met the conditions necessary to warrant the construction of a traffic signal. This signal was built with state aid dollars and constructed in 2020.

- Folkestone Street Improvements – This project includes the reconstruction of a residential street from 145th Street to 148th Street. Improvements include pavement reconstruction, ADA ramp construction and driveway apron reconstruction.

- Mill and Overlay of 141st Street from Mansfield Street north – This project completed base pavement repairs for sections of road that had suffered severe damage and then completed construction improvements with an overlay of the corridor.

- 143rd Street Residential Rehabilitation Project – This project included a 2" mill and overlay of 143rd Street from Amberly Road to Jamestown Street. This project also included base repair and the construction of ADA ramps along the corridor.

- Mansfield Street from 141st Street to 143rd Street – Street improvements included pavement reconstruction, parking stall construction for access to Jaycee Park, trail construction, and ADA ramp construction.

- Lawson Park Trail – This trail was constructed to link Lawson Park to the Anderson North Park neighborhood.

- Downtown ADA Ramp Construction – The City of Waverly identified a number of intersections where curb ramps did not meet ADA standards in and around the Downtown area of Waverly. This project reconstructed curb ramps along 139th Street, 140th Street, 141st Street, 142nd Street, Jamestown Street, Kenilworth Street and Lancashire Street.

- Annual ADA ramp compliance/improvement checks throughout Waverly in order to become compliant with standards.

Many of these projects were listed in the previous Comprehensive Plan and were prioritized as critical improvements for the City during the previous planning period.

❖ STREET NETWORK

The City of Waverly is divided into a north and south sections by Highway 6, a major arterial. The location of the City of Waverly lies along Interstate 80 just north and east of the City of Lincoln. Access from I-80 to the City of Waverly is at an interchange at the intersection of I-80 and Highway 6. There are other arterials that provide north-south and east-west routes through the City of Waverly. The following roads are considered other arterials;

- 141st Street – from Heywood Street north to the north limits of the study area.
- 148th Street – from Heywood Street/Bluff Road south to the south limits of the study area.
- Heywood Street/Bluff Road – from 141st Street to the east limits of the study area.
- Waverly Road – from 148th Street to the west limits of the study area.

All other roads located within the study area are considered local roads.
One major aspect influencing travel throughout the City of Waverly is the BNSF rail line that runs parallel to Highway 6. Roadways from the north side of Waverly to the south side of Waverly cross the railroad at either at-grade intersections or via an overpass. Overpasses of the BNSF railroad are located at Canongate Road and I-80. At-grade crossings of the BNSF railroad are located at 141st Street and 148th Street. There is currently not one pedestrian overpass of the BNSF railroad within the study limits.

❖ EXISTING PEDESTRIAN ANALYSIS

In 2018 The City of Waverly commissioned a traffic study completed by Iteris called "Traffic *Analysis for the City of Waverly. Pedestrian Study on Amberly Road and N. 148th Street"* to analyze existing traffic volumes and pedestrian activity within the City of Waverly. A total of 12 intersections in the vicinity of the project study area were analyzed. The study area is identified in the traffic study and shows the location of the four schools found within the study area and the location of the following 12 intersections.

- Highway 6 & Amberly Road.
- N. 134th Street & Amberly Road.
- Canongate Road & Amberly Road.
- N. 140th Street & Amberly Road.

- N. 143rd Street & Amberly Road.
- N. 145th Street & Amberly Road.
- N. 148th Street & Amberly Road.
- N. 148th Street & Folkestone Street.
- N. 148th Street & Heywood Street.
- N. 148th Street & Highway 6.
- N. 145th Street & Heywood Street.

❖ **TRAFFIC OPERATIONAL ANALYSIS.**

Existing traffic volume data was collected for both 24-hour average daily traffic as well as peak hour turning movements at intersections. Average daily traffic data was used as part of a signal warrant analysis for the intersections studied. Peak hour count data was used for both level of service analysis and signal warrant analysis. **Table 5.2, Page 5.34,** shows the existing 2018 peak hour traffic volumes.

Level of service (LOS) analysis was evaluated for the existing intersection operations during the A.M. and P.M. peak hours at the 12 study intersections. **Table 5.2** summarizes the existing LOS at the study intersections.

As shown in the **Table**, all intersections analyzed are operating at satisfactory levels of service (LOS D or bettor) during the A.M. and P.M. peak hours.

TABLE 5.2
EXISTING INTERSECTION PEAK HOUR LEVEL OF SERVICE
2018

		A.M. Peak Hour		P.M. Peak Hour	
Intersection	**Control Type**	**V/C**	**LOS**	**V/C**	**LOS**
Highway 6 & Amberly Road	Signal Controlled *	0.39	A	0.28	A
N. 134th Street & Amberly Road	Two-way Stop Controlled	0.11	A	0.13	B
Canongate Road & Amberly Road	Two-way Stop Controlled	0.41	A	0.19	A
N. 140th Street & Amberly Road	One-way Stop Controlled	0.16	A	0.17	A
N. 143rd Street & Amberly Road	Two-way Stop Controlled	0.21	A	0.15	A
N. 145th Street & Amberly Road	Two-way Stop Controlled	0.18	A	0.12	A
N. 148th Street & Amberly Road	Two-way Stop Controlled	0.16	A	0.22	A
N. 148th Street & Castlewood Street	Two-way Stop Controlled	0.27	A	0.12	A
N. 148th Street & Folkestone Street	Two-way Stop Controlled	0.11	A	0.10	A
N. 148th Street & Heywood Street	Two-way Stop Controlled	0.22	A	0.15	A
N. 148th Street & Highway 6	Two-way Stop Controlled	0.39	A	0.31	A
N. 145th Street & Heywood Street	Two-way Stop Controlled	0.07	A	0.06	A
N. 140th Street & Amberly Road	One-way Stop Controlled	0.16	A	0.17	A

*Traffic signal at Highway 6 and Amberly Road was built in 2020.
Source: Schemmer Associates, 2023.

❖ SIGNAL WARRANT ANALYSIS.

At the time of the study completion, the only studied intersection that met traffic signal warrants for construction was Highway 6 and Amberly Road. A traffic signal was constructed there in 2020. No other analyzed intersection met any of the 9 traffic signal warrants as outlined in the 2009 MUTCD Chapter 4C traffic control signal needs studies (pages 436 – 448).

❖ TRAFFIC ANALYSIS STUDY RECOMMENDATIONS.

Several recommendations were developed through this traffic study. While the traffic study is useful in analyzing data, it is also recommended that the primary focus of the City moving forward related to engineering, education, and enforcement of pedestrian related safety issues.

- **Engineering**: Recommendations related to the design and safety of pedestrian facilities.
  - Analysis shows that the current traffic volumes do not satisfy signal warrants at the majority of study area intersections. The one exception is the intersection of Highway 6 and Amberly Road which had a traffic signal constructed at that intersection in 2020.
  - The gap analysis included several findings:
    - There are not enough gaps along the 148th Street and Amberly Road corridors to serve the 30-minute peak period for pedestrians in the A.M.
    - There are select crossings that exceed 20 pedestrians during the 30-minute peak period to consider additional traffic control.
  - Due to the location of existing crosswalks near unsignalized intersections and without intersections meeting traffic signal warrants, design of Rectangular Rapid Flashing Beacon (RRFB) deployment is recommended. Two locations along Amberly Road and two locations along 148th Street. One location at 140th Street and Amberly Road has already constructed an RRFB.
  - No pavement marking or signing changes are necessary along Heywood Street.
  - Data collection included inspection of signing and striping for pedestrian facilities, which resulted in following recommendations:
    - Traffic signing along the corridor is inconsistent with good signing practices and should be changed to better accommodate future crossing enhancements.

- Some signs need replaced as they are no longer compliant with the latest MUTCD.
- Some signs need to be relocated as the location, the mounting height and the overlap of signs is inconsistent with MUTCD.

  - A plan should be prepared for the construction of the remaining recommended RRFB's which includes signing and pavement marking updates for Amberly Road and 148th Street.

- **Education:**
  - Develop a specific School Campaign to begin before the school year starts, including information spread among social media tools and the local press.
  - Implement a program similar to other states or cities that have an annual campaign on safety. It is likely that this program could be City-wide and potentially linked with initiatives from the City of Lincoln or Lancaster County.
  - Place Dynamic Message Boards with PSA messages before start of school and first weeks.

- **Enforcement:**
  - Establish a trained crossing patrol program during the peak student crossing times.
  - New concepts for enforcement, including a crosswalk or pedestrian decoy program.
  - Increase enforcement prior to school starting and recurrent events.

- **Future Planning:**
  - Construct Round-about at Canongate and Amberly Road.
  - Redefine truck routes and move trucks off Amberly Road.
  - Reclassify Amberly Road from Canongate Road to N. 148th Street as a Minor Collector.
  - Set school zone speed limit to 20 mph.
  - Reclassify Amberly Road from Canongate Road to Highway 6 as a Major Collector.
  - Reclassify Heywood Street west of 148th Street as a Minor Collector.

❖ FUTURE NEEDS ANALYSIS

City of Waverly staff met with Schemmer and Hanna:Keelan on January 12, 2023, to discuss Capital Improvement projects identified for the near term and other projects anticipated on a much longer time frame. From this meeting, a number of projects were discussed and prioritized based on internal staff direction and public input. The following projects were identified as near-term projects with time frames for construction in the next six years:

- Oldfield Street from Canongate to North 141st Street.
- Guildford Street from North 140th Street to Highway 6
- Woodstock Boulevard from North 139th Street to North 140th Street.
- Energy Way from Canongate Road to the west.
- Danvers Street from North 143rd Street to Castlewood.
- North 141st Street from Mansfield to Corporate Limits.
- Deerpark Road mill and overlay.
- Heywood Street from North 140th Street to North 141st Street.
- Folkestone Street from North 143rd Street to Park Entrance.
- Jamestown Street from North 137th Street to North 141st Street.
- Lancashire Street from North 141st Street to North 142nd Street, North 142nd from Lancashire Street to Kenilworth Street, Kenilworth Street from N. 140th Street to N. 142nd Street.
- Eastbourne Street North 143rd Street to North 147th Street Eastbourne Circle, North 147th Street Eastbourne Circle to Castlewood, North 146th Street Oak Lane to Eastbourne Street.

Staff also discussed projects that are outside of the most recent 1 and 6 year Capital Improvement Plan due to high impacts to the Community or prohibitive cost estimates for construction. These projects are as follows:

- North 148th Street Overpass at Highway 6.
- North 162nd Street Overpass at Highway 6.
- North 148th Street from Alvo Road to Mill Road.
- North 148th Street from Mill Road to Waverly Road.
- McKelvie Road from North 148th Street to North 162nd Street.
- North 162nd Street from McKelvie Road to Bluff Road.
- North 162nd Street from Bluff Road to Mill Road.

- Mill Road from North 162nd Street to North 148th Street.
- North 148th Street from Highway 6 to Waverly Road.
- North 148th Street from Mill Road to Waverly Road.
- Waverly Road from North 141st Street to North 148th Street.
- Waverly Road from North 148th Street to North 162nd Street.
- I-80 Interchange at 162nd Street.

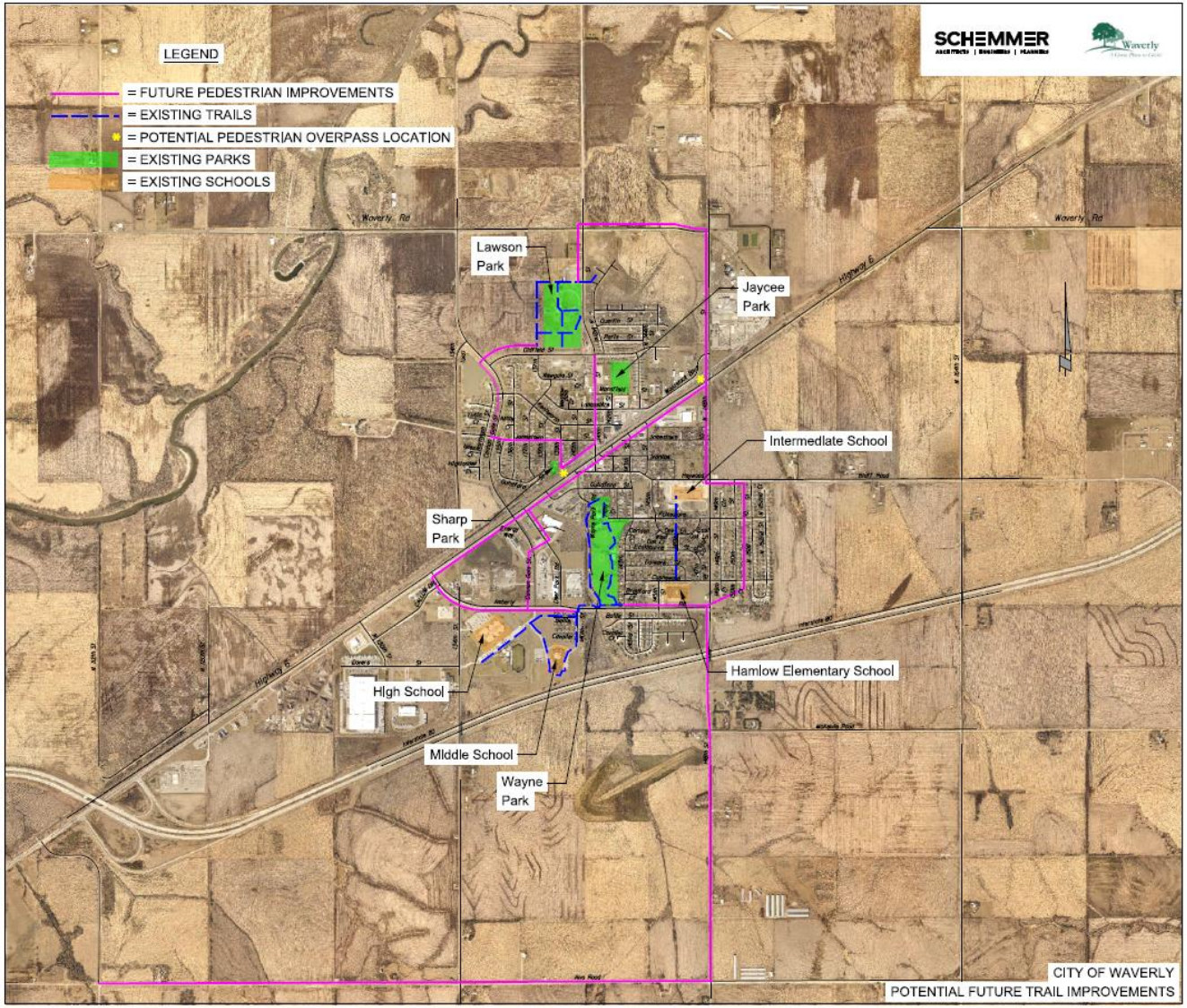
The planning commission meeting with Hanna Keelan and Schemmer occurred on January 23, 2023. Schemmer prepared a display outlining typical improvements to the future transportation network anticipated to be completed in the upcoming planning document window. Schemmer presented to the group projects that were identified in previous meetings and through research of desired improvements for the Community. Through these conversations, the following prioritized projects were discussed:

- Pedestrian Bridge over the BNSF Rail corridor.
- Walkable Community Trail projects around the City.
- Trail connections to Northeast Lincoln and the Murdock Trail.
- 148th Street Improvements.
- Intersection improvements @ 143th Street and Highway 6.
- 162nd Street Improvements .
- Intersection improvements @ 148th Street and Highway 6.

❖ **SIDEWALK AND TRAILS.**

Throughout the planning process, both the City of Waverly and members of the planning commission have emphasized the importance of making the City a more walkable community. The last planning document identified a loop trail system surrounding the City and connecting many of the City's landmarks as part of a larger trail network. Aspects of the trail system have been completed recently as parts of other capital improvement projects. The trail along the north side of Amberly Road, the trail construction along Lawson Park and planned trail projects along Oldfield Street and Canongate Road would be integral parts of a loop system around the town. The **Future Trails System Map** is highlighted in **Illustration 5.4, Page 5.39.**

FUTURE TRAILS SYSTEM MAP
WAVERLY, NEBRASKA
ILLUSTRATION 5.4



There are a number of landmarks that would be linked to each other through this trail system. Waverly High School, Waverly Middle School, Hamlow Elementary School, Wayne Park, Jaycee Park, Lawson Park, and other pedestrian friendly destinations throughout the City. Future trail connections should extend to Northeast Lincoln and the Murdock Trail. The loop areas should extend to the east around potential future residential developments and along Highway 6 to provide access locations to the greatest number of residents possible living within the Corporate Limits.

One of the main barriers for providing a loop system around the City of Waverly is the BNSF railroad and Highway 6 corridor. Plans for crossing pedestrians across this barrier were proposed as part of an elevated structure located near Sharp Park and 139th Street. A stand-alone structure must be considered as a part of a strategy to get pedestrians from the north side of Waverly to the south side of Waverly and vice versa. The Canongate Road viaduct was constructed nearly 35 years ago and at the time it was constructed, pedestrian activity was not high enough to warrant provisions for a separated walkway along the Canongate Road viaduct. Extensions to the south should also include some accommodation of pedestrians along 148th Street to cross I-80 and provide a pedestrian path to the south side of the interstate.

❖ CAPITAL IMPROVEMENT PROJECTS.

The City of Waverly, through meetings held between the Comprehensive Planning Committee and the consultants developing the document, have identified a plan for capital improvements in and around the City of Waverly. These projects fall under two categories: preservation and growth. Preservation projects are intended to maintain and prolong the life of infrastructure facilities in and around the City of Waverly. Growth projects are intended to provide or expand services and facilities to areas where sufficient infrastructure is lacking.

As part of this task, Schemmer has been asked to classify projects identified previously in one of these two groups and what timeframe these projects could be constructed.

Group 1 – Short Term Preservation Projects.

Projects identified in this group are projects intended to be constructed within the current planning period and accomplish the objective outlined above for preservation projects.

Intersection Improvements at Amberly Road and Canongate Road – This project looks at improving traffic operations at the intersection of Amberly Road and Canongate Road. Traffic volumes have increased with student enrollment increases at Waverly High School and Waverly Middle School. Traffic operations through this intersection are impacted by school traffic during the morning drop-off and afternoon pickup times.

The previous planning document completed in 2013 and the pedestrian study completed in 2018 both recommend a roundabout for this intersection. The signal warrant analysis for this intersection does not justify a traffic signal being placed at this intersection. Roundabouts have been shown to provide a safer and more efficient means of controlling traffic than a traditional traffic signal. The approach travel speeds and severity of crashes are also significantly reduced with roundabouts.

Oldfield Paving Improvements – This project will pave Oldfield from 141st Street to Canongate Road. The current surfacing for Oldfield Street is gravel. This project would pave a three lane concrete section and also include the construction of a sidepath from Lawson Park to Canongate Road and Kenilworth Street. This project will improve access to Lawson Park and reduce dust for residents living in the area.

Plans for this improvement have been developed and are ready to be constructed once funding becomes available. The intersection of Oldfield Street and 141st Street was constructed with earlier improvements.

Intersection Improvements along US-6 at 120th Street, 130th Street, 144th Street and 148th Street – These projects would improve access and traffic operations at intersections along US-6. As existing traffic volumes increase, improvements will be necessary to address potential safety concerns and delay for vehicles turning onto US-6. Improvements could include a traffic signal or geometric improvements at the intersection. Improvements may also include developing an access management plan for side road access points to US-Highway 6 and developing improved intersection geometrics at selected locations and closing access to the highway at other locations.

Group 2 – Short Term Growth Projects.

Projects listed in this group are to be constructed within the current planning period and help encourage growth within the Community.

Loop Trail around City of Waverly – This group of projects would identify and construct a pedestrian trail around the City. This trail would connect residents to destinations within the City that are high traffic areas for pedestrians. These group of projects would encourage more pedestrians and bicycle usage throughout the Community. Projects in this group can be stand-alone projects similar to the trail at the north end of Lawson Park or bundled with other street improvements like the trail along Amberly Road.

Pedestrian Bridge over US-6 and BNSF – This project would build a pedestrian bridge over US-6 connecting the north side of Waverly and the south side of Waverly. One potential location for this structure would be near Sharp Park connecting near the Casey's on Highway 6. This project would provide a pedestrian connection across US-6 and the BNSF Railway that does not exist today.

148th Street Improvements – This project will expand 148th Street to a four-lane section south of Highway 6 and a three-lane section north of US-6. These improvements will provide greater access for residents living and travelling on the east side of Waverly.

148th Street serves as a primary route for industrial traffic generated by businesses located on the east side of Waverly. Traffic north of Highway 6 use 148th Street and Waverly Road as primary routes for semi-truck traffic. The existing pavement condition is deteriorating and may require reconstruction in the next planning time period. Preliminary plans for some of these improvements have been started in recent years. As development grows along this corridor, improvements for 148th Street and the intersection at Highway 6 will need to be considered.

Group 3 – Long Term Preservation Projects.

Miscellaneous Pavement Rehabilitation Projects – These projects are intended to address pavement failure issues related to residential streets within the City of Waverly. There are a number of identified projects that fall within this group. These projects will need to be prioritized and constructed in future years by City staff.

Miscellaneous ADA Ramp Projects – These projects will improve handicap ramps that do not meet current standards found at residential intersections. Projects in this group will be added as money and priorities are developed as part of future Capital Improvement Project programs.

125th Street and Highway 6 – This intersection improvement will likely be a signalized intersection created to have access to the potential development of a large fuel / convenience store with the intent of capturing interstate traffic. This traffic signal would be necessary to safely convey semi-truck traffic into and out of this facility. The timeline for this project will depend on the progress made in constructing the development and the traffic that is generated from that property.

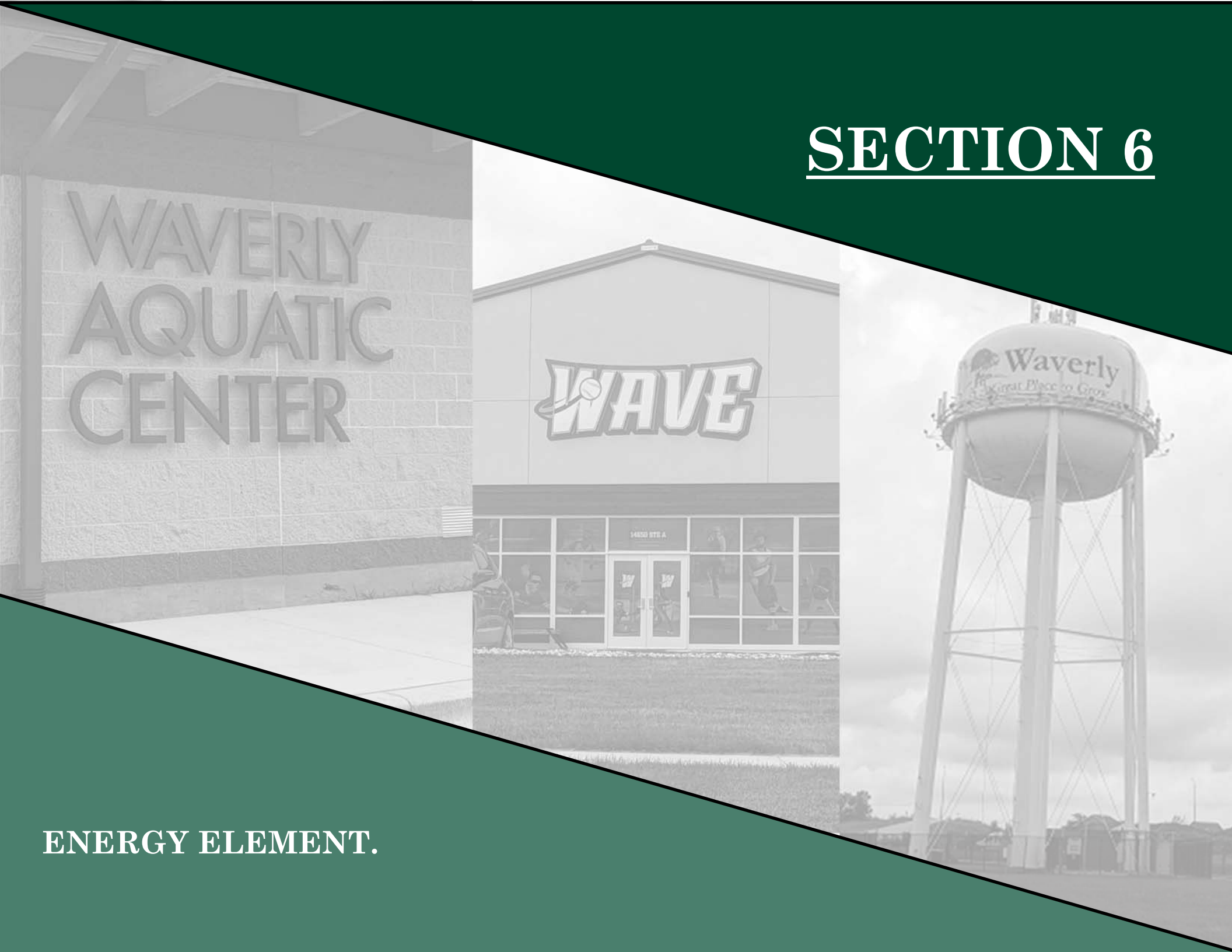
Group 4 – Long Term Growth Projects.

US-6 Improvements East of Waverly – This project would expand capacity for Highway 6 east of the Waverly Corporate Limits. The benefits would include greater access for developments east of Waverly and a safer section for vehicles turning left out of the through lane. This project would include improvements to a state highway and preliminary plan improvements would include reconstruction of a three-lane concrete section. This project is not identified in the State's 1- and 6-year plan.

I-80 Interchange at 162nd Street – The City of Waverly has considered a possible interchange located near 162nd Street on I-80. These improvements are in the planning stage at this time and an interchange justification study would be necessary to continue developing plans for this interchange. Access to the interstate on the east side of Waverly would provide a second access point to the City and a more direct route for trucks looking to access the manufacturing tracts on the east side of Waverly.

East Beltway (North Terminus) – The Nebraska Department of Transportation and the City of Lincoln have developed a conceptual plan for an East Beltway around the City of Lincoln connecting Nebraska Highway 2 and Interstate 80. The north terminus for this project would connect the City of Waverly with these improvements. This project would provide a more direct link for vehicles and trucks to a highway system and a bypass route for the City of Lincoln. Preliminary planning and a corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project. Construction, if this project moves forward, will be outside the planning period for this document.

SECTION 6



ENERGY ELEMENT.

SECTION 6
ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Waverly Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statues 23-114.02, requiring an **"Energy Element"** with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Waverly. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

Energy usage and consumption throughout the City of Waverly has followed the trends prevalent in the State of Nebraska. Electrical power is distributed throughout the City of Waverly by the **Lincoln Electric System (LES)** and to a portion of the One-Mile Planning Jurisdiction by **Norris Public Power District (NORRIS)**.

LES and NORRIS have a formal Joint Planning and Service Area Adjustment Agreement, which established a "Joint Use Area." The Joint Use Area results in NORRIS providing electrical service in the eastern portion of the One-Mile Planning Jurisdiction, one-half mile east of 148th Street and beyond, while LES covers the remainder of the area. LES provides all the electric power and NORRIS distributes the power.

The LES was established in 1966, as the first sole electricity provider in the City of Lincoln's history. Today, LES has a service area of approximately 200 square miles within Lancaster County, including Waverly, the City of Lincoln and the Villages of Walton, Prairie Home and Emerald.

Information regarding LES energy consumption and sources of energy production are included in the **LES Annual Report.**

ELECTRIC INFRASTRUCTURE, CONSUMPTION & REVENUE IN WAVERLY

The Waverly electrical infrastructure consists of two 115-12 kilovolt (kV) transformers at a substation located at 134th Street and the Highway 6 Corridor that serve the City of Waverly, as well as other transformers at substations nearby that provide capacity during contingency situations. "Transformer 1" has a capacity of 22.4 mega volt amp (MVA) and Transformer 2 has a capacity of 39 MVA. The electrical system in Waverly also consists of 12kV circuits that are evaluated to maintain adequate normal and N-1 contingency capacity to serve the current and anticipated loads. Both overhead and underground facilities are in place.

No specific issues with the existing electrical system in Waverly are known other than normal ongoing maintenance and asset life evaluation and replacement as needed. A project is planned to move the overhead facilities on 141st Street from Oldfield Street to Mansfield Street to underground in the next few years. A project is planned for Oldfield Street west of 141st Street to move the overhead facilities underground when the paving project is scheduled. Transformer 1 is also approaching the need for replacement based on age. Currently the replacement is scheduled for completion in 2031.

Table 6.1, Page 6.3, identifies **electricity consumption by sector,** for the City of Waverly, Nebraska. Overall, total electricity usage in Waverly has declined, slightly, from 2017 to 2022, or from 103,825,633 kilowatt hours in 2017 to 103,258,901 kilowatt hours in 2022. General service demand for medium-sized businesses has increase an estimated 29 percent between 2017 and 2022, from 7,393,636 kilowatt hours to 9,536,607 kilowatt hours in 2022. Residential electricity consumption has averaged a five percent annual increase in consumption between 2017 and 2022.

TABLE 6.1
ELECTRICITY CONSUMPTION BY SECTOR
WAVERLY, NEBRASKA
2017-2022

	Total kWhs / Year						PERCENT CHANGE
	2017	**2018**	**2019**	**2020**	**2021**	**2022**	**2017-2022**
Residential	15,178,988	16,977,016	17,195,128	17,559,423	18,299,423	18,978,277	**+25%**
Residential ***All Electric***	835,366	988,630	959,387	864,166	864,166	877,114	**+5%**
General Services ***Small Businesses***	5,351,401	5,995,111	6,395,622	6,122,863	6,325,626	6,344,949	**+19%**
General Service Demand Medium Businesses*	7,393,636	7,483,280	7,844,862	7,845,463	9,405,324	9,536,607	**+29%**
Large Light & Power ***Large Business****	22,519,752	20,669,434	18,623,624	16,791,042	16,814,579	17,118,048	**-24%**
Large Power Contract	52,118,400	51,496,858	52,115,142	51,025,759	52,551,310	50,008,466	**-4%**
4MW of Load or More							
Heating Service ***Separate Heating Meter***	428,092	455,854	383,779	359,406	372,207	395,440	**-8%**
TOTAL ELECTRIC USE	**103,825,633**	**104,066,183**	**103,517,545**	**100,597,552**	**104,632,635**	**103,258,901**	**-1%**

* Medium Businesses have either a summer peak demand of 100KW or six consecutive months of at least 25,000kWh of usage.
**Large Businesses have either a summer peak of 400KW or six consecutive months of 100,000kWh of usage.

Source: Lincoln Electric System, 2023.

NEBRASKA ENERGY CONSUMPTION.

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. Trends in the Total Energy Consumption for the State of Nebraska, published in the ***"2021 Annual State Energy Report"*** of the Nebraska Department of Environment and Energy, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each energy type is detailed between 1960 and 2019, as follows:

- **Coal** consumption has increased from 20 trillion British Thermal Units (BTUs) in 1960 to 240.4 trillion BTUs in 2019. Peak use of coal was reached in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity.

- **Natural Gas** consumption has risen and fallen during the 58-year period between 1960 and 2019, beginning at 140.4 trillion BTUs, peaking in 1973 at 230.8 trillion BTUs and, by 2019, declining to 198.8 trillion BTUs.

- **Diesel Fuel** consumption nearly doubled in Nebraska between 1960 and 2019. Gasoline consumption increased by nearly 29 percent, from 78.8 to 102.4 trillion BTUs, as of 2019, and peaked in 1978 at 116 trillion BTUs.

- **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTUs. Usage has since increased to 72.6 trillion BTUs as of 2019. The peak use of nuclear power was in 2007 at 115.8 trillion BTUs.

Renewable energy consumption has grown, beginning in 1960 at 13.4, and peaking in 2019 at 199.3 trillion BTUs. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels, or ethanol production, began equaling hydropower in 1995. As of 2019, 58.2 percent of all renewable energy produced came from biofuels, 6 percent from hydroelectric, 32.2 percent from wind and 2.8 percent from wood products. Minor amounts came from geothermal and solar energy.

ENERGY CONSUMPTION BY SECTOR.

Commercial Sector: The commercial sector includes non-manufacturing business establishments, including energy use by local, state and federal governments. Energy use in the commercial sector closely parallels consumer energy use and economic activity in the State of Nebraska. More than 90 percent of all fuel used in the commercial sector was supplied by natural gas and electricity. Although natural gas has historically been the dominant fuel type, recent trends suggest a period of near parity between the two fuel types is likely into the near future. In 2018, a total of 148.3 trillion BTUs were consumed in the commercial sector.

Residential Sector: The residential sector consumed 169.2 trillion BTUs in 2019. Natural gas and electricity accounted for 87.3 percent of the total energy use in the residential sector.

Industrial Sector: The industrial sector includes manufacturing, construction, mining, forestry and agricultural operations. Energy use in the industrial is more diverse, with natural gas, renewable energy, electricity, coal and a variety of petroleum products all being utilized. The industrial sector consumes more energy than any other sector in the State. In 2019, it accounted for 42 percent, or 376.1 trillion BTUs, of the State's total energy consumption.

Transportation Sector: Public and private vehicles, railroads, aircraft and boats are all included in the transportation sector. Motor gasoline and diesel fuel products accounted for 93 percent of the energy use in the transportation sector in 2019. Approximately 206.9 trillion BTUs were used in the transportation sector in 2019.

Agricultural Sector: As per the U.S. Department of Agriculture National Agricultural Statistics Service, there were 47,400 farms and ranches on 45.2 million acres in Nebraska in 2017, encompassing 91 percent of the State's total land area. Energy demand information in this sector is not available on a consistent or annual basis. However, energy needs in the agricultural sector is mainly due to irrigation demand. In Nebraska, 3.1 million acres were irrigated in 1966 and has increased to 9.4 million acres in 2020.

ENERGY CONSERVATION POLICIES.

The most effective means for the City of Waverly to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate. The following is a list of policies to guide energy practices throughout the City:

- **Promote the use of "Net Metering" or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
  - Utilize the Waverly Zoning Regulations to control the placement and operation of alternative energy systems.
  - Require compliance with the Conditional Use permit process so that established conditions are met by the applicant.
  - Utilize the NPPD net metering service it established to assist the City in complying with Nebraska's Net Metering Law.
  - Promote the development of vocational education opportunities in the District 145 (Waverly) Public Schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**
  - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Waverly One-Mile Planning Jurisdiction.

- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or "green building" materials in conformance to the "LEED" Certified Building techniques.

- Implement conservation programs supported by NPPD for its member communities. For example, the ENERGYSMART Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.

❖ **Increase Building Efficiency.**

- Lighting — transition City street lighting to a Light Emanating Diode (LED) system.

- Retrofit Residential Buildings — provide incentives and construction advice to the public to expand the restoration of homes including windows, doors, attic ventilation, insulation and alternative energy systems such as solar panels.

- Retrofit Old Public and Commercial Buildings — provide incentives and construction advice to the public for Restoration Best Management Practices for windows, doors, attic ventilation, insulation, solar panels, lighting.

- New Construction Codes Implement Best Management Practices (BMPs) to city codes and educate homeowners and realtors.

❖ **Increase Transportation Efficiency.**

- Seek out funding sources to establish an "Electric / Natural Gas" City Fleet of Vehicles to replace existing older vehicles.

- Promote Pedestrian Uses — sidewalks, crossing guards.

- Increase and encourage bicycling; carpooling.

- Increase residential development density- with parking requirements.

- Redevelop vacant parcels and/or dilapidated structures.

- Redevelop older existing neighborhoods by establishing architectural design standards as an overlay district within residential districts of the Waverly Zoning Regulations.

❖ **Plant Urban Forests.**

- Trees / Urban Forests — provide incentives for city rebate programs to replant new trees. Shade from trees reduce peak electric demands during the summer and provide wind breaks during the winter.

- Compost brush and trimmings — utilize the Best Management Practices utilized by other communities to provide a public deposit site to compost brush and trimmings.

- Create a waste wood recycling/composting/energy generation program.

- Establish and maintain a dead-tree wood recovery and re-use program.

❖ **Support Low Impact Development (LID) and Green Infrastructure Programs.**

- Specify LID design options in engineering services contracts for subdivision development, storm water and parking lot improvements.

- Provide continuous education to the City Planning/Zoning Staff, City Administrator and Public Works Staff in the new LID designs and BMPs (Best Management Practices) for operation and maintenance of LID projects.

- Calculate and track the public and private construction and life cycle cost savings for LID projects.

- Promote Water Conservation through use of low impact lawn care, rain barrels, alternatives to paved driveways, gray water & potable water systems and xeriscraping.

- Require LID and Green Infrastructure Storm Water Detention and urban forestry practices in Subdivision Agreements.

- Provide incentives to the public and developers to expand energy efficiency, LID and Green Infrastructure, within the annual City Budget.

❖ **Create a Zero Waste Community.**

- Reduce waste disposal with a 10-year Zero Waste strategy in support of achieving 90% resource recovery (recycling, reuse, repair, composting, redesign).

- Provide universal access to curbside recycling services for all residential dwellings and businesses.

- Gather annual data on waste disposal and resource recovery by volume.

- Provide access to recycling in public areas and major Community events.

- Establish designated public drop-off sites and promote the benefits of recycling facilities and develop the most efficient collection and transport of recycled materials possible.

- Support creation of publicly owned Zero Waste facilities, including contracting approaches for private operations, or explore public-private partnership opportunities for Zero Waste infrastructure and services.

- Provide Community Gardens & Composting — divert organic compost to a local compost operation.

- Establish education and awareness campaigns promoting the benefits of Zero Waste for the local economy, the environment and public health.

APPENDIX I



CITY OF WAVERLY, NEBRASKA
ECONOMIC DEVELOPMENT
STRATEGY & ACTION PLAN.



CITY OF WAVERLY, NEBRASKA

ECONOMIC DEVELOPMENT STRATEGY & ACTION PLAN.



CITY OF WAVERLY, NEBRASKA

ECONOMIC DEVELOPMENT STRATEGY & ACTION PLAN.

Prepared by: Waverly Economic Development Advisory Committee (WEDAC).

May 24, 2023

Strategy 1: Define and implement a future role for the WEDAC.

Action 1. Name change: Waverly Economic Development ACTION CORPORATION.

Action 2. Officially organize as a not-for-profit, 501(C3) entity.

Action 3. Secure a full-time Economic Development Director, to work under the guidance and direction of the WEDAC.

Action 4. Create working relationships with primary both public and private community and economic development entities.

Action 5. Establish an annual increase Community Growth Objective of 2 to 2.5 percent. This selected Growth Objective will directly impact economic development efforts in Waverly, including, but not limited to housing, local and highway commercial, industrial and public/quasi-public development. A commitment from both the private sector and the City to assist in financing economic development projects will be needed.

Strategy 2: WEDAC to secure important community and economic development certifications, to increase Waverly's value with funding entities.

Action 1. WEDAC secure Leadership Certified Community status.

Action 2. WEDAC secure Economic Development Certified Community status.

Strategy 3: Continue a progressive mode of funding and conducting Local Community Planning Initiatives/Projects.

Action 1. WEDAC to consult and work with City Council, Community Development Agency (CDA) and Planning Commission to define and implement important local planning activities, both of community and economic development importance.

Strategy 4: Maintain an active, participatory CDA in Waverly.

Action 1. Consider the future role of the CDA as a Community Redevelopment Authority (CRA), with the powers and authority as defined in Neb. Rev. Stat. 18-2101 to 18-2144. Consider the hiring of a director for the CRA, to, also, serve in a similar, dual capacity with the WEDAC.

Action 2. Continuously evaluate the provision of Tax Increment Financing (TIF) in Waverly, to ensure that TIF is an incentive for development, but also remains a "but-for" subsidy, to protect the Community's tax base.

Action 3. TIF and other tools of public and private funding should be considered for needed commercial, industrial and housing development activities, as defined in Local Planning Initiatives, on a case-by-case basis.

Action 4: Continue the process of urging land owners in the Redevelopment Area to produce a Redevelopment Plan, with consideration of removing selected properties from the Area and/or the CDA/CRA purchasing and pursuing developer(s) for said properties.

Action 5: The WEDAC and CDA/CRA to prepare a Redevelopment Planning/TIF informational piece, by defining and detailing acceptable uses of TIF, as determined by the City Council, with an associated application form, all in an effort to educate both the Community and potential developers on the availability and use and process for obtaining TIF in Waverly.

Action 6: Expand the Redevelopment Area in Waverly to include selected properties along the HWY 6 Corridor, Wayne Park and the vacant Methodist Church property at 143rd & Folkestone. This could provide TIF assistance in redevelopment efforts of the former Honey Creek Restaurant building, the Park (reclamation associated with the existing pool and other selected amenities) and the potential development of a senior housing program at the Methodist Church site.

Action 7: Create a Downtown Revitalization Plan with an associated Plan of Implementation.

Purpose 1: To create a designated social/entertainment zone in Waverly.

Purpose 2: To provide TIF (and other public/private funding assistance in refurbishing the existing Downtown by rehabilitating/(possibly) repurposing existing buildings, infill developments and (possibly) the improvement/repurposing of the existing City Hall.

Strategy 5: Major Economic Development Specifics.

Action 1. Land Use & Zoning.

- **Re-evaluate the existing land use designation for selected undeveloped land parcels in the Redevelopment Area.**

  Purpose: Reclassify such properties to an alternative land use and appropriate zoning paring to better enhance development opportunities to meet the local needs of the Community.

Action 2. Housing Specific.

- **Focus on the development of both Senior and Family Housing, both owner and rental, for selected, appropriate price points. This would include housing for person with special needs.**

  Purpose: Approach housing development in a "comprehensive manner", ensuring that the City of Waverly has the capacity to meet the housing needs of those desiring to reside in the Community in safe and decent housing.

- **Explore the potential for a "Workforce" specific housing program.**

  Purpose: *To begin to match housing needs with the increase of employees/workers in Waverly. "Target" populations would include employees of local industries, businesses and the school.*

- **Seek out and secure all available, both private funding sources and public tools of intervention.**

  Purpose: *To expedite the development of new housing and the rehabilitation of the existing housing stock in Waverly.*

Action 3. Commercial Specific.

- **Implement a Commercial Development Initiative in Waverly to meet the needs and wants of the citizenry and local leadership.**

  Purpose 1: *To provide a diversity of commercial retail types, as recommended by the Community.*

  Purpose 2: *To provide the development of the following priority businesses and services in the Community; family restaurant, multi-product grocery store, lodging facility, discount store and medical and vision clinic.*

- **Implement a program to assist existing businesses and services to expand, while retaining and/or increasing employees.**

  Purpose: *To maintain a commitment to the businesses currently serving the Community.*

- **Involve the Sandhills Global Event Center (SGEC) in selected economic development projects in the City of Waverly.**

  Purpose: *To create a working relationship/partnership with the SGEC, creating projects that benefit both parties.*

Action 4. Industrial Specific.

- **Define and seek out those light industries most appropriate for the Community of Waverly.**

  Purpose: *To ensure that any new industry "fits" with the expectations and wants of the Community, including type and operational style of the company. The relocating of existing industries should be investigated, as an overall improvement and attraction to the Community.*

- **Ensure any new industry accepts the role of a being a "community partner" and commits to making a buy-in with the Community of Waverly.**

  Purpose: *A commitment to be involved in the social/economic affairs of Waverly and provide monetary investment/contribution to proposed community and economic development projects, including, but not limited to being an active partner in a planned workforce housing program.*

Action 5. Public/Quasi-Public Specific.

- **Meet the challenge of providing the Community of Waverly with modern, appropriate public/quasi-public projects.**

  Purpose 1: *To enhance the attraction of Waverly, a continuous effort of identifying, planning and implementation of public projects and events should be a priority of the local leadership.*

  Purpose 2: *The following public services should be given development priority; completion of the aquatic center and associated amenities, reclamation/rejuvenation of Wayne Park, new City Hall, new maintenance facility, new fire station, senior center and library, expansion of school facilities, park improvements/additions, including a new pavilion/gather place, trail development, dog park and community/civic center with fitness/recreational amenities.*

Action 6. Transportation/Public Utilities.

- **Maintain a transportation and public utility system that is modern and meets the future land use growth expectations of the City.**

  Purpose 1: *A transportation/public utilities system that attracts and allows for the potential expansion/growth of new and existing new commercial and industrial businesses.*

  Purpose 2: *The following transportation system components should be given priority in the future development of Waverly; safe vehicular roadways, safe pedestrian routes/trail system, the public schools environs, pedestrian overpass for Highway 6/railroad tracks, upgraded improvements along Highway 6 (to enhance the entry into Waverly), the widening of 148th Street, to include turn lanes and sidewalks, a potential, future second Interstate 80 interchange at 162nd Street and the support for the proposed East Beltway.*

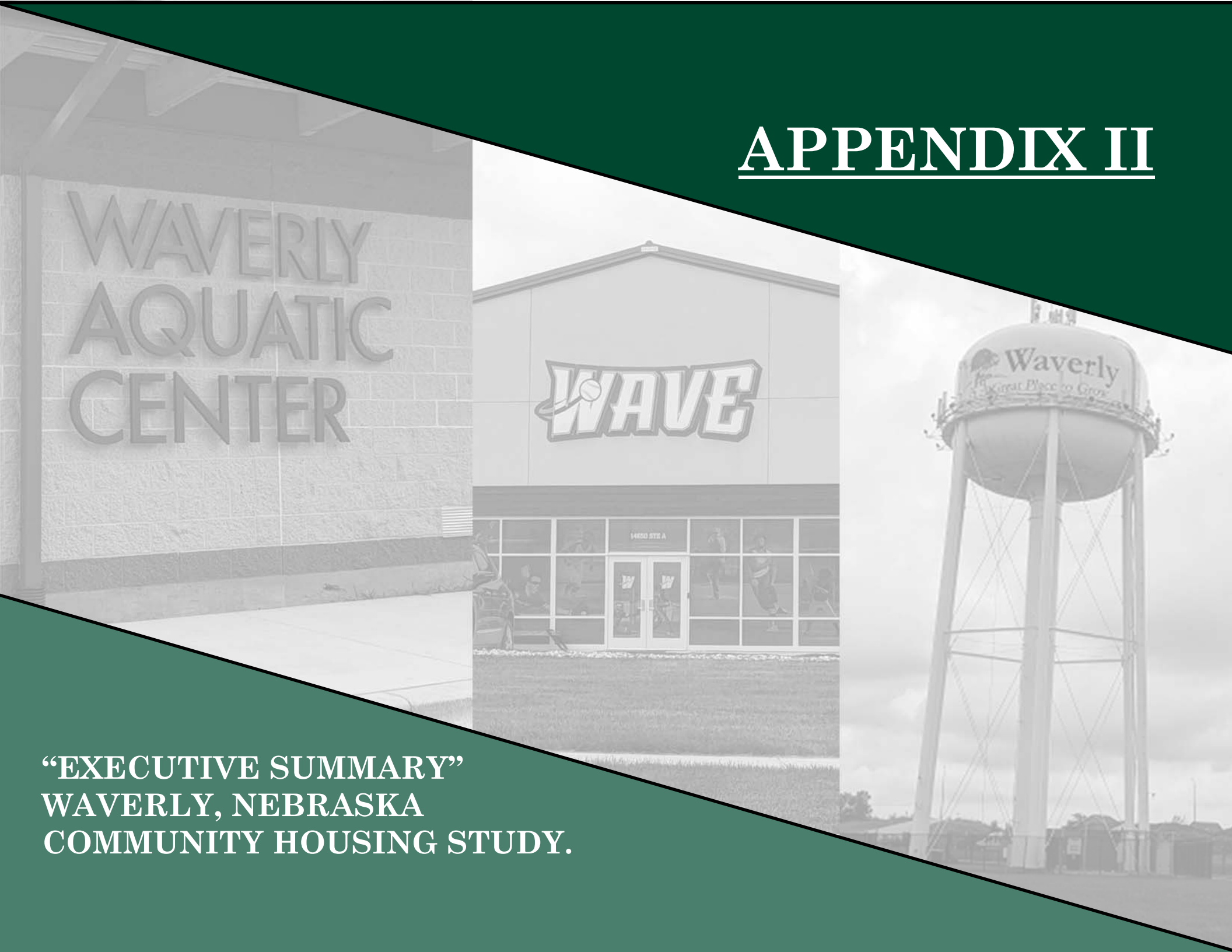
Waverly Economic Development Advisory Committee:

Abbey Pascoe, Waverly City Council President, WEDAC Chair
Bill Gerdes, Mayor, City of Waverly
Stephanie Fisher, City Administrator
Kris Bohac, Chair, Waverly Planning Commission
Mike Palm, City Building Inspector/Zoning Administrator
Cody Mosel, Branch Manager, First State Bank
Dave Watts, Vice President, Watts Electric
Greg Dunlap, President, Horizon Bank
Natasha Hoyer, Owner, Patina Joe Boutique & Coffee
Rusty Wellman, Branch Owner, Farm Bureau Financial Services
Ryan Meston, Financial Analyst, Magnit Global
Bill Schellpeper, President, Smart Chicken
Hanna:Keelan Associates





APPENDIX II



"EXECUTIVE SUMMARY"
WAVERLY, NEBRASKA
COMMUNITY HOUSING STUDY.

"Executive Summary"

WAVERLY, NEBRASKA

COMMUNITY HOUSING STUDY - 2033.

MAY, 2023



Waverly
A Great Place to Grow

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WAVERLY, NEBRASKA
COMMUNITY HOUSING STUDY - 2033.

MAYOR
Bill Gerdes

CITY ADMINISTRATOR
Stephanie Fisher

WAVERLY CITY COUNCIL
Abbey Pascoe
Dave Nielson
Aaron Hummel
David Jespersen

WAVERLY PLANNING COMMISSION
Kris Bohac
Lindsay Erickson
Nicole Nuss
Tyson Ritz
George Yesilcimen
Ryan Carlson
Allison Stark

WAVERLY BUILDING INSPECTOR/ZONING ADMINISTRATOR
Mike Palm

WAVERLY PLANNING STEERING COMMITTEE

Ryan Carlson	**Abbey Pascoe**	**Emily Wilcox**	**Daryl Dubas**
Tyson Ritz	**George Yesilcimen**	**Mike Palm**	**Mark Cordes**
Cory Worrell	**Cheri Kaiser**	**Murleen Bellinger**	**Nicole Nuss**
Sue Spence	**Diane Sullivan**	**Terry Spoon**	**Haley Larson**
	Chelsea Klein	**Kris Bohac**	

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* Becky Hanna, Tim Keelan, Keith Carl, Elvira Batelaan *

The **Waverly, Nebraska Community Housing Study** was prepared as a component of the **Waverly Comprehensive Planning Program,** funded by the **Nebraska Investment Finance Authority** and the **City of Waverly.** The **Study** was completed with the guidance and direction of the Waverly Planning Commission and **Planning Steering Committee.** The **Study** addresses the requirements set forth in ***Nebraska Legislative Bill 866 (Table 3).***

INTRODUCTION.

This **Executive Summary** of the **Waverly, Nebraska Community Housing Study** provides statistical data identifying past, present and projected demographics, local housing needs/demand and specific initiatives for the promotion and development of affordable housing in the **City of Waverly, Nebraska,** for all population and income sectors. The **Waverly, Nebraska Community Housing Study** was conducted for the **City of Waverly, Nebraska,** by **Hanna:Keelan Associates, P.C.,** a Nebraska based community planning and research consulting firm.

The Waverly, Nebraska Community Housing Study adheres to the guidelines presented in *Nebraska Legislative Bill 866,* requiring all Cities less than 50,000 population to prepare "Affordable Housing Action Plans" on or before January 1, 2024, that promote the development of local affordable housing concepts/projects.





TABLE 1
POPULATION TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033

			Total		Annual	
	Year	**Population**	**Change**	**Percent**	**Change**	**Percent**
	2000	2,452	--	--	--	--
	2010	3,277	+825	+33.6%	+82.5	+3.4%
	2020	**4,279**	**+1,002**	**+30.6%**	**+100.2**	**+3.1%**
	2023	**4,532**	**+251**	**+5.7%**	**+83.6**	**+1.9%**
Low	**2033**	**5,371**	**+850**	**+18.5%**	**+85.0**	**+1.8%**
Medium	**2033**	**5,520**	**+988**	**+21.8%**	**+99.9**	**+2.2%**
High	**2033**	**5,667**	**+1,146**	**+25.3%**	**+114.6**	**+2.5%**
CGI*	**2033**	**6,778**	**+2,257**	**+49.8%**	**+225.7**	**+4.9%**

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 20% of the current Commuter Employee Population.

Source: 2000, 2010 Census & 2020 Census Redistricting Data.
Hanna:Keelan Associates, P.C., 2023.

TABLE 2
HOUSING UNIT "TARGET" DEMAND
WAVERLY, NEBRASKA
2033

	Owner	Rental	Est. Total Housing Unit Target Demand*	Est. Required Housing Unit Target Demand Budget (Millions)
Medium (Pop. Projection):	**300**	**120**	**420** [1 & 4]	**$122.3**
High (Pop. Projection):	**402**	**190**	**592** [2 & 5]	**$170.4**
CGI (Pop. Projection):	**594**	**308**	**902** [3 & 6]	**$254.7**

***Housing Unit "Target" Demand, based on:**
- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied "Deteriorated to Dilapidated" Housing Units.
- Owner & Rental Housing Vacancy Deficiency.
- Secure Current Commuter Employment.
- "Pent Up" Housing Demand.
- **10-Year Housing Development Capacity.**

Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 5% to 8% of the Total Housing Demand).

1 - Estimated Workforce Housing Unit Demand: 296 Total Units (240 Owner, 86 Rental).
2 - Estimated Workforce Housing Unit Demand: 473 Total Units (325 Owner, 148 Rental).
3 - Estimated Workforce Housing Unit Demand: 721 Total Units (481 Owner, 240 Rental).
4 - Estimated Land Designation (New Construction) Requirement (x3): 312 acres.
5 - Estimated Land Designation (New Construction) Requirement (x3): 439 acres.
6 - Estimated Land Designation (New Construction) Requirement (x3): 670 acres.

Source: Hanna:Keelan Associates, P.C., 2023.

TABLE 3
AFFORDABLE* HOUSING UNIT "TARGET" DEMAND
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	Owner	Rental
TOTAL UNITS:	**35**	**58**
New Construction:	**33**	**55**
Purchase-Rehab-Resale/Rent:	**2**	**3**
SECTOR:		
Elderly (55+):	**9**	**28**
Family:	**19**	**21**
Special Populations:	**7**	**9**

*Affordable Housing Units = < 80% Household AMI.
Source: Hanna:Keelan Associates, P.C., 2023.

10-YEAR AFFORDABLE HOUSING ACTION PLAN.

The greatest challenge for the City of Waverly, during the next **10 years, or by 2033,** will be to develop housing units for persons and families of all income sectors, including housing, both owner and rental for the elderly, young families and special needs households, with attention given to workforce households. **The housing programs listed in this Study have a specific focus on persons/families with incomes, both at or below 80 percent and 81 percent or more of Area Median Income.** The successful implementation of the **Action Plan** will involve a **five-step implementation process** including the following:

1) Coordination of local Housing Stakeholders, to create appropriate **Housing Development & Preservation Partnerships,** per specific affordable housing activities;

2) Plan and implement a variety of **community and economic development initiatives** to compliment a variety of new housing projects in Waverly;

3) Secure **housing developers and contractors to work as a team** with local Housing Development & Preservation Partnerships in selecting, prioritizing and producing appropriate housing projects;

4) Secure both **public and private funding** to ensure both permanent housing and any required "gap", or subsidy dollars needed for **housing projects;** and

5) Coordinate **new housing activities** with infrastructure installation.

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

1. Create Local Housing Investment Funding Programs.
Purpose: **The City of Waverly,** with assistance from **local housing and economic development stakeholders in the Community,** create a "pool" or "bank" of funds to invest in needed "gap" financing for local housing development and rehabilitation activities. This is coupled with encouraging the involvement of **major employers and local/regional housing developers** with assisting employees in obtaining affordable housing through first-time homebuyer and down payment assistance programs, as well as financial support to local developers constructing workforce housing.
Estimated Cost (annual fund drive): $1,300,000.

2. Establish an Area-Wide Housing Disaster/Pandemic Recovery Program.
Purpose: **The City of Waverly,** with the assistance of **Lancaster County Emergency Management** and **Local Housing Stakeholders,** create a locally-funded program designed to assist persons and families living in housing affected by natural disaster and/or COVID-19. In combination with State and Federal disaster grant programs, funding for this **Program** should include funding via local foundations, financial lending institutions and private donations.
Estimated Cost (annual): $450,000.

AFFORDABLE HOUSING REHABILITATION/PRESERVATION PROGRAMS.

3. Owner/Rental Housing Rehabilitation/Preservation Program.
Purpose: **The City of Waverly,** with the assistance of **Local Housing Contractors** and **Housing Stakeholders,** as well as personal investment among housing property owners/developers, should set a 2033 goal of **35 to 50 housing units** to receive moderate-to substantial rehabilitation. Identify Community block areas with excessive deterioration and dilapidation of housing units, especially areas where Tax Increment Financing can supplement a project.
Estimated Moderate Rehabilitation Cost: $32,000 to $42,000 per unit. **Estimated Substantial Rehabilitation Cost:** $43,000 to $60,000 per unit. **Estimated Cost Subsidy:** 40% to 80% per unit.

4. Owner/Rental Housing Demolition/Replacement Program.
Purpose: **The City of Waverly** and **Local Housing Stakeholders,** with the assistance of **Local Housing Contractors** and personal investment among housing property owners/developers, should set a 2033 goal of **10 housing units,** to be purchased/donated, demolished and replaced with new, innovative affordable housing types, for families/elderly.
Estimated Purchase/Demolition/Construction Cost: $265,000-$332,000 per unit. **Estimated Cost Subsidy:** 45% to 60% per unit.

AFFORDABLE & MARKET RATE HOUSING FOR ELDERLY/SENIOR POPULATIONS.

5. Elderly (55+ Years) Affordable Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living, duplex/triplex, or apartment units, standard amenities and the potential for maintenance-free living options,** to meet the affordable rental housing needs of low- to moderate income elderly households (0% to 80% AMI). This **Program** would include **up to 30 units in Waverly, by 2033,** and should feature a variety of living options and on-site amenities.

Total Estimated Cost: $5,350,000.
Estimated Cost Subsidy: 60% or $3,210,000.

6. Elderly (55+ Years) Market Rate Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living duplex/triplex, townhome or apartment units, standard amenities,** to meet the affordable rental housing needs of moderate- to upper income elderly households (81%+ AMI). This **Program** would include **up to 30 units in Waverly, by 2033,** and should feature a variety of living options and on-site amenities.

Total Estimated Cost: $5,790,000.
Estimated Cost Subsidy: 30% or $1,737,000.

7. Assisted Living Rental Housing Program.

Purpose:

Develop **one- and two-bedroom assisted living apartment units, standard amenities,** to meet the rental housing needs of moderate- to upper income elderly households (31%+ AMI). This **Program** would include **up to 30 units in Waverly, by 2033.**

Total Estimated Cost: $6,960,000.
Estimated Cost Subsidy: 40% or $2,784,000.

8. Elderly (55+ Years) Affordable Owner Housing Program.
Purpose: Develop up to **10 two+-bedroom owner units, duplexes/townhomes,** scattered site or in a designated residential subdivision/retirement community, with standard amenities, to meet the housing needs of low- to moderate income elderly households (31% to 80% AMI).
Total Estimated Cost: $3,190,000. **Estimated Cost Subsidy:** 40% or $1,276,000.

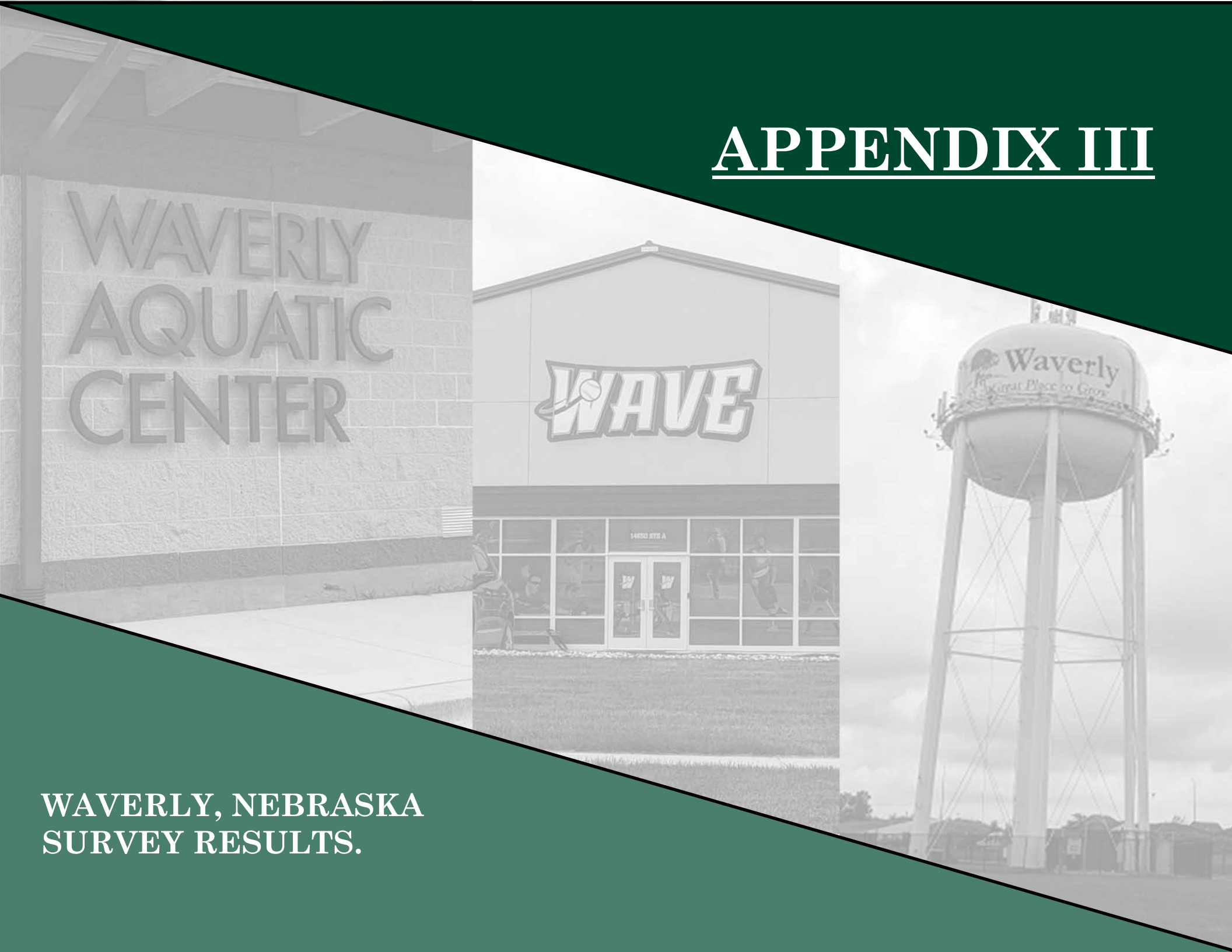
9. Elderly (55+ Years) Market Rate Owner Housing Program.
Purpose: Develop up to **70 two+-bedroom owner units, single family units/townhomes,** scattered site or in a designated residential subdivision, with standard amenities, to meet the housing needs of moderate- to upper income elderly households (81%+ AMI).
Total Estimated Cost: $21,350,000. **Estimated Cost Subsidy:** 15% or $3,200,000.

AFFORDABLE & MARKET RATE HOUSING FOR FAMILIES & SPECIAL NEEDS POPULATIONS.

10. Affordable/Market Rate Rental Housing Program.
Purpose: Develop up to **70 one-, two- or three-bedroom rental housing units, including single-room-occupancy units, duplex/triplex, townhome or general rental apartment units,** Community-wide, with standard amenities, to meet the rental housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program.**
Estimated Cost: $12,300,000. **Estimated Cost Subsidy:** 40% or $12,760,000.

11. Affordable/Market Rate Homeownership Program.
Purpose: Develop up to **250 two+-bedroom owner housing units, single family/townhomes,** Community-wide, scattered sites or in a residential subdivision, with standard amenities, to meet the housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program.**
Estimated Cost: $99,750,000. **Estimated Cost Subsidy:** 20% or $19,950,000.

APPENDIX III



WAVERLY, NEBRASKA
SURVEY RESULTS.

Waverly Citizen Survey

Survey Submits	267

1. How long have you lived in Waverly?

Answer Choice	Response Count	Response Percentage
Less than 1 Year	17	6%
1-5 Years	55	20%
6-10 Years	54	20%
11-20 Years	71	26%
21+ Years	63	23%
I do not live in Waverly	7	2%
Total Responses	267	

2. Including yourself, how many persons are there in your family/household?

Answer Choice	Response Count	Response Percentage
One	16	5%
Two	66	24%
Three	47	17%
Four	79	29%
Five	37	13%
Six or More	22	8%
Total Responses	267	

3. Which age groups are represented in your Household? Check all that apply.

Answer Choice	Response Count	Response Percentage
Less Than 18 Years	154	57%
18 to 24 Years	33	12%
25 to 34 Years	58	21%
35 to 44 Years	121	45%
45 to 54 Years	76	28%

55 to 64 Years	40	14%
65 to 74 Years	23	8%
75 to 81 Years	5	1%
82+ Years	1	0%
Total Responses	267	

Do you work in Waverly?

Answer Choice	Response Count	Response Percentage
Yes	73	27%
No	194	72%
Total Responses	267	

4. Check all that apply.

Answer Choice	Response Count	Response Percentage
I am a graduate of District 145-Waverly Public Schools.	57	24%
I have children attending District 145-Waverly Public Schools.	154	64%
Public Schools were a factor in my decision to locate in Waverly.	161	67%
Total Responses	237	

5. Are there sufficient and safe routes to School for children?

Answer Choice	Response Count	Response Percentage
Yes	125	48%
No	132	51%
Total Responses	257	

6. Would you recommend District 145-Waverly Public Schools to parents?

Answer Choice	Response Count	Response Percentage
Yes	238	91%
No	23	8%

Total Responses	261

7. What new public recreational opportunities should be considered for Waverly?

Connected trails allowing for easier access to get across town.
Pickleball courts
Dog park

Total Responses	189

8. What three new businesses would you like to see in Waverly?

Nicer food options
Drive-thru coffee shop
Not a new business, but a better Casey's
A good pizza place
A coffee shop
A full grocery store
Restaurant options, clothing, dollar general or family dollar

Total Responses	250

9. What three services would you like to see offered in the City of Waverly that are currently not available?

Nicer food options
Drive-thru coffee shop
Pet waste stations in parks
Eye doctor, Elderly living village, transport service.
Fiber optic internet
A noise barrier between residential and I80

Total Responses	161

Please rate the quality/availability of the following Community Services & Public Amenities in or around your Town (4=Excellent, 3=Good, 2=Fair, 1=Poor).

Church

Answer Choice		Response Count	Response Percentage
	1	12	4%
	2	43	17%
	3	101	41%
	4	87	35%
Mean		3.08	
Median		3	
Total Responses		243	

Grocery Store

Answer Choice		Response Count	Response Percentage
	1	16	6%
	2	63	23%
	3	131	49%
	4	55	20%
Mean		2.85	
Median		3	
Total Responses		265	

Pharmacy

Answer Choice		Response Count	Response Percentage
	1	12	4%
	2	48	18%
	3	118	45%
	4	83	31%
Mean		3.04	
Median		3	
Total Responses		261	

Fire Protection

Answer Choice		Response Count	Response Percentage
	1	7	2%
	2	42	16%
	3	94	36%
	4	118	45%
Mean		3.24	
Median		3	
Total Responses		261	

City Offices

Answer Choice		Response Count	Response Percentage
	1	16	6%
	2	65	25%
	3	123	47%
	4	53	20%
Mean		2.83	
Median		3	
Total Responses		257	

Parks/Recreation

Answer Choice		Response Count	Response Percentage
	1	6	2%
	2	62	23%
	3	115	44%
	4	78	29%
Mean		3.02	
Median		3	
Total Responses		261	

Wellness/Fitness Center

Answer Choice		Response Count	Response Percentage
	1	69	27%
	2	99	39%
	3	58	23%
	4	23	9%
Mean		2.14	
Median		2	
Total Responses		249	

Garbage Collection

Answer Choice		Response Count	Response Percentage
	1	4	1%
	2	16	6%
	3	93	35%
	4	150	57%
Mean		3.48	
Median		4	
Total Responses		263	

Local Government

Answer Choice		Response Count	Response Percentage
	1	27	10%
	2	83	32%
	3	108	42%
	4	36	14%
Mean		2.6	
Median		3	
Total Responses		254	

Cable TV

Answer Choice		Response Count	Response Percentage
	1	62	25%
	2	93	38%
	3	55	22%
	4	33	13%
Mean		2.24	
Median		2	
Total Responses		243	

Public Transit

Answer Choice		Response Count	Response Percentage
	1	192	77%
	2	34	13%
	3	13	5%
	4	10	4%
Mean		1.36	
Median		1	
Total Responses		249	

Discount/Variety Store

Answer Choice		Response Count	Response Percentage
	1	205	80%
	2	33	12%
	3	10	3%
	4	7	2%
Mean		1.29	
Median		1	
Total Responses		255	

Downtown Businesses

Answer Choice		Response Count	Response Percentage
	1	137	52%
	2	81	31%
	3	35	13%
	4	7	2%
Mean		1.66	
Median		1	
Total Responses		260	

Senior Center

Answer Choice		Response Count	Response Percentage
	1	100	44%
	2	67	29%
	3	50	22%
	4	10	4%
Mean		1.87	
Median		2	
Total Responses		227	

Post Office

Answer Choice		Response Count	Response Percentage
	1	23	8%
	2	71	26%
	3	106	40%
	4	63	23%
Mean		2.79	
Median		3	
Total Responses		263	

Restaurants/Cafes

Answer Choice		Response Count	Response Percentage
	1	95	36%
	2	113	42%
	3	39	14%
	4	16	6%
Mean		1.91	
Median		2	
Total Responses		263	

Convenience Stores

Answer Choice		Response Count	Response Percentage
	1	33	12%
	2	74	28%
	3	96	36%
	4	58	22%
Mean		2.69	
Median		3	
Total Responses		261	

Streets/Sidewalks

Answer Choice		Response Count	Response Percentage
	1	23	8%
	2	69	26%
	3	135	51%
	4	33	12%
Mean		2.68	
Median		3	
Total Responses		260	

Utilities

Answer Choice		Response Count	Response Percentage
	1	38	14%
	2	60	23%
	3	117	45%
	4	41	16%
Mean		2.63	
Median		3	
Total Responses		256	

Retail Goods/Services

Answer Choice		Response Count	Response Percentage
	1	83	32%
	2	118	45%
	3	41	15%
	4	15	5%
Mean		1.95	
Median		2	
Total Responses		257	

Employment Opportunities

Answer Choice		Response Count	Response Percentage
	1	75	29%
	2	117	46%
	3	52	20%
	4	10	3%
Mean		1.99	
Median		2	
Total Responses		254	

Recycling/Garbage Service

Answer Choice		Response Count	Response Percentage
	1	34	13%
	2	43	16%
	3	80	31%
	4	98	38%
Mean		2.95	
Median		3	
Total Responses		255	

Repair Services

Answer Choice		Response Count	Response Percentage
	1	29	11%
	2	84	33%
	3	92	36%
	4	44	17%
Mean		2.61	
Median		3	
Total Responses		249	

Entertainment/Theater

Answer Choice		Response Count	Response Percentage
	1	222	86%
	2	23	8%
	3	5	1%
	4	6	2%
Mean		1.2	
Median		1	
Total Responses		256	

Library

Answer Choice		Response Count	Response Percentage
	1	73	29%
	2	113	45%
	3	48	19%
	4	17	6%
Mean		2.04	
Median		2	
Total Responses		251	

Medical Clinic

Answer Choice		Response Count	Response Percentage
	1	40	15%
	2	85	33%
	3	94	36%
	4	37	14%
Mean		2.5	
Median		3	
Total Responses		256	

Police Protection

Answer Choice		Response Count	Response Percentage
	1	78	30%
	2	83	32%
	3	65	25%
	4	31	12%
Mean		2.19	
Median		2	
Total Responses		257	

Banks

Answer Choice		Response Count	Response Percentage
	1	10	3%
	2	50	19%
	3	112	43%
	4	85	33%
Mean		3.06	
Median		3	
Total Responses		257	

Schools

Answer Choice		Response Count	Response Percentage
	1	8	3%
	2	20	7%
	3	92	35%
	4	142	54%
Mean		3.4	
Median		4	
Total Responses		262	

Child Care Opportunities

Answer Choice		Response Count	Response Percentage
	1	7	2%
	2	53	20%
	3	102	40%
	4	93	36%
Mean		3.1	
Median		3	
Total Responses		255	

Internet/Telecommunications

Answer Choice		Response Count	Response Percentage
	1	68	26%
	2	95	36%
	3	64	24%
	4	32	12%
Mean		2.23	
Median		2	
Total Responses		259	

11. Please select the top three (3) most important business/industry sectors to the City of Waverly.

Answer Choice	Response Count	Response Percentage
Farming/Agriculture	112	45%
Food Processing	24	9%
Utilities	32	12%
Information	3	1%
Health	22	8%
Leisure/Hospitality/Tourism	18	7%
Government	15	6%
Medical/Emergency	63	25%
Automotive	18	7%
Retail	43	17%
Entertainment	31	12%
Financial Activities	7	2%
Professional & Business	28	11%
Education	150	60%
Home-Based Businesses	10	4%
Law Enforcement/Protection	71	28%
Fire Protection	70	28%
Other	7	2%
Total Responses	247	

Which Transportation items need to be addressed in Waverly?

Traffic Safety Improvements

Answer Choice		Response Count	Response Percentage
	1	28	10%
	2	125	48%
	3	107	41%
Mean		2.3	
Median		2	
Total Responses		260	

Pedestrian/Trails Connections

Answer Choice		Response Count	Response Percentage
	1	34	13%
	2	80	30%
	3	146	56%
Mean		2.43	
Median		3	
Total Responses		260	

School Traffic Circulation

Answer Choice		Response Count	Response Percentage
	1	33	12%
	2	82	31%
	3	144	55%
Mean		2.43	
Median		3	
Total Responses		259	

Improved Traffic Control Signals/Signage			
Answer Choice		Response Count	Response Percentage
	1	49	19%
	2	101	39%
	3	104	40%
Mean		2.22	
Median		2	
Total Responses		254	

Improved Truck Routes			
Answer Choice		Response Count	Response Percentage
	1	40	15%
	2	61	23%
	3	159	61%
Mean		2.46	
Median		3	
Total Responses		260	

Railroad Crossing Improvements			
Answer Choice		Response Count	Response Percentage
	1	59	22%
	2	93	36%
	3	106	41%
Mean		2.18	
Median		2	
Total Responses		258	

Highway Corridor Enhancement			
Answer Choice		Response Count	Response Percentage
	1	56	21%
	2	116	45%
	3	83	32%
Mean		2.11	
Median		2	
Total Responses		255	

Access Management/Frontage Roads			
Answer Choice		Response Count	Response Percentage
	1	98	38%
	2	112	44%
	3	42	16%
Mean		1.78	
Median		2	
Total Responses		252	

More Parking			
Answer Choice		Response Count	Response Percentage
	1	147	57%
	2	80	31%
	3	29	11%
Mean		1.54	
Median		1	
Total Responses		256	

Congestion Reduction

Answer Choice		Response Count	Response Percentage
	1	135	53%
	2	81	31%
	3	38	14%
Mean		1.62	
Median		1	
Total Responses		254	

Public Transit

Answer Choice		Response Count	Response Percentage
	1	112	43%
	2	82	32%
	3	61	23%
Mean		1.8	
Median		2	
Total Responses		255	

The appearance of the City of Waverly can be improved with…

Street & Pedestrian Lighting

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	21	8%
Neutral/No Opinion	3	104	40%
	4	82	31%
Strongly Agree	5	37	14%
Mean		3.41	
Median		3	
Total Responses		259	

Special Sales, Events and Welcome Banners

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	32	12%
	2	30	11%
Neutral/No Opinion	3	91	35%
	4	77	29%
Strongly Agree	5	27	10%
Mean		3.14	
Median		3	
Total Responses		257	

Crosswalk Enhancements

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	24	9%
Neutral/No Opinion	3	90	35%
	4	64	25%
Strongly Agree	5	62	24%
Mean		3.53	
Median		3	
Total Responses		255	

Street Trees, Benches & Landscaping

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	17	6%
	2	31	12%
Neutral/No Opinion	3	72	28%
	4	86	33%
Strongly Agree	5	49	19%
Mean		3.47	
Median		4	
Total Responses		255	

Pedestrian Seating Areas and Sidewalk Cafes

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	16	6%
	2	21	8%
Neutral/No Opinion	3	77	29%
	4	88	34%
Strongly Agree	5	55	21%
Mean		3.56	
Median		4	
Total Responses		257	

Vehicular Traffic Safety

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	11	4%
	2	24	9%
Neutral/No Opinion	3	81	31%
	4	82	31%
Strongly Agree	5	59	22%
Mean		3.6	
Median		4	
Total Responses		257	

Coordinated Traffic Control Lighting

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	17	6%
	2	39	15%
Neutral/No Opinion	3	89	34%
	4	56	21%
Strongly Agree	5	55	21%
Mean		3.36	
Median		3	
Total Responses		256	

Directional Signage

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	23	9%
	2	49	19%
Neutral/No Opinion	3	119	46%
	4	33	12%
Strongly Agree	5	31	12%
Mean		3	
Median		3	
Total Responses		255	

Restoration/Preservation of Historic Buildings/Housing

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	35	13%
	2	37	14%
Neutral/No Opinion	3	101	39%
	4	41	16%
Strongly Agree	5	42	16%
Mean		3.07	
Median		3	
Total Responses		256	

Gateway Entrance Signage and Advertising

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	36	14%
	2	43	16%
Neutral/No Opinion	3	96	37%
	4	55	21%
Strongly Agree	5	26	10%
Mean		2.97	
Median		3	
Total Responses		256	

Design Guidelines for Facades, Awnings, etc.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	51	20%
	2	46	18%
Neutral/No Opinion	3	95	37%
	4	42	16%
Strongly Agree	5	20	7%
Mean		2.74	
Median		3	
Total Responses		254	

Nuisance Enforcement/Property clean-up.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	29	11%
Neutral/No Opinion	3	75	29%
	4	69	26%
Strongly Agree	5	62	24%
Mean		3.47	
Median		4	
Total Responses		257	

Housing Development/Rehabilitation

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	24	9%
	2	29	11%
Neutral/No Opinion	3	85	33%
	4	76	29%
Strongly Agree	5	43	16%
Mean		3.33	
Median		3	
Total Responses		257	

The sustainability of the City of Waverly can be improved with…

Water, Sewer & Utility Replacement

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	21	8%
	2	29	11%
Neutral/No Opinion	3	107	42%
	4	56	22%
Strongly Agree	5	41	16%
Mean		3.26	
Median		3	
Total Responses		254	

Improved Streets, Sidewalks & Alleys

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	35	13%
Neutral/No Opinion	3	91	35%
	4	70	27%
Strongly Agree	5	43	16%
Mean		3.36	
Median		3	
Total Responses		254	

Additional Pedestrian Safety Measures

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	9	3%
	2	12	4%
Neutral/No Opinion	3	66	26%
	4	77	30%
Strongly Agree	5	88	34%
Mean		3.88	
Median		4	
Total Responses		252	

Additional Parking for Businesses/in Downtown

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	39	15%
	2	55	21%
Neutral/No Opinion	3	104	41%
	4	37	14%
Strongly Agree	5	17	6%
Mean		2.75	
Median		3	
Total Responses		252	

Burying Overhead Utility Lines

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	23	9%
Neutral/No Opinion	3	90	36%
	4	72	28%
Strongly Agree	5	43	17%
Mean		3.36	
Median		3	
Total Responses		250	

Business Retention, Recruitment & Expansion

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	7	2%
	2	5	1%
Neutral/No Opinion	3	48	19%
	4	82	32%
Strongly Agree	5	109	43%
Mean		4.12	
Median		4	
Total Responses		251	

Marketing of Sales & Festivals

Answer Choice		Response Count	Response Percentage
	Strongly Disagree 1	16	6%
	2	22	8%
	Neutral/No Opinion 3	72	28%
	4	90	35%
	Strongly Agree 5	54	21%
Mean		3.57	
Median		4	
Total Responses		254	

Coordinated Business Hours

Answer Choice		Response Count	Response Percentage
	Strongly Disagree 1	28	11%
	2	23	9%
	Neutral/No Opinion 3	116	45%
	4	56	22%
	Strongly Agree 5	30	11%
Mean		3.15	
Median		3	
Total Responses		253	

Designation of a "Historic District"

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	50	19%
	2	41	16%
Neutral/No Opinion	3	91	36%
	4	38	15%
Strongly Agree	5	32	12%
Mean		2.85	
Median		3	
Total Responses		252	

Increased Marketing of Vacant Buildings

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	28	10%
	2	13	5%
Neutral/No Opinion	3	67	26%
	4	88	34%
Strongly Agree	5	59	23%
Mean		3.54	
Median		4	
Total Responses		255	

Development of an Incubator Business Program

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	23	9%
	2	27	10%
Neutral/No Opinion	3	111	44%
	4	57	22%
Strongly Agree	5	32	12%
Mean		3.19	
Median		3	
Total Responses		250	

Reducing utility costs with alternative energy sources

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	19	7%
	2	27	10%
Neutral/No Opinion	3	61	24%
	4	65	25%
Strongly Agree	5	82	32%
Mean		3.65	
Median		4	
Total Responses		254	

New/Improved Parks/Rec/Trails

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	16	6%
	2	23	9%
Neutral/No Opinion	3	48	18%
	4	68	26%
Strongly Agree	5	98	38%
Mean		3.83	
Median		4	
Total Responses		253	

Nuisance Enforcement/Property clean-up.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	18	7%
	2	24	9%
Neutral/No Opinion	3	80	31%
	4	67	26%
Strongly Agree	5	63	25%
Mean		3.53	
Median		4	
Total Responses		252	

Update of City Equipment & Vehicles.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	51	20%
	2	47	18%
Neutral/No Opinion	3	109	43%
	4	33	13%
Strongly Agree	5	10	4%
Mean		2.62	
Median		3	
Total Responses		250	

Infrastructure Improvements (Hydrants, water meters, water wells, sewer scoping, street replacement, etc.)

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	32	12%
Neutral/No Opinion	3	109	43%
	4	57	22%
Strongly Agree	5	32	12%
Mean		3.18	
Median		3	
Total Responses		252	

15. Where should future residential growth in Waverly take place?

Answer Choice	Response Count	Response Percentage
North	60	25%
South	27	11%
East	120	51%
West	28	11%
Total Responses	235	

16. Should the Community of Waverly expand to include new commercial and entertainment facilities?

Answer Choice	Response Count	Response Percentage
Yes	214	83%
No	43	16%
Total Responses	257	

If Yes, where should future commercial and entertainment facilities be developed?

Off of 148th

West

West land by The dentist.

Total Responses 134

17. Do you support stricter enforcement of ordinances regarding parking, junk vehicles and property maintenance?

Answer Choice	Response Count	Response Percentage
Yes	186	72%
No	69	27%
Total Responses	255	

18. Do you own or rent your place of residence?

Answer Choice	Response Count	Response Percentage
Own	249	95%
Rent	12	4%
Total Responses	261	

19. Describe the type of housing you currently reside in.

Answer Choice	Response Count	Response Percentage
House	250	95%
Mobile Home	0	0%
Apartment	2	0%
Town Home/Duplex	9	3%
Total Responses	261	

20. Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	241	92%
No	20	7%
Total Responses	261	

If No, why not?

With Lincoln so close we have no need for low income housing.	
Upgrades would be nice	
Not enough rental properties and those that are rentals are in very poor shape.	
Total Responses	27

21. How would you rate the condition of your home or place of residence?

Answer Choice	Response Count	Response Percentage
Excellent	165	63%
Good	81	31%
Fair-Needs Minor Repair	13	5%
Poor-Needs Major Repair	0	0%
Total Responses	259	

Please rate the level of need for each housing type in Waverly.

Single Family Housing

Answer Choice		Response Count	Response Percentage
	Not Needed 1	50	19%
	Somewhat Needed 2	90	35%
	Greatly Needed 3	111	44%
Mean		2.24	
Median		2	
Total Responses		251	

Rental Housing (General)

Answer Choice		Response Count	Response Percentage
	Not Needed 1	78	30%
	Somewhat Needed 2	86	33%
	Greatly Needed 3	91	35%
Mean		2.05	
Median		2	
Total Responses		255	

Condominiums/Townhomes

Answer Choice		Response Count	Response Percentage
	Not Needed 1	84	33%
	Somewhat Needed 2	111	44%
	Greatly Needed 3	56	22%
Mean		1.89	
Median		2	
Total Responses		251	

Duplex/Triplex Housing

Answer Choice	Response Count	Response Percentage
Not Needed 1	122	48%
Somewhat Needed 2	87	34%
Greatly Needed 3	40	16%
Mean	1.67	
Median	2	
Total Responses	249	

Rehabilitation of Owner-occupied Housing

Answer Choice	Response Count	Response Percentage
Not Needed 1	68	27%
Somewhat Needed 2	132	52%
Greatly Needed 3	51	20%
Mean	1.93	
Median	2	
Total Responses	251	

Rehabilitation of Renter-occupied Housing

Answer Choice	Response Count	Response Percentage
Not Needed 1	77	30%
Somewhat Needed 2	119	47%
Greatly Needed 3	55	21%
Mean	1.91	
Median	2	
Total Responses	251	

Housing Choices for First-Time Homebuyers

Answer Choice	Response Count	Response Percentage
Not Needed 1	50	19%
Somewhat Needed 2	92	36%
Greatly Needed 3	111	43%
Mean	2.24	
Median	2	
Total Responses	253	

Independent/Group Home Housing for Persons with a Mental/Physical Disability

Answer Choice	Response Count	Response Percentage
Not Needed 1	128	51%
Somewhat Needed 2	97	38%
Greatly Needed 3	25	10%
Mean	1.59	
Median	1	
Total Responses	250	

Senior Independent Living Housing â€“ Owner & Rental

Answer Choice	Response Count	Response Percentage
Not Needed 1	59	23%
Somewhat Needed 2	121	47%
Greatly Needed 3	75	29%
Mean	2.06	
Median	2	
Total Responses	255	

Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)

Answer Choice	Response Count	Response Percentage
Not Needed 1	75	29%
Somewhat Needed 2	119	47%
Greatly Needed 3	59	23%
Mean	1.94	
Median	2	
Total Responses	253	

23a. Would you support the City of Waverly using State or Federal grant funds to conduct an owner housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	187	73%
No	67	26%
Total Responses	254	

23b. Would you support the City of Waverly using State or Federal grant funds to conduct a renter housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	148	58%
No	104	41%
Total Responses	252	

24. Would you support the City of Waverly establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?

Answer Choice	Response Count	Response Percentage
Yes	201	79%
No	51	20%
Total Responses	252	

25. Would you support the City of Waverly using grant dollars to purchase, rehabilitate and resell vacant housing in the Community?

Answer Choice	Response Count	Response Percentage
Yes	187	73%
No	66	26%
Total Responses	253	

26. Would you support the City of Waverly using State or Federal grant dollars to provide down payment assistance to first-time homebuyers?

Answer Choice	Response Count	Response Percentage
Yes	138	54%
No	117	45%
Total Responses	255	

27. As a Waverly resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity?

Answer Choice	Response Count	Response Percentage
Yes	83	33%
No	167	66%
Total Responses	250	

Waverly Citizen Survey (267 total respondents)

Comments edited for clarity.

Are there sufficient and safe routes to School for children? If No, what could be done to improve the safety of children commuting to and from school?

- A better way to cross Highway 6 on foot/ bike.
- A crossing guard from Hamlow to Evendale.
- A crosswalk across Amberly by the MS & HS, a walkway across the overpass on Canongate, a walkway across Hwy 6.
- A light near the intersection at the High School on Amberly Rd/Cannongate.
- a path somewhere that goes over hwy 6.
- A pedestrian bridge or tunnel under Amberly road by the park would help kids avoid traffic.
- A pedestrian bridge over Hwy 6 would make it much safer for kids to cross. We don't allow our child to walk to school due to this but we do use the district 145 bus option.
- A pedestrian bridge over the tracks is needed.
- A pedestrian walk/bike path over 6 Highway. A walk/bike path to WIS and Hamlow.
- A pedestrian walking path on the bridge.
- A pedestrians bridge on canongate is necessary for me and my family to want to continue living where we do prior to our children starting school.
- A stop light OR 4 way stop at entrance to middle/High School (east driveway to the High School parking lot).
- A stop light or something similar on Highway 6 and 148th would help along with sidewalks on the west side of 148th.
- A walkable overpass over Hwy 6. More/better school bus options.
- A walking bridge over the train tracks. Reroute semi trucks off of Amberly.
- A walking path over the train tracks. Kids walking on the current overpass is extremely dangerous.
- A walking/biking overpass over the the tracks on Cannongate.
- A way for middle/High School students to safely cross Hwy 6.
- Add a walking path over the viaduct, place a stoplight at Cannongate.
- Amberly is dangerous for kids to walk along and drive on.
- Amberly Rd is a high traffic road. Not safe to cross 148th coming out of Evandale. Traffic needs patrolled better all throughout this community, kids and adults speed down Amberly, and in residential areas. Semis fly down 148th.
- Amberly road is an accident waiting to happen. Especially if coming over the overpass. I understand plans are in the works to improve this though.
- Amberly traffic during peak hours makes crossing to the schools dangerous. Rerouting truck traffic out of Waverly needs to be a priority.
- Better bike/walking paths from north side of town.
- Better crossing for Highway 6.
- Biggest issue is a safer crossing across the railroad tracks and Highway 6 - a pedestrian bridge would be ideal.
- Busses are too crowded.
- Canongate Road needs a safe walkway or alternate path for kids going to school.
- Crossing Amberly.
- Crossing amberly from the south is scary. Too many vehicles traveling too fast. Even w a light and crossing guard. Path over amberly would be safest and encouraging non local traffic to go to hwy 6 also best.
- Crossing guard at HWY 6 or dedicated pedestrian route from the north side of town.
- Crossing guards. High School intersection improvement.

- Crossing the Highway, Amberly and 148th needs to be safer.
- Crosswalk lights at every crossing. Walking bridge over the tracks. Solution for amberly and cannongate.
- Crosswalks need attention. Get trucks off Amberly. Slow down traffic on 148th. Enforce safe drop off and pick up from schools.
- Don't allow trucks on the road in front of school during the times of kids going to school and leaving school.
- Either put stop lights at amberly rd and cannon gate, plus amberly rd and 146th. Or putting a safe walkway for kids to get across amberly rd.
- From the Northside to the MS/HS, the path to walk or ride bikes over the bridge is unsafe. The intersection at Amberly & Cannongate is very unsafe at high traffic times. I've had to find alternate routes for my kids which are indirect.
- Have a walking overpass bridge that goes over the railroad tracks and Highway.
- Help with crossing 148th street from the East in Evandale.
- Hwy 6/railroad tracks come to mind for children crossing.
- I would like to see a sidewalk on the bridge over hwy 6.
- Improve shared entrance to the High School and middle school. Consider a roundabout.
- Increase pedestrian safety on Canongate and intersection of 141st/6. Also, a light at 148th/6 as I a lot of people taking unnecessary chances at that intersection.
- Intersection in front of middle/high.
- It would be great to incorporate shoulders and sidewalks on the busier streets, allowing safer, more direct routes for kids to walk.
- It would be nice to have a walking/bike ramp that extends over the tracks and Highway to allow kids from Anderson North to safely walk/bike to school instead of the bus when they want to.
- Keeping semi trucks off of Amberly road during school hours, putting a stop sign at 143rd and Bailey.
- Kids from north side of Highway don’t have safe way to walk or ride bikes.
- Kids from the north side have to cross HWY 6 and the train tracks.
- Light at 148th and Highway 6. Walkway on Cannongate.
- Many kids walk over the Canongate viaduct which has no walkway.
- More lights.
- More marking of school crossings on roads.
- More safety around railroad tracks, whistles, cross walkers available.
- More safety for all children walking to school. What’s been done is still not enough.
- More sidewalks, more crosswalks with crossing signals. Highway 6 at 141St Street needs a lower speed limit and more traffic enforcement. At least once a day, I see a semi or other large work vehicle run a red light.
- More stop lights.
- Move the truck route from passing by three of our four schools.
- My children don't have to walk across the overpass, but I have driven over it and there is no decent path (a shoulder even) for children to walk in.
- My son will have to go from Evandale to the middle school next year and I worry about him having to cross Amberly. So many people don’t stop at the crosswalks, even with the flashing lights.
- Need a safer alternative for children to cross hwy 6. A pedestrian overpass would be a great addition to Waverly.
- Need a walking bridge that connects to the overpass and goes over Amberly road.
- Need pedestrian overpasses.
- Need safer north-south pedestrian crossing over Highway 6 and the railroad.

- Need something to make cannongate safer. And the intersection at cannongate and Amberly is horribly unsafe.
- No direct pedestrian access to junior High School and High School from residential areas west of 140th Street and north of railroad tracks/Highway 6.
- No sidewalks on canongate or convenient way around to the schools.
- North side of the tracks has no real way for students to ride bikes or walk.
- Paying for bus services when there is no safe way for my children to get to school without it is ridiculous, they either have to cross a train track/hwy or walk on an overpass with no walkway. A ped bridge & a school zone on the Highway.
- Pedestrian bridge across hwy 6.
- Pedestrian bridge crossing Highway 6 and railroad tracks. Adding walkway on viaduct on Cannongate. Generally dangerous for students going to middle school and High School by walking or in a car.
- Pedestrian bridge over Highway 6 to allow safe crossing for children on the north side of Waverly.
- Pedestrian bridge over railroad tracks. Traffic circle at Amblerly and Canongate.
- Pedestrian bridge over the railroad on Cannongate. Traffic light at Cannongate and Amberly. More monitoring of school zone speed limits.
- Pedestrian bridge to connect North and South side of Waverly.
- Pedestrian overpass walkways to cross Hwy 6 and train tracks.
- Pedestrian walkway over the railroad and Highway.
- Pedestrian crosswalk over Highway six or address pedestrian crosswalk to the overpass.
- Possibly more lights or better painted crosswalks on the roads. Crossing guards on the busier roads. There are so many kids that walk to school all over, anything would help make kids safer.
- Pretty much every thoroughfare is now pedestrian friendly (and more difficult for drivers) and the City shouldn't have to do more. Children need to be taught by parents to WATCH, not to just trust lights and stop signs.
- Protected crossings for bicycles and pedestrians across the railroad racks and Highway 6. Crossing guards on 148th and Amberly have been beneficial. Traffic still ignores the flashing lights when crossing guards aren't present.
- Push-button crosswalk beacon at 143rd & Amberly. Pedestrian sidewalk on Cannongate overpass. Pedestrian overpass at 141st & Hwy 6. Crossing guards at more intersections between neighborhoods and Hamlow & WIS. Increase age of school permit drivers.
- Rail and Highway crossing.
- Real lights (red, yellow, green) at crosswalks. Ped Crossing over passes. Lower speed limits. Move the truck route!
- Redirect semi traffic on Amberly road. That road is way to busy. Having larger trucks makes it more dangerous.
- Round about at the entrance to the school off Amberley.
- Round about or signal operating between hours of 7:30am - 9am and 3:00-4:30pm...the rest of the time would be a stop sign and could be turned on for after football/basketball games.
- Roundabout at Amberly and Cannongate. Safer routes of travel across hwy 6 for children....mark paths clearly, walking bridges across in several location. Request railroad traffic to slow or not travel between 755-830am and 325-4pm.
- Safe walking alternative over the Highway.
- Safer passages over Highway 6. There aren't any sidewalks on the overpass. It's very unsafe.
- Safer walk/bike paths are needed.
- Sidewalk on Amberly that reaches all the way to the High School.
- Sidewalk on Canongate bridge.
- Signal in front of High School (amberly/cannon gate).
- stop light after overpass to Waverly High School/middle school.

-
- Stop light at 148th and hwy 6. More clearly marked cross walks on major streets so advise cars to slow and pay attention.
- Stop light at Cannongate & Amberly road. Walkway over Hwy 6.
- Stop light or better yet a round about on Cannongate and Amberley rd. Less car parked on 143rd st as it is a main drive to both hamlow and wis for the majority of parents.
- Stop light used during school drop off and pick up times at the intersection of cannongate and Amberly.
- The bussing helps from North to South but that is the only safe option if living on north side.
- The crossing at hwy 6 and 141 is terrible. They need a walking bridge.
- The crossings on Heywood are busy and is even hard for an adult to cross with children let alone children by themselves. There needs to be a crosswalk guard there.
- The intersection at 143rd and Amberly is dangerous and needs a light to STOP traffic! Cars currently run the flashing light at 145th and Amberly, it's extremely dangerous!! The intersection coming out of the middle school is a nightmare!
- The kids either have to ride over the overpass or through wayne park which they have to cross Highway 6.
- The overpass on cannon gate needs a sidewalk or something.
- There is no safe way for the kids to use the overpass to get to school. There is no sidewalk. Going to 141st also isn't safe or time effective with trains and traffic running the red light. And crossing Amberly at Cannongate isn't safe.
- There isn't an efficient and safe route from the middle/High Schools to the north side of town, i.e. Jaycee Park. You have to either walk the overpass, which is EXTREMELY unsafe, or walk all the way through town, which is not efficient.
- There needs to be a cross walk person on heywood, in front of wis.
- There needs to be a dedicated overpass that includes sidewalk / bike access separate from the driving lanes. The current cannon gate is unsafe. There needs to be a dedicated pedestrian bridge at 141st that spans both the railroad and HW6.
- There needs to be a pedestrian bridge that crosses Hwy 6 at the stop light.
- There needs to be a safe pedestrian walkway bridge across the Highway!
- There needs to be a stoplight at the corner by the High School. Especially in the morning.
- There needs to be pedestrian bridge over Highway 6. Kids & families walking/riding bikes have to cross 4 lanes of traffic plus multiple railroad tracks. Extremely dangerous.
- There's got to be some sort of supervision on HEYWOOD street. There are so many students walking home and with young drivers out driving around recklessly, something is going to end up happening and it will be too late.
- These is no walkway over the tracks on 141 and it is unsafe to walk on overpass. Build a pedestrian bridge or have crosswalk guards at 141st and hwy 6 for before and after school.
- Use the greenspace (utility easements) that have recently been decommissioned to build a major bikepath/sidewalk through the Evandale neigborhood, and future development, connecting it to the existing sidewalk to the SW of the elementary school.
- Walk over bridge on Amberly and a light at Amberly and 143rd st.
- Walk overpass over hwy 6 for children.
- Walk way over bridge. Better signs on Highway for crossing at 141st. Traffic is too fast. Need the warning lights for truckers that light is changing. See way too many trucks blow through this red light. Even cars blow through it. Slow it down to 35mph.
- Walking bridge for safe options to traverse HWY 6 and railroad tracks. Additional mechanisms to control traffic for students that must cross Amberly Road. Current warning lights are ok, but some traffic does not respond to them.

- Walking bridge over Canongate.
- walking bridge over Highway 6. have the police office watch the stoplight in the morning to help prevent people from running red-lights heading east and west. that happens a lot.
- Walking bridge over the overpass. And something done about the intersection of Amberly and Cannongate.
- Walking pass over railroad tracks from the north side towards the middle schools.
- Walkway over RR tracks and Hwy 6.
- Walkway over the tracks.
- Walkway over viaduct.
- We live in Aspen Park and it's not safe for kids to travel on canongate or crossing the railroad tracks/hwy 6. A walking path on Canongate would be amazing.
- We live in the Riley addition by Hamlow Elementary. The current crosswalk system across Ambely is still concerning as countless drivers do not pay attention to the crossing guard or the crosswalk lights and signs. It continues to be dangerous.
- We live just north of the overpass. I would love to see a safe walking path from there to the middle and High School.
- We live on the North side of 141st and there is no safe option for my kids to walk/bike to or from school. Crossing the Hwy is so dangerous as I see semi's run the red light daily. We need a walking overpass!
- We need a better way for kids to get across Highway 6 and the railroad tracks.
- We need a pedestrian bridge over the tracks and Hwy 6.
- We need a safe way for children to cross the tracks and Cornhusker.
- We need to lower the speed on Amberly. State law requires motorists to yield to pedestrians in or about to enter a crosswalk. With or without the flashers that were installed. I'd also suggest 4 way stops at 145th, 143th and Amberly.
- While there are safe routes, there are routes also not safe. The Hwy is so dangerous to cross during school and not. Cars are always running the red light and turning when they have crosswalk time.
- Would LOVE a bike route to the middle school. She wants to ride her bike which would take her 10 mins from our house.but not safe due to overpass.
- Yes and no. We live in Riley and while it's safer for our children to walk to school vs the people that live south of hwy 6. I still think could be safer with actual street lights that would stop traffic for the kids to walk across streets.

What new public recreational opportunities should be considered for Waverly?

- A bike path around town would be nice. We will need more ball fields soon as well.
- A bowling alley would be nice.
- A city pond stocked with fish to give kids something else to do other than play video games and the new pool if it ever gets built.
- A connection to the trails system that is closer than the 148th Street connection.
- A dog park.
- A dog run.
- A larger library.
- A new or bigger community center one with an indoor gym, a bigger and better library, and eventually we will need more schools.
- A skate park, safe updated park equipment.
- A soccer facility.
- A splash pad.

- A YMCA in Wayne Park in partnership with Lincoln Y. Indoor and outdoor pool for year round use instead of 2 months. The Y leagues could use our facilities and bring the people here. After school programs would be a benefit. Community center too.
- A YMCA or similar facility would be amazing so we don't have to drive to Lincoln. A youth center for middle school and High School students to go to after school would be nice.
- A YMCA or something similar.
- Actually completing the new pool project. A ton of upkeep to the current pool if it will be optional even for another year. It is falling apart and gross. Clean bathrooms at all the city parks.
- Adult Football.
- An actual library. New swimming pool.
- An aquatic center that will accommodate the public. The current plan does not even double the capacity of the old pool built in the 1970s, when the population of Waverly has more than doubled. More, unobstructed, mile(s) long biking/running paths.
- An indoor facility (pool, basketball, tennis) that can be used all year. Not an outdoor pool that will be open less than 3 months of the year.
- Anything to give people especially kids something to do in Waverly.
- Aquatic center.
- Aquatic center. Basketball courts.
- Aquatic center, improved library.
- Baseball softball complex that is better taken care of. Bike trails.
- Better and more community park shelters and areas to gather.
- Better public sports facility. Baseball is good. Everything else is poor. Honestly something like ymca is greatly needed.
- Bike and walking path 5 + miles long.
- Bike path along Waverly Rd.
- Bike paths, especially along Waverly Rd.
- Bike trail, indoor swimming pool.
- Bike trails.
- Bowling alley
- Public indoor basketball/volleyball facility.
- Bowling alley, movie theater, mini golf, arcade, ANYTHING!
- Build the new pool. Dog run/park.
- Build the pool!!!!
- Catholic church.
- Community center with a court.
- Community center with indoor pool.
- Connected trails allowing for easier access to get across town.
- Day camps in summer.
- Dog park.
- Dog park.
- Dog park.
- Dog park.

- Dog park.
- Dog Park.
- Dog park.
- Dog park and outdoor concert venue.
- Dog park.
- Dog Park.
- Dog park.
- Dog Park. YMCA Branch. Trail w/ integrated fitness stations.
- Dog park, bike trails.
- Dog park, walking/biking trails other than Wayne park, splash pad.
- Dog run.
- Drive in theatre.
- Expanding the community library.
- Extend the pathway to the north side of the tracks.
- Fenced-in dog park/run.
- Fitness center with the access to indoor pool/sauna, Basketball courts, etc.
- Fitness/body weight workout stations around Wayne Park.
- Get the new pool developed!
- Golf.
- Golf course.
- Golf course.
- Golf course.
- Golf course.
- Golf course.
- Golf course and Bowling alley.
- Golf course, Bowling alley and Movie theatre.
- Golf course, hike/bike trail.
- Golf course, overpriced water park.
- Golf course. Public fishing.
- Green space- improved trails.
- Gym that offers class only thing we have is snap and not cross fit, New business Catholic Church.
- Gym!! Library.
- Hiking trail.
- I feel that Waverly has a sufficient number of public recreational opportunities with Lawson Park and the Waverly Community Foundation facilities. Waverly is investing too much public money in a water park that is only used three months of the year.
- I know the there are plans for an improved swimming pool. This is a much-needed upgrade.
- I think the disc golf course should be expanded. My son, who lives here in town designed a course that would give an additional 9 holes.
- I think Waverly is pretty good at having recreational opportunities for our citizens.

- I'm pretty impressed with the parks and rec in Waverly. No suggestions.
- Indoor basketball.
- Indoor facility for kids to play when too cold.
- Indoor play center for kids and teens.
- Indoor pool.
- Indoor pool/workout center.
- Indoor Rec area.
- Indoor recreation that you don't need a membership for where kids can go during summer other than the pool that does activities and engagement.
- It would be nice to see the new pool get off the ground and perhaps more walking trails.
- It would be very cool to have a outdoor archery range. 10-60+ yards as there are not many places that you can go to do this and an opportunity for leagues ect if 3d targets could be incorporated.
- It's doesn't make sense to spend all this money on a pool that can only be open 2-1/2 months a year. An indoor pool would have made so much more sense. We need a dog park. We need a bike path into Lincoln to connect with 84th at path.
- Just keep pushing to get the pool/aquatic center finished.
- Just maintain what we have.
- Large community center with basketball and volleyball courts, indoor walking track (especially needed for aging generation), senior center or combo youth/senior center for activities - could be connected to a stand alone library.
- Larger library and community Rec center.
- Let's finish getting our swimming pool built.
- Major bike walkway. Make the new devel north of Bluff Rd build a path, connecting through the easements in Evandale, connecting to the existing sidewalk through Wayne park SW of Hamlow. This would create a major recreation path and safe walkway for kids.
- Making sports complex better so Waverly can host tournaments.
- Mini golf.
- Miniature golf, pickelball, and a community fitness center with a pool, gym, & gather place for community organizations.
- More options for the younger generation to do. Bowling alley, movie theatre, laser tag, YMCA, mini golf etc. Things that young people can do year round.
- More parks and outdoor recreation areas.
- More parks near rylies development.
- More parks with green/open space. Walking, Biking trails. More for adult population.
- More restaurants capable of home delivery. No such options are currently available.
- More running trails.
- More safe walk/run/bike paths throughout city.
- More stuff for kids instead of vandalizing parks.
- More tennis courts and walking paths.
- More theatre, arts, music + better library.
- More walking & bicycle paths.
- More walking trails, splash pad after the new aquatic center is done.
- Move forward with completing the new pool. Bowling? Mini golf? We're so close to Lincoln I'm not sure what we need here.

- Need a running/bike trail that goes around Waverly.
- New park at Wayne park or somewhere else with new equipment.
- new pool, splash pad in Lawson Park, more park shelters.
- New pool. Indoor basketball and volleyball gym.
- New pool. Splash pad and/or playground at Lawson Park to be used during baseball season.
- New updated pool and park area â€¦ does not need to be extravagant huge water parks . Just something new and updated (look at Stromsburg, Ne).
- No new public recreational opportunities are needed.
- None.
- None.
- None.
- Our family would love an area designated as a dog park. Also, bike trails would be great/bike park for jumps and tricks etc. A hotel with an indoor pool and conference rooms would do well here. Can we please find someone to open a sandwich shop?
- Outdoor workout equipment. Equipment and ground terrain designed for children with disabilities. Improve basketball courts. Add adjustable volleyball net on grassy terrain for children.
- Pedestrian trail system throughout community. Better indoor gym/recreational facilities for children and adults.
- Pickle ball.
- Pickle ball court.
- Pickle ball courts. Get the pool situation worked out.
- Pickleball courts.
- Pickleball courts updated.
- Pool.
- Pool.
- Pool.
- Public track for working out/running and walking. Dog park. Nice walking trail.
- Rec Center.
- Rec center.
- Rec Center for kids.
- Rec center, redevelopment of downtown, place for people to rent out for events, better tennis courts and pickle ball courts.
- Recreation center for teenagers, walking/running trails.
- Recreational building.
- Recreational center.
- Restaurants.
- Restaurants, shopping, bar. Weekend entertainment.
- Roller skating, basketball courts, bowling alley, movie theater anything!!
- Save the tax money and give us a rerun. Or just lower the taxes. We can engage in recreation on our own.
- Senior Citizen exercise classes.
- Skate park, water park.

- Skate/BMX park, Golf Course, bike trail that connects to Lincoln.
- Sledding hill for winter, pickle ball courts, skate park, park that has exercise equipment.
- Splash pad. Connected walking paths.
- Splash pad. Pool.
- Splash pad, pedestrian walking/biking area over canongate bridge, more trails.
- Splash park.
- Start new pool.
- Swimming.
- Swimming pool.
- Swimming pool.
- Swimming pool.
- The Pool.
- There are so many activities for kids but nothing for empty nesters. Seriously, between the school and city facilities/parks I think there is enough for kids.
- There is enough activities since we spent 6 million+ on a swimming pool that only is open 2-3 months a year.
- There needs to be better trail systems atriums town to link the parks for biking, walking, jogging. See comments above about needed safe pedestrian crossing to link north and south sides of town.
- Top golf, bowling alley or motorcycle flat track races.
- Trails, bowling alley, library (larger, more kids spaces).
- Walk paths, New pool and Updated parks and cleanliness.
- Walking paths around town. Bike trails round town. Golf course added to the town.
- Walking paths, some type of after school hangout for high-school aged kids.
- Walking trails that incorporate the entire city.
- Walking/biking trails around town.
- Water park, dog park.
- Waverly currently has everything my family would use.
- Waverly is in need of the new pool. My nieces and nephew live in Waverly, so I have frequented the pool throughout the summer.
- We need to concentrate on the water park. Maybe hire someone better to organize kids rec sports.
- We have a shortage of baseball/softball fields for multiple teams to practice on. Waverly needs new tennis courts. Hopefully the new aquatic center will happen sometime soon because the current pool is awful!!
- We should have a roller rink or a bowling alley or a drive in movie theater or putt putt golf.
- Well, take a look at Gretna. The population is not that much bigger than Waverly and yet the community came together to develop Gretna Crossing.
- Wider sidewalks for bike traffic and more bike trails.
- Winter men's basketball. Either league or some sort of pickup game. Would obviously have to work with the schools to get an open gym somewhere 1 night a week.
- Would be nice to get the new pool started and finished.
- Would love to see something for the kids to do. A YMCA? Karate? Hate driving to Lincoln for things. Only soccer option for middle school I hear is the expensive 400+ plus a year more select team. Would love a rec team.

- YMCA.
- YMCA. Indoor basketball courts.
- youth activities like splash pad, walking/biking trails.
- Youth basketball (elementary age) and better gym/workout facility.

What three new businesses would you like to see in Waverly?

- Dollar General.
- 1) more sit down types of restaurants, family type, no attached bar. 2) a general merchandise type of store such as a Dollar General or a Walmart. 3) a small hardware store such as Wolfe Hardware in Havelock.
- 1. I am excited for the new Mexican restaurant to fill the old Subway, although I do miss having a sandwich place. 2. I have always been surprised that Waverly does not have a Dollar General. It would be nice for quick things that you need to grab.
- 1. Winery or upscale eatery (an adult place to meet for drinks or food), 2. Hotel/event space, 3. Restaurant with healthy food options.
- A bakery/drink shop, a family resturant, a sandwich shop.
- A community center (similar to Hickman's), a sit-down restaurant to replace Honey Creek, a new True Value or other small hardware store like we used to have.
- A couple more sit down dining options. YMCA.
- A Dollar General, or similar store. A restaurant or bar, similar to the new Good Life bar in Gretna. Somewhere fun for kids to hang out/host birthday parties (like a bowling alley).
- a dollar store, another fast food place or restaurant, an upgraded/ bigger caseys.
- A full grocery store and more dining options.
- A full grocery store. Dollar tree. A decent restaurant.
- A full grocery store. Laundry mat. Cvs or walgreens. A bigger library for the kids.
- A good pizza place. A coffee shop. A full grocery store.
- A hardware or lumber store.
- A hardware store.
- A Hotel: along the interstate the options are N 27th or closer to Gretna. Another option close to Waverly is 84th and Holdrege. Tried to book for Waverly events and either full or rates increased to $300/night. More restaurants in town.
- A new restaurant/bar. A new & bigger gym. A hotel out by shakers.
- A nice dine in restaurant, a donut shop, and a movie theater.
- A nicer sit-down restaurant. Brewery/taproom. Florist - or really any small retail space.
- A real pizza place (dominos, pizza hut, ect). A diner. An ice cream place that is open evenings and weekends reliably.
- A replacement for Honey Creek.
- A sit-down breakfast place!
- Ace Hardware or similar hardware/lawn& garden center. Dollar General or similar store.
- Amigos, Scooters, Dollar tree.
- An actual restaurant. A better bar. A dollar general type store.
- Another bar and grill. Mexican restaurant. Hardware store.

- Another dining option, a better grocery store and a better gym.
- Another fast food option. Another sports bar. Variety store.
- Another option for sit down dining that's not fast food.
- Another restaurant would be great.
- Another restaurant, dollar store.
- Another sit down Restaurant. Scooters or Starbucks would be great! A lot of commuters would get coffee on their way out of town.
- Another sit down restaurant. Additional fast food. Dollar store equivalent.
- Another sit-down restaurant. A bar. A pizza place.
- Any food joints, dollar store and coffee place.
- Any new business would be welcome. Compared to other towns even those close to Lincoln we are lacking. Specifically restaurants and retail.
- At least one more bar. More food options.
- Authentic Mexican restaurant. A second bar.
- Auto Parts Store, Ace Hardware.
- Bakery, Mexican food, hardware store.
- bar with food, sit down dining, bigger grocery store and a dollar general.
- Bar, Family Restaurant, Commercial Shop Space.
- Bar/grill alternative to Trackside. Mexican restaurant.
- Better bar and restaurant. Good Mexican food. Breakfast place.
- Better hardware store ,Hotels , restaurants.
- Bowling Alley. Restaurants - finer dinning. YMCA.
- Bowling, arcade, family activities.
- Cafe for coffee/breakfast/brunch. Sit down restaurant.
- Cafe/diner with breakfast/lunch/dinner, hardware store, general store (sundry/cleaning supplies/personal).
- Coffee shop and bakery. Massage Therapist and Spa. Ace Hardware.
- Coffee shop and bakery. Steakhouse. Jimmy Johns.
- Coffee shop. Bar. Another food option - pizza, Mexican, etc.
- Coffee Shop. Steak house. Discount Store.
- Coffee shop, dollar general or equivalent, hardware store.
- Coffee shop, Mexican restaurant, convenience store.
- Coffee. Sports bar. Gas station/fast food open late (past 10pm).
- Culver's, Target, Scooters.
- Dine in restaurants. Better fast food options. Small town bar and grill.
- Dog day care, Goodcents, pizza place.
- Dollar General or something similar. More Restaurants.
- Dollar General type store.
- Dollar General. Ace Hardware. Restaurant options.
- Dollar General. Scooters. More Fast Food.

- Dollar general. Walmart. Hyvee.
- Dollar general, ace hardware, bbq restaurant.
- Dollar general, dining options.
- Dollar general, hardware store, pizza restaurant.
- Dollar general. More restaurants.
- Dollar Store. Restaurants.
- Dollar Tree or Dollar General. Restaurants. Hotel.
- Dollar tree, pizza place, family restaurant.
- Drive through coffee, internet cafes/study places, bowling alley, miniature golf, horse boarding/riding.
- Drive thru coffee shop, Mexican restaurant, sandwich shop(Picklemans).
- Dunkin donuts, hardware and a nice sit down restaurant.
- Family dining. Super Saver. Super Target.
- Family Dollar. Jimmy Johns or Mr Goodcents. Taco Inn.
- Family restaurant, Bakery, Coffee shop.
- Family restaurant. Hardware store.
- Family restaurant. Dollar general.
- Family restaurants.
- Fareway Meats, dine in restaurant, dollar general.
- Fast Food. Large Indoor Kids Playground. Bigger grocery store.
- Food.
- Food – Restaurants. Escape Room.
- Food options.
- Full sized grocery store. Dry cleaner. Restaurant.
- Giant hardware store. Bigger grocery store with a lot more options. More fast food choices.
- Godfathers pizza, want Subway back, more retirement housing options.
- Grocery store. Pizza restaurant. Hardware store.
- hardware store.
- Hardware store. More sit down restaurant choices. Drug store open when people need it.
- Hardware store. More upscale family restaurant.
- Hardware store, Gift shop and home goods, Subway, Taco Bell, party store, card shop.
- Hardware store, more restaurants, dollar general.
- Hardware store, more sit-down family restaurants.
- HoneyCreek like restaurants or Mexican style and family dollar, pizza/ wings other than trackside.
- Hotel. Dollar General. Family Restaurants.
- Hotel, family restaurants.
- Hotel, restaurant, home improvement store.
- Hotel, restaurants, and dollar general.

- Hotels, more restaurants, shopping.
- Hyvee/Walmart Some type of sit down restaurant besides bar food. Chick-fil-a.
- I think everything that is currently here is being supported well. Anything more might have a hard time financially by a town the size of Waverly. Waverly does a great job for what it already has for population size.
- I would like to see restaurants a donut shop and a pizza place.
- Larger grocery store.
- Larger grocery store and a hardware store.
- Laundry, hardware store, restaurants.
- Lowes as there is not one on this side of town and they would have what tsc and others in town do not carry. A bicycle repair and sales shop to encourage bike use. Smoothie shop. Fitness area i.e.YMCA.
- Mexican food. Another sports bar. Hardware store.
- Mexican food. Sandwich shop. dollar store.
- Mexican food, Mr. Goodcents, a brewery.
- Mexican Restaurant.
- Mexican restaurant. Hardware store. Another sit down restaurant.
- Mexican restaurant. Hardware store. Somewhere to eat breakfast.
- Mexican Restaurant. Hotel.
- Mexican restaurant. More shopping clothing and gift type.
- Mexican Restaurant. Coffee shop. Quick oil change shop.
- Mexican Restaurant. Theater. Golf course.
- Mexican restaurant, hardware store, scooters coffee!
- Mexican restaurant, thrift/consignment store/Dollar Tree, plants/flowers store.
- Mexican restaurant. Breakfast /coffee cafe (dine in). Flower shop.
- Mexican restaurant. Convenience store on North side of tracks. Another sit down restaurant.
- Mexican restaurant. Domestic violence resource center. Dollar store.
- More bars & restaurants.
- More eating establishments, especially a sit down restaurant similar to Honey Creek. More fast food options. Perhaps a laundry facility for those who don't have laundry in their homes.
- More food choices. A good example would be the Main Street in Ashland they got shops several good food choices a winery. A hardware store when I want to buy something I do not need bulk.
- More food options- restaurant, it would be neat to open a cafe where people could go for coffee/breakfast/lunch foods. Another grocery store or to be able to get a bigger store?
- More food options, better hardware store (other than Tractor supply).
- More food options, especially sit down restaurant. Daycare and family activities (bowling alley).
- More food options, jet splash or similar car wash.
- More food places to eat and fast food.
- More restaurant choices. Bowling alley/fun center.

- More restaurant options (sit down & fast food), dollar general and coffee/donut shop.
- More restaurant options- it's a bummer that several have closed in the past couple of years. Expanded hours at the pharmacy. HyVee! A better gym option. Allo.
- More restaurant options, a nicer bar, hardware store, coffee shop/bakery. It's so exciting to hear the new aquatic center will be built. It is so needed and will really benefit our families here in Waverly.
- More restaurant options. Larger grocery store. More Retail (Hardware specifically).
- More restaurants.
- More restaurants.
- More restaurants. Hardware store.
- More restaurants. Hardware store. Arcade.
- More restaurants. Hotel.
- More restaurants and another bar.
- More restaurants and coffee shops.
- More restaurants variety. Dollar tree or dollar general. Hotel by the interstate.
- More restaurants! Dollar general. More fast food establishments and more restaurants to eat.
- More restaurants, and a gym with a pool and or Hotel with a pool.
- More restaurants, and an alternate grocery store.
- More restaurants, kum n go, target.
- More restaurants, urgent care open on weekends, hardware store like ace hardware.
- More restaurants. Don't care what. Just need more options that are open in the evenings.
- More restaurants. Cannot wait for the new mexican place to open.
- More Restaurants.
- More Sit-Down Restaurants such as a steakhouse. Fitness Center. Thrift Store.
- Motel. Plumbing. Heating, air. Appliance repair.
- Motel, restaurants, rec center.
- New business needs to be limited. There is already too much growth in this town. Too many new people, too much crime. Limit the growth. Keep Waverly a small town.
- New sit down restaurants.
- Nicer food options. Drive-thru coffee shop. Not a new business, but a better Casey's.
- None.
- None.
- None.
- Pizza place, crafting shop.
- Pizza restaurant. Sit down restaurant.
- Pizza restaurant, a salon/spa and Trader Joes.
- Pizza, pizza, pizza.
- Places to eat.

- Places to eat. Restaurants.
- Plumbing. Well drilling. Steel fabricator.
- Putt putt golf, more diverse set of restaurants/fast food, shopping center (non grocery).
- Quality food. Hardware.
- Restaurant.
- Restaurant. Another bar. Hardware store.
- Restaurant. Dollar store. Fast food.
- Restaurant. Dollar Store. Bar/Restaurant.
- Restaurant. Hardware.
- Restaurant. Modern gas station.
- Restaurant. Retail stores. Auto parts store.
- Restaurant. Shopping other than boutiques. New bar.
- Restaurant options, clothing, dollar general or family dollar.
- Restaurant. Dollar General. Starbucks.
- Restaurant, dollar general, hardware store.
- Restaurant, dollar tree/dollar general, scooters.
- Restaurant, fast food, hardware.
- Restaurant, large box store (Walmart or target).
- Restaurants.
- Restaurants.
- Restaurants.
- Restaurants.
- Restaurants. Dollar Store. Drive thru coffee.
- Restaurants. Hardware store. Discount store. Bowling alley.
- restaurants (any, non fast food), bigger grocery store.
- Restaurants (not fast food). Bakery/coffee shop.
- Restaurants and additional fast food options.
- Restaurants coffee shops.
- Restaurants. Larger grocery store. Larger convenience store.
- Restaurants. Spa. Car wash (Jetsplash).
- Restaurants!
- restaurants! (Sit down dinner option, breakfast/brunch, another fast food option such as Good Scents or amigos), fun center like bowling and/or mini golf.
- Restaurants!!!! Food places, hotel, a Dollar General would be nice.
- Restaurants!!!!!! Drive through coffee shop.
- Restaurants (sit down and fast food), small hardware store.
- Restaurants, dollar tree, thrift store.
- Restaurants, bigger grocery store, hardware store.

- Restaurants, coffee shop, nice bar.
- Restaurants, coffee, donuts.
- Restaurants, Dollar General, ?
- Restaurants, hardware store and a ice cream shop which is open on a regular basis with evening hours.
- Restaurants, hardware store, another grocery/drug store.
- Restaurants, hardware store, auto parts store.
- Restaurants, hardware store, car parts.
- Restaurants, hardware store, discount store like a dollar general.
- restaurants, hotel.
- Restaurants, Quicklube/tire repair.
- Restaurants, shopping.
- Restaurants, shopping center, hardware store.
- Restaurants, would prefer additional sit down options as well as potentially fast food.
- Restaurants,bowling alley.
- Restaurants.
- Restaurants...
- Scooters.
- Scooters, Dairy Queen, Amigos.
- Scooters, Trader Joes, Target.
- Sit down (non-bar) dining options.
- Sit down family restaurant NOT A BAR. Coffee shop. GYMS.
- Sit down family restaurants. Dollar General. Bigger Caseys.
- Sit down non-fast food eating establishment, somewhere else to shop (ex dollar store etc), dog grooming/boarding.
- Sit down Restaurant. Dollar store.
- Sit down restaurant. Grocery. Convenience store.
- Sit down restaurant. Store. Dollar General? Maybe not Walmart but something better than our grocery store and U-Save so I wouldn't have to go to Lincoln. I don't see how I wouldn't have to go to Lincoln for meat though. Bar/Tavern/Wine-tasting.
- Sit down restaurant.
- Sit down restaurant, fast casual food, hotel.
- Sit down restaurants that are not fast food or bar food are non existent in this town. I can only assume that affordable space is limited as I have seen vacant space in the strip near Amberly and 6 for quite some time.
- Sit Down restaurants. Dollar general or family dollar. full service doctors office.
- Sit-down restaurant. Coffee shop. Tanning.
- Starbucks, indoor play center, 24 hr diner.
- Starbucks, or scooters. Somehwere to get coffee in the morning. Any cafe for breakfast, we loved honey creek.
- Steak house. Coffee shop. Discount/Variety store.
- steak house. orschlen. automotive store.

- Taco inn.
- Taco place. Italian place. Another bar.
- Target, Mexican food, Sushi.
- Valentinos, Amigos, Scooters.
- Walmart Neighborhood Market. Bank of the West.
- Walmart or Dollar General, Texas Roadhouse or Family Restaurants, Panera or healthier fast food. ANYTHING!
- We need a hotel with restaurant and flexible event space for weddings, gatherings, lodging, etc. New restaurants with brewery, and a real hardware store. We also need a real gym.
- We need a variety of business including dining. We go into Lincoln for most things due to lack of support in Waverly. We can go to plattsmouth and see such a big business area compared to Waverly with a short drive to Bellevue and Omaha.
- We need another choice for bar/restaurant. Better fast food options. A breakfast place like Honey Creek would be great.
- We need more options for food.
- Whichever ones would be attracted by lower taxes.
- would like to see more restauraunts, a new bar, and a place for teenagers to hang out - bowling alley, arcade - something along those lines.

What three services would you like to see offered in the City of Waverly that are currently not available?

- Drive in movie theater (which could bring in people from outside of town). Possibly other entertainment options.
- 1) small engine repair / mower blade sharpening. 2) television / electronics repair. 3) automobile dealer such as Sid Dillon.
- 1) We need a partially paid fire and EMS dept. 2) Trails, walking paths.
- 1. Better water. The water in the drinking fountains at the schools has a metallic taste. If the bottle fillers are used, they have filters, so the water has a better taste. 2. A round about at the intersection of Amberly and Cannon Gate.
- 1. Co-working space: I think there are a lot of people who work-from-home in Waverly - a space for them to connect might be appreciated. 2. Volunteer or Social Club: A way to connect with others in the community and give back. 3. Stronger downtown.
- 1.Recycling. 2.Sit down restaurant such as Mexican restaurant not a bar.
- A dedicated police department.
- A police department.
- A Police force.
- A police station!
- A post office.
- A senior center. A library that loans out tools, household items, etc. (things that you don't necessarily want to purchase for a one or two time use). A youth center (my kids grew up on military bases, this is something that all USAF bases have).
- Active city police.
- Activities for seniors.
- Actual bathrooms at the city parks....and the parks that do have bathrooms (wayne) the bathrooms need to be clean and updated. Bigger library!!!!
- Allo.
- Allo I know it is coming but the internet is unreliable. Also continuing up top we have no Healthy food options we have two fast food places anything after 5 pm your choices are the bar or fast food.

- Allo but that's coming!!
- Allo fiber internet. Security at parks.
- Allo fiber internet which sounds like is coming. Not sure right now what else.
- Allo, bigger grocery store, golf course.
- Allo, more cable options.
- Amazon drop for returns. Car maintenance/oil change. Recycling site.
- An actual library facility.
- Another church option than Lutheran or Methodist, town police force or more police presence.
- Another grocery store.
- Auto service.
- Better internet, expanded library.
- Better internet/fiber optics.
- Better library.
- Better medical and dental facilities.
- Better recycling plan.
- Bigger tree dump site. Better upkeep on public bathrooms.
- Bike trail.
- Bus transportation, community volunteer days, fireworks displays on the 4th.
- Butcher shop. Mexican food. Police department.
- Can't think of any. I don't want my taxes to keep increasing.
- Can't think of any.
- Can't think of any.
- Carpet cleaning. Merry Maids or some type of professional cleaning service. Massage therapy and spa.
- Catholic Church.
- Catholic Church. Indoor pool.
- CHEAPER SEWER RATES. Fiber Internet.
- Cheaper water and sewer rates.
- Cheaper water bill. Indoor swimming pool.
- City law enforcement, indoor gym/workout center.
- City Police force.
- City provided trash. Public library / online access to books.
- City take care of all the trees they planted between the sidewalk and curb. I've read through the ordinance and the way I read it that's what's supposed to happen but now the city wants the owner to pay for half of the removal and get bids to do it.
- Commuter train to Lincoln/ Omaha. Bus service to Lincoln/ Omaha. Safe bike trail to Lincoln.
- Custom bakery, apparel print shop, eye doctor, barber.
- Different water. Laundry mat. Bus route.
- Dog boarding/grooming, police department.

- Dollar store, theatre, mexican food.
- Dry Cleaner Drop-Off Site. Amazon/Fed-X/UPS Drop-Off Site. Printing/Copying Services.
- Dry cleaning, laundry mat.
- Eye doctor.
- Eye doctor, Elderly living village, transport service.
- Eye dr.
- Faster internet.
- Fiber internet.
- Fiber internet through the whole city, city golf course.
- fiber internet, 24 hour urgent care.
- Fiber internet, more businesses to provide competition for all services.
- Fiber internet, recycling.
- Fiber optic, cheaper water bill.
- Fitness Center with workout classes and space.
- Fitness such as Genesis with classes for adults. Yoga/Wellness studio.
- Free public recycling, similar to how it used to be behind honey creek.
- Full service fitness center with pool and group classes.
- Full time fire department, full time sheriff, cheaper water utilities.
- Full time police.
- Full time police. Full time fire.
- Get that pool done. Our own police department.
- GYMS. Tanning. Grocery stores.
- hardware store.
- Help for the homeless, retirement apartments.
- High speed internet.
- Hotel. A bowling alley. An arcade.
- Hotel, police, bigger grocery store.
- House Cleaning service. Carpet cleaning.
- I'm concerned about our level of capacity for the fire department. I'm noticing more and more medical calls that are require mutual aid and I've been told staffing is the issue. As Waverly continues to grow a full time police presence would be beneficial.
- I'm just glad ol mayor finally let Allo in.
- I'm not sure.
- Internet (our neighborhood does not have reliable services available (Spectrum, Kinetic, NextLink, etc are not consistent). No other services come to mind.
- Jazzercise or Zumba classes. ELCA Lutheran church.
- Law.
- Library. Revitalize our downtown!!!!!!!!

- Local Public Safety Officer.
- Localized law enforcement, mental health.
- Lower taxes.
- Lower Water bills. We pay almost double what other towns pay.
- Make the library an actual city library.
- Maybe local police for better safety and know eye to keep the bad out.
- Medical clinic.
- More activities for adults and kids ie disc golf leagues, tennis leagues, parkway tree trimming and better City Maintenance ie. ditch mowing, tree removal and trimming in the creek areas.
- More Child Care Service. More elderly/retired community services. retail services.
- More dining. Bigger grocery store. Better shelter for park.
- More fast food options. A fancier bar. Rec center.
- More interconnection of bike paths in town and out to the High School/ runza area and north/south. Recycling, I know we lost this, but it would be nice to have it back. Composting, possibly in the tree dump.
- More Senior Activities.
- More senior activities.
- More senior items.
- more walking trails and dog run Indoor track.
- n/a.
- N/A.
- Na.
- Nicer food options. Drive-thru coffee shop. Pet waste stations in parks.
- No.
- No new services are needed.
- None.
- None since Allo is coming finally.
- None. I like the size and feel of Waverly as it is.
- On site police and hired support for fire and ent.
- Opportunities for homeschool families without religious affiliation.
- Optical, bigger fitness center.
- Own police.
- Paid FD/Police department. Dump open more outside of business hours. I feel sometimes the schools and businesses forget some work 8-5!
- paid fire and rescue.
- paid full time police force. Paid paramedics or EMT's.
- Pizza place and Mexican food. Hotel. Catholic church.
- Police.
- Police.

- Police department. More food options.
- Police department. Recreation center. Senior center.
- Police Department.
- Police force and emergency workers that are stationed in Waverly.
- Police force, public transportation.
- Police officer.
- Police presence.
- Police. More trails for safe running and riding.
- Police, recreation center, restaurants.
- Police. Shooting range. Dog park.
- Post office.
- Public wifi at all city parks/lower income families.
- Public yard waste disposal site (I know that Waverly has a tree dump site already but the process to get keys and access to the site is more hassle than it's worth in most cases to use the site). Fiber internet.
- Recycling.
- Recycling.
- Recycling.
- Recycling.
- Recycling.
- Recycling center even if its just for cardboard, dog park.
- Recycling center. Dog park.
- Recycling, better parking for events.
- Recycling, community crops, dedicated police.
- Recycling, faster internet (Allo), more police presence.
- RECYCLING, RECYCLING, RECYCLING. Especially for glass; I pay to have my recycling picked up but still have to take glass in to Lincoln.
- Recycling, snow removal assistance for elderly, better support to Fire Dept.
- Motel. Plumbing. Heating, air.
- Scooters coffee shop.
- Senior center. Library supported by city. Retirement living facility.
- Shuttle to Lincoln. Neighborhood Watch programs.
- Sit down restaurant. Police.
- Something for young kids - activities/gym/somewhere to go on a rainy day. Better internet. Bar/keno/etc. More daycare.
- Swimming in High School.
- Take over HOAs.
- Uber.
- UPS/Fed EX. Longer Postal hours. Dry Cleaning.
- Water that is drinkable & not so expensive, a police department that is invested in our city & enforces ordinances other than speeding.
- Waverly police officers.

Please provide additional comments regarding the future of Waverly, Nebraska:

- As Waverly grows, we need to look at developing our own police department and a permanent fire/emergency set up instead of volunteer.
- At the rate we are growing, we will definitely need more food, retail and entertainment options.
- Everybody wants to see Waverly grow grow grow. We moved out here 26 years ago because we wanted a small town and smaller school to send our children too. Do we need some improvements, yes. A couple more places to eat, a couple more shops but we don't need to become Lincoln.
- Fix the parking on the street situation. It is very bad in the town. Turns away younger generation home buyers.
- Growth needs be managed better...do not grow just to grow. Be smart and grow with purpose. Coordination with the school district should happen more regularly. Needs to be better at options other than building a pool that can be used for three months a year.
- I appreciate the businesses and individuals coming together for entertainment, i.e., Fire House, Camp Creek, Halloween with the businesses and tree lighting, etc.
- I believe most people reside in Waverly to escape the hustle and busy-ness of Lincoln and Omaha. I feel we need to keep the small town feel of Waverly and not focus overly on growth/expansion. Any costs associated with expansion shouldn't be the burden of current residents (ie the sewer line to nowhere). The majority of that burden should be covered by the developers and/or the new tenants.
- I don't feel the need to push growth. We are already growing!! We can't sustain too much growth in our utility systems, fire and police protection as is and our schools. All of those are already behind the growth that has happened. People choose Waverly because it isn't too big. Too Much growth without being able to support the infrastructure would result in diminished services and satisfaction.
- I don't think we need much housing growth as we are start g to lose the small town feel and connectivity of the community.
- I don't think it's the job of government to tell people what their house or property needs to look like, what they can have in their property if it is clean and orderly. Metal roofs should be an option for houses and garages due to the amount of storm damage we can get.
- I feel that as compared to other similarly sized local small towns such as Ashland and Gretna, Waverly falls behind.
- I love living in Waverly and truly think it's a great place to live. I've visited places like Hickman and Seward and love that they have more options in terms of stores and restaurants and they also have some nice walking trails. I would also love to see more options for community involvement or community activities. Advertise/post more for school and community events to get some town pride going! Update the downtown.
- I pay more than enough in taxes to the school. We pay so much we can't afford to also donate to the city. Something has to happen to lower these taxes so we can make our community better.
- I support adding a few businesses for those that live here but don't feel we need to continue to add more and more housing. The schools will not be able to keep up and we'll lose the quality education that everyone loves so much. We will lose the small town vibe which is why people are here.
- I wish we had a noise ordinance, I also think the 4th of July fireworks, days should be decreased.
- I would honestly like to see Waverly slow down on its growth as we moved her to be in a small town with a good educational experience. Due to how quickly the town is growing I feel it has caused the school to decline as its unable to keep up with the population demands.
- I would like to see the city doing more with the resources we have currently. While I understand the need for new equipment, infrastructure, etc., I would like to see a conscious effort to utilize the buildings, lots, equipment, vehicles, infrastructure, and people we already have. To me sustainability is about controlled growth and using the resources around you. Looking at modifying existing things or adding small changes instead of building and buying new. Creativity goes a long way.
- Improve amberly street and get rid of the junk yard at the gas station.
- I've lived in Waverly or just outside of Waverly for 48 years. I see no need to build the volume of housing that we are. Everyone that wants to live here doesn't need to live here.
- Keep us a smaller friendly town. As we've grown we're losing our neighborliness. Felt more personal 20 years ago. We really need affordable housing for the population that have aged in our community, so they have the option to stay and be here for grandkids, as they downsize in retirement. More buildings like the brick ones on north side in the cul-de-sac with the gazebo.

- More businesses!! GYMS, small business!
- More commercial businesses, more businesses equal more in town employment. Safer roads. Loosen up on regulations for improvements. Enforce school drop off and pick up locations. Fix the water/sewer costs. Full time EMT 24/7. More police presence. Make school crosswalks more prominent and lawful. It's always saddened me that Waverly has no courthouse, no downtown and no visible history.
- More funding for arts and music in school. Keep it even with athletics.
- More is not always better. Many folks chose Waverly because it is not Lincoln. Improvements should be made with that in mind.
- Need more restaurant options.
- Need to focus most on new single family housing, and recreational activities for Waverly residents. I feel like the new aquatic center will be enjoyed mostly by Lincoln residents. I would rather improve the quality of the parks we already have.
- Need to have better ways for the kids to get to and from that have to cross 6 Highway or the train tracks. Places to shop to bring people into the town. Have festivals! Be proud of the town and show the support. Get the park and Rex to communicate better about what is happening. Have more items to do in town.
- no more building. please please keep this the small town I grew up in. All of this growth is ruining the small town feel and we have absolutely nothing in this town to offer except housing. Invest in something the kids here can do and stop building more houses.
- No more half million dollar homes please.
- Our city government needs to be smart about growth. Growth just to grow, isn't always the smartest idea. If all we're going to do is keep adding houses without growing our businesses or public services (police), then we're failing. It's no wonder citizens tax dollars are going to Lincoln, we don't have any options to spend our money here in town. Our sales tax needs to stay here!
- Please build a pedestrian bridge on canongate.
- Please do something about the cost and quality of the water.
- Something needs to be done about kids driving golf carts and 4wheelers around town. Sheriff taking care of complaints from neighbors of not real nice people in rental homes.
- Stop with the taxes. We just had the Waverly School District raise taxes on us again and we can't afford it. We pay over $7000/year in property tax and are stuck sending our daughter to the public school system with no ability to pay to send her elsewhere. We can't breathe under the stifling taxation. The local government needs to downsize and leave development to the private sector.
- Thanks for all you do! We pray that you will have the wisdom to make the best decisions for the improvement our community.
- The city can not accommodate large housing increases. Build up businesses and parks before adding large capacity neighborhoods please.
- The city is growing that's a fact. We need more businesses, but the prices per square foot are higher here than in south Lincoln, which stops growth.
- The city of Waverly needs to do something to attract business owners to want to bring their businesses here to our community, especially restaurants!!
- The future growth of Waverly needs to facilitate government transparency with any tax levy that is specific to and identifies need. The government should be providing this information annually to the property owners in order to ensure what has historically been approved, to ensure that the citizens receive accountability for tax collected. Sales tax was approved for community improvements, continues to be collected, yet fire department facilities remain yet to be built.
- The golf carts and four wheelers are everywhere in this town. Some people let kids drive them and some don't have lights on them at night. We had a four wheeler drive on our sidewalk in front of our house. Looks to me that people can't be responsible and laws about golf carts/four wheelers need to change. Waverly also has many sidewalks but people choose to walk in the middle of the street.
- The interstate noise is a issue for homeowners living around the interstate. Please consider building a sound barrier along the interstate.
- The last thing we need in Waverly is more development. Waverly used to be a quaint agriculture based small town. Now it's full of city folk who are far more concerned with policing other people than they are themselves. Let people live their lives on their property as they see fit.

- The Water Bills are outrageous. water bills do not need to be raised now. We pay more here than most towns of the same size. It is getting pretty ridiculous here. They also need to get better police patrols. We have crime in the city, but they spend 90% of their time writing traffic tickets and ignore the 12 year olds, or the people driving golf carts while holding a baby and 3 kids in back not restrained.
- There already seems to be tremendous growth, but since we are part of that, having built and moved here last year, I support things that make it possible for others as well.
- Very much need a traffic light at 148th and Hwy 6.
- Water rates are way too high.
- Waverly has grown and the use of golf carts has increased a lot. Too many kids driving them, adults drinking and driving the golf carts around town, golf carts in use at night without lights and the rules are not enforced. Either enforce the rules or get rid of the golf carts.
- Waverly is an OK place to live if you have kids because of the quality and quantity of nearby schools. It's also good for church if you are Lutheran or Methodist. But if you are older, are of a different religious faith, would like to dine out or be entertained, it really has nothing to offer other than a reasonable proximity to both Lincoln and Omaha. We have lived here for a long time because of our granddaughters being in Omaha but now that they are adults we will move to Omaha or Lincoln.
- Waverly needs LESS industry and more retail. Waverly is a perfect bedroom community for people driving to Lincoln and Omaha for work. We do not need industry to run down housing values and attract people who want to live in trashy homes. Quit zoning for industry. We have far more than we need.
- Waverly needs to maintain a higher standard to keep the riff raff from Lincoln and Omaha out. As we grow I hope we don't sacrifice public safety to save a few bucks.
- We don't need a new pool in the Wayne Park. This should be built north of Waverly near the Lawson Ball fields. Way too congested for this size of pool in a park. And, this takes away open green park space.
- We have enough housing, we need to focus on growing our public services, schools, and business to accommodate the growth that has already occurred. We should not be adding more housing until other things are addressed to be able to gable growth.
- We love it here! Hoping to see more businesses and easy access to needed shopping and housing for our future senior years so that we do not need to go to Lincoln.
- We love Waverly. But knowing.how fast it's growing we have to catch up business wise ASAP.
- We need a Waverly police department since Waverly has and will continue to expand. Need more restaurants/food options. And the sidewalks need attention, especially on the north side of town.
- We need better fire and police force. We are moving away from being a small town and are moving toward a bigger town and need to keep residents safe. We need a paid fire department and a larger police presence.
- We need more community organization to bring in new volunteers from New residents. We need sound and safety barrier and better access to law enforcement, fire, and emts. It takes far too long for people to get help. Our volunteers do the best they can but they need help if we keep growing. School district has had a major culture shift with the new people moving in. Not necessarily positive. Keep our small town caring community intact.
- With Waverly growing so fast we need better city administrator and city council, A full time paid police force and a paid paramedics or EMT's. A new fire station since this building is too small and not to have city offices with fire department. Being truthful with the community as to where the tax money and such goes to not just one project(swimming pool)!Donation money and equipment fund be used for fire department only! These funds being used for fire department equipment.
- Would like to see more community support and try to keep more people from having to leave town for basic things. More healthcare options. Pediatrician office.

- Years ago, a sales tax was passed by the citizens of Waverly. Many times it was stated that these funds would be used for a new fire station as the city grows. No sales tax dollars have yet gone for a new fire station. Instead, sales tax dollars are going for recreation (aquatic center) instead of public safety. It is time to invest in public safety. Waverly is large enough and growing fast enough to invest in its own police force and paid paramedics for emergency medical services.

Workforce Housing Needs Survey

Survey Submits	128

Place of Employment (included, but not limited to…)

Waverly school district 145

Smart Chicken

Millard Lumber

Total Responses	118

Where do you reside?

Answer Choice	Response Count	Response Percentage
Inside the City of Waverly Corporate Limits	60	47%
Less than One Mile from Waverly	0	0%
1-5 Miles from Waverly	1	0%
City of Lincoln, Nebraska	54	42%
Rural/Unincorporated Lancaster County	2	1%
Other	10	7%
Total Responses	127	

If Other, where and why?

Alvo/Eagle area

Eagle, have been there 10 years

family farm

Total Responses	11

Number of persons in your household?

Answer Choice		Response Count	Response Percentage
	1	9	7%
	2	33	25%

3	22	17%
4	37	28%
5+	27	21%
Total Responses	128	

Do you commute into Waverly for work?

Answer Choice	Response Count	Response Percentage
Yes	70	54%
No	58	45%
Total Responses	128	

How far do you commute for work?

Answer Choice	Response Count	Response Percentage
No Commute/Work From Home	12	9%
Less Than 10 Minutes	34	27%
10-20 Minutes	45	36%
21-30 Minutes	24	19%
31-40 Minutes	8	6%
41-50 Minutes	2	1%
51-60 Minutes	0	0%
61+ Minutes	0	0%
Total Responses	125	

What is your current annual total household income?

Answer Choice	Response Count	Response Percentage
Less Than $50K	15	11%
$50K-$74K	15	11%
$75K-$99K	27	21%
$100K-$149K	42	32%

$150K-$199K	19	14%
$200K-$249K	6	4%
$250K-$299K	1	0%
$300K or More	3	2%
Total Responses	128	

Do you currently rent or own your home?

Answer Choice	Response Count	Response Percentage
Rent	19	14%
Own	109	85%
Total Responses	128	

If you are a RENTER, How much are you currently paying for your monthly rent?

Answer Choice	Response Count	Response Percentage
No Rent Payment	33	64%
Less Than $400	2	3%
$400-$600	2	3%
$601-$800	4	7%
$801-$950	1	1%
$951-$1,100	3	5%
$1,101-$1,250	4	7%
$1,251-$1,500	0	0%
$1,501-$1,750	1	1%
$1,751-$1,999	0	0%
$2,000+	1	1%
Total Responses	51	

If you are an OWNER, what is your monthly mortgage payment?

Answer Choice	Response Count	Response Percentage
Paid in Full	13	11%
Less Than $400	1	0%
$400-$600	1	0%
$601-$800	0	0%
$801-$1,000	12	10%
$1,001-$1,250	20	18%
$1,251-$1,500	21	18%
$1,501-$1,750	14	12%
$1,751-$2,000	10	9%
$2,001-$2,500	13	11%
$2,501-$2,999	3	2%
$3,000+	3	2%
Total Responses	111	

Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	110	85%
No	18	14%
Total Responses	128	

If No, please explain.

House is too small.
Looking for an acerage
looking to relocate closer to waverly, possibly more rural
Total Responses 18

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	0	0%
Lack of adequate public transportation	0	0%
Lack of knowledge of fair housing rights	2	11%
Cost of rent	15	83%
Restrictive zoning/building codes	0	0%
Job status	2	11%
Attitudes of landlords & neighbors	2	11%
Lack of availability of decent rental units in your price range	10	55%
Use of background checks	0	0%
Excessive application fees and/or rental deposits	3	16%
Cost of utilities	2	11%
Lack of educational resources about tenant responsibilities	0	0%
Age of existing rental housing	2	11%
Condition of existing rental housing	4	22%
Other	0	0%
Total Responses	18	

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	2	2%
Lack of adequate public transportation	1	1%
Lack of knowledge of fair housing rights	2	2%
Housing purchase prices/cost to own	53	67%
Restrictive zoning/building codes	8	10%
Job status	6	7%
Attitudes of immediate neighbors	12	15%
Mortgage lending application requirements	5	6%
Excessive down payment/closing costs	17	21%
Cost of utilities	18	23%
Lack of educational resources about homeowner responsibilities	4	5%
Cost of homeowners insurance	7	8%
Lack of sufficient homes for sale	36	46%
Age of existing housing	8	10%
Condition of existing housing	8	10%
Inability to get a loan	2	2%
Other	6	7%
Total Responses	78	

Where would you like to rent or purchase a home?

Answer Choice	Response Count	Response Percentage
Inside the City of Waverly Corporate Limits	27	36%
Less than One Mile from Waverly	3	4%
1-5 Miles from Waverly	19	26%
City of Lincoln, Nebraska	7	9%
Rural/Unincorporated Lancaster County	11	15%
Other	6	8%
Total Responses	73	

Which one of the following housing types would you most like to purchase?

Answer Choice	Response Count	Response Percentage
Single Family	46	59%
Attached Townhouse or Duplex/Triplex Unit	4	5%
Residential Acreage	23	29%
Mobile Home	0	0%
Patio Home/Slab Home	2	2%
Tiny Home	0	0%
Upper Level/Downtown	0	0%
Apartment	0	0%
Senior Living Community	2	2%
Total Responses	77	

How many bedrooms would your family need?

Answer Choice		Response Count	Response Percentage
	1	1	1%
	2	3	3%
	3	37	47%
	4+	37	47%
Total Responses		78	

What is the most your family could afford for a home?

Answer Choice	Response Count	Response Percentage
Less Than $100K	4	5%
$100K-$200K	19	24%
$201K-$300K	25	32%
$301K-$400K	16	20%
$401K-$500K	10	12%
$501K+	4	5%
Total Responses	78	

What is the most your family could afford for monthly rent?

Answer Choice	Response Count	Response Percentage
Less Than $400	0	0%
$400-$600	3	5%
$601-$800	2	3%
$801-$950	8	13%
$951-$1,100	7	11%
$1,101-$1,250	10	16%
$1,251-$1,500	10	16%
$1,501-$1,750	6	10%
$1,751-$1,999	8	13%
$2,000+	6	10%
Total Responses	60	

What amenities would make Waverly a more attractive place to live or relocate?

Answer Choice	Response Count	Response Percentage
Child Care	24	25%
Education	22	22%
Retail/Shopping	57	59%
Restaurants	81	84%
Housing Choices	47	48%
Entertainment	41	42%
Leisure & Recreation Activities	45	46%
Medical Care Services	22	22%
Other	3	3%
Total Responses	96	

Waverly Workforce Survey (128 total respondents)

Comments edited for clarity.

Are you satisfied with your current housing situation? If No, please explain.

- House is too small.
- It's very affordable, but I would like to reside within the Waverly community.
- Living cost due to school and community projects.
- Looking for an acreage.
- looking to relocate closer to Waverly, possibly more rural.
- Not because I wanted my own house and one that was bigger and had a yard.
- Right now I am very lucky to have an affordable house to rent, but I know that is near impossible for most people. Rent is REALLY high in this town, and there are not many homes available for rent often.
- Speed limits need to be reduced on North 140th and electrical poles cause blindspots when backing out of my driveway.
- Taxes are too high.
- too far from my job, rent is way too high.
- Too small.
- We have 7 people in an apartment. We cannot afford the houses here in Waverly.
- We wanted to live in Waverly, but it is so expensive to move we will just make the best of it.
- Wish we could have found a home with a 3-car garage and one more bathroom, but we scooped up what we could get to get into Waverly... but other than that it's awesome and what we wanted.
- Would like something a little bigger but needs to be affordable.
- Would like to move outside of city limits.
- Would like to move to Waverly, but can't afford due to interest rates and pricing.
- Would like to move to Waverly.

APPENDIX IV



WAVERLY, NEBRASKA
TABLE PROFILE.

TABLE 1A
POPULATION TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033

			Total		Annual	
	Year	**Population**	**Change**	**Percent**	**Change**	**Percent**
	2000	2,452	--	--	--	--
	2010	3,277	+825	+33.6%	+82.5	+3.4%
	2020	**4,279**	**+1,002**	**+30.6%**	**+100.2**	**+3.1%**
	2023	**4,532**	**+251**	**+5.7%**	**+83.6**	**+1.9%**
Low	**2033**	**5,371**	**+850**	**+18.5%**	**+85.0**	**+1.8%**
Medium	**2033**	**5,520**	**+988**	**+21.8%**	**+99.9**	**+2.2%**
High	**2033**	**5,667**	**+1,146**	**+25.3%**	**+114.6**	**+2.5%**
CGI*	**2033**	**6,778**	**+2,257**	**+49.8%**	**+225.7**	**+4.9%**

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 20% of the current Commuter Employee Population.

Source: 2000, 2010 Census & 2020 Census Redistricting Data.
Hanna:Keelan Associates, 2023.

TABLE 1B
POPULATION TRENDS AND PROJECTIONS
WAVERLY PLANNING JURISDICTION, NEBRASKA
2020-2033

			Total		Annual	
	Year	Population	Change	Percent	Change	Percent
	2020	81	--	--	--	--
	2023	91	+10	+12.3%	+5	+6.2%
Low	2033	108	+17	+18.6%	+1.7	+1.9%
Medium	2033	114	+23	+25.2%	+2.3	+2.5%
High	2033	118	+27	+29.6%	+2.7	+2.9%
CGI*	2033	140	+49	+53.8%	+4.9	+5.4%

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 20% of the current Commuter Employee Population.

Source: 2000, 2010 Census & 2020 Census Redistricting Data.
Hanna:Keelan Associates, 2023.

TABLE 2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033

Age Group	2000	2010	2000-2010 Change	2020*	2023	2033**	2023-2033 Change
19 and Under	883	1,151	+268	**1,512**	**1,577**	**1,833**	**+256**
20-34	473	626	+153	**790**	**833**	**1,021**	**+188**
35-54	733	918	+185	**1,192**	**1,243**	**1,513**	**+270**
55-64	161	281	+120	**402**	**443**	**578**	**+135**
65-74	94	162	+68	**233**	**261**	**344**	**+83**
75-84	57	103	+46	**120**	**146**	**204**	**+58**
85+	51	36	-15	**30**	**29**	**27**	**-2**
Totals	**2,452**	**3,277**	**+825**	**4,279**	**4,532**	**5,520**	**+988**
Median Age	32.0	32.8	+0.8	**34.3**	**34.7**	**34.9**	**+0.6**

*Estimate.
**Based on Medium Population Projection.
Source: 2000 & 2010 Census, 2020 Census Redistricting Data.
Hanna:Keelan Associates, 2023.

TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS
WAVERLY, NEBRASKA
2000-2033

Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
2000	2,452	49	2,403	838	2.87
2010	3,277	50	3,227	1,113	2.90
2020	**4,279**	**43**	**4,236**	**1,469**	**2.88**
2023	**4,532**	**46**	**4,486**	**1,574**	**2.85**
2033*	**5,520**	**97**	**5,423**	**1,896**	**2.86**
2033 CGI	**6,778**	**110**	**6,668**	**2,315**	**2.88**

*Based on Medium Population Projection.
Source: 2000 & 2010 Census, 2020 Census Redistricting Data.
Hanna:Keelan Associates, 2023.

TABLE 4
TENURE BY HOUSEHOLD
WAVERLY, NEBRASKA
2000-2033

		Owner		Renter	
Year	Total Households	Number	Percent	Number	Percent
2000	838	665	79.4%	173	20.6%
2010	1,113	910	81.8%	203	18.2%
2020	**1,469**	**1,198**	**81.6%**	**271**	**18.4%**
2023	**1,574**	**1,282**	**81.5%**	**292**	**18.5%**
2033*	**1,896**	**1,509**	**79.6%**	**387**	**20.4%**
2033 CGI	**2,315**	**1,754**	**75.8%**	**561**	**24.2%**

*Based on Medium Population Projection.
Source: 2000 & 2010 Census, 2020 Census Redistricting Data.
Hanna:Keelan Associates, 2023.

TABLE 5
HOUSEHOLDS BY HOUSEHOLD SIZE
WAVERLY, NEBRASKA
2020 ESTIMATE*

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons
194	546	216	247	110	35	26

*Estimate subject to margin of error.
Source: 2016-2020 American Community Survey.

TABLE 6
HOUSEHOLD INCOME BY AGE GROUP
TRENDS AND PROJECTIONS*
WAVERLY, NEBRASKA
2010-2033

Income Group	2010*	2020*	2023	2033**	2033 CGI	% Change 2023-2033^
All Households						
Less than $10,000	10	44	**30**	**14**	**14**	**-53.3%**
$10,000-$19,999	33	13	**13**	**8**	**8**	**-38.5%**
$20,000-$34,999	168	88	**71**	**63**	**63**	**-11.3%**
$35,000-$49,999	126	101	**107**	**109**	**117**	**+1.9%**
$50,000-$74,999	287	345	**378**	**390**	**418**	**+3.2%**
$75,000-$99,999	237	238	**267**	**306**	**413**	**+14.6%**
$100,000 or More	242	545	**708**	**1,006**	**1,282**	**+42.2%**
Totals	**1,103**	**1,374**	**1,574**	**1,896**	**2,315**	**+20.4%**
Median Income	**$61,210**	**$81,818**	**$87,694**	**$98,874**	**$101,336**	**+12.7%**
Households 65+ Yrs.						
Less than $10,000	5	6	**6**	**3**	**3**	**-50.0%**
$10,000-$19,999	18	13	**11**	**7**	**7**	**-36.4%**
$20,000-$34,999	32	15	**12**	**8**	**8**	**-33.3%**
$35,000-$49,999	30	41	**48**	**46**	**46**	**-4.2%**
$50,000-$74,999	34	205	**73**	**77**	**77**	**+5.5%**
$75,000-$99,999	6	42	**50**	**59**	**59**	**+18.0%**
$100,000 or More	14	48	**60**	**93**	**93**	**+55.0%**
Totals	**139**	**370**	**260**	**293**	**293**	**+12.7%**
Median Income	**$42,250**	**$63,414**	**$65,022**	**$71,295**	**$71,295**	**+9.6%**

* Specified Data Used. 2020 Estimate subject to margin of error.
**Based on Medium Population Projection.
^Does not include CGI.
Source: 2006-2010 American Community Survey.
2016-2020 American Community Survey.
Hanna:Keelan Associates, 2023.

TABLE 7
PER CAPITA INCOME
LANCASTER COUNTY, NEBRASKA / STATE OF NEBRASKA
2010-2027

	Lancaster County		State of Nebraska	
Year	**Per Capita Income**	**Percent Change**	**Per Capita Income**	**Percent Change**
2010	$38,928	--	$41,248	--
2011	$40,478	+4.0%	$45,674	+10.7%
2012	$42,396	+4.7%	$46,670	+2.2%
2013	$42,086	-0.7%	$46,653	-0.0%
2014	$43,449	+3.2%	$48,957	+5.0%
2015	$45,296	+4.3%	$50,556	+3.3%
2016	$45,654	+0.8%	$49,360	-2.4%
2017	$47,387	+3.8%	$50,204	+1.7%
2018	$49,449	+4.4%	$52,023	+3.6%
2019	$50,510	+2.1%	$53,419	+2.7%
2020	$52,887	+4.7%	$56,869	+6.5%
2021	$56,137*	+6.1%	$62,095	+9.2%
2023	**$58,046**	**+3.4%**	**$64,517**	**+3.9%**
2033	**$77,782**	**+34.0%**	**$89,679**	**+39.0%**
2010-2023	**$38,928-$58,046**	**+49.1%**	**$41,248-$64,517**	**+56.4%**
2023-2033	**$58,046-$77,782**	**+34.0%**	**$64,517-$89,679**	**+39.0%**

*Estimate
Source: Bureau of Economic Analysis, 2023.
Hanna:Keelan Associates, 2023.

TABLE 8
RACE AND HISPANIC ORIGIN
WAVERLY, NEBRASKA
2000, 2010 & 2020*

	2000		2010		2020 Est.*	
Race	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
White	2,374	96.8%	3,217	98.2%	3,892	98.8%
Black	15	0.6%	5	0.1%	2	0.0%
Native American	22	0.9%	5	0.1%	4	0.1%
Asian	0	0.0%	9	0.3%	0	0.0%
Other	41	1.7%	41	1.3%	43	1.1%
Totals	**2,452**	**100.0%**	**3,277**	**100.0%**	**3,941**	**100.0%**
Hispanic Origin	**21**	**0.9%**	**47**	**1.4%**	**295**	**7.5%**

*Specified Data Used. Subject to margin of error.
Source: 2010 Census. 2016-2020 American Community Survey.

TABLE 9
PERSONS RECEIVING SOCIAL SECURITY INCOME
LANCASTER COUNTY, NEBRASKA
2020

Social Security Income-2020	**Number of Beneficiaries**
Retirement Benefits	
Retired Workers	38,730
Wives & Husbands	1,595
Children	625
Survivor Benefits	
Widows & Widowers	2,540
Children	1,505
Disability Benefits	
Disabled Persons	5,800
Wives & Husbands	40
Children	1,145
Total	**51,980**
Aged 65 & Older	
Men	17,940
Women	23,405
Total	**41,345**
Supplemental Security Income-2020	**Number of Beneficiaries**
Aged 65 or Older	1,035
Blind and Disabled	4,513
Total	**5,548**

Source: Department of Health and Human Services, Social Security Administration, 2023.

TABLE 10
ESTIMATED HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
WAVERLY, NEBRASKA
2010-2033

Owner Inc. Rng.	**2010*** **# / #*CB-HP***	**2018*** **# / #*CB-HP***	**2023** **# / #*CB-HP***	**2033**** **# / #CB-HP**
0%-30% AMI	4 / 4	35 / 20	**34 / 20**	**30 / 17**
31%-50% AMI	35 / 20	30 / 25	**29 / 24**	**27 / 15**
51%-80% AMI	85 / 40	70 / 25	**86 / 31**	**99 / 35**
81%+ AMI	735 / 70	820 / 39	**1,133 / 53**	**1,353 / 66**
Totals	**859 / 134**	**955 / 109**	**1,282 / 128**	**1,509 / 133**

Renter Inc. Rng.	**2010*** **# / #*CB-HP***	**2018*** **# / #*CB-HP***	**2023** **# / #*CB-HP***	**2033**** **# / #CB-HP**
0%-30% AMI	20 / 10	45 / 15	**31 / 15**	**24 / 18**
31%-50% AMI	15 / 10	65 / 35	**61 / 35**	**70 / 49**
51%-80% AMI	120 / 40	65 / 25	**67 / 27**	**82 / 35**
81%+ AMI	85 / 0	125 / 10	**133 / 12**	**211 / 18**
Totals	**240 / 60**	**300 / 85**	**292 / 89**	**387 / 120**

= Total Households. *#CB-HP = Households with Cost Burden – Housing Problems.*

*Specified Data Used.
**Based on Medium Population Projection.
Source: 2006-2010, 2014-2018 CHAS Data.
Hanna:Keelan Associates, 2023.

TABLE 11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
LANCASTER COUNTY, NEBRASKA
2010-2033

Year	Number of Employed Persons	Change	Percent Unemployment
2010	155,716	--	4.2%
2011	157,591	+1,875	4.0%
2012	161,556	+3,965	3.6%
2013	163,096	+1,540	3.5%
2014	162,752	-344	3.0%
2015	162,978	+226	2.6%
2016	164,151	+1,173	2.8%
2017	165,762	+1,611	2.6%
2018	170,079	+4,317	2.7%
2019	172,276	+2,197	2.8%
2020	169,507	-2,769	4.2%
2021	174,272	+4,765	2.4%
2022*	**178,931**	**+4,659**	**1.8%**
2033	**198,277**	**+19,346**	**3.1%**
2010-2033	**155,716-198,277**	**+42,561**	**4.2%-3.1%**

*Estimate as of April, 2022.

Source: Nebraska Department of Labor, Labor Market Information, 2023.
Hanna:Keelan Associates, 2023.

TABLE 12
WORKFORCE EMPLOYMENT BY TYPE
LANCASTER COUNTY, NEBRASKA
APRIL, 2022

Workforce	
Non-Farm Employment (Wage and Salary)	**182,585**
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	*
Utilities.	143
Construction.	9,893
Manufacturing.	12,948
Wholesale Trade.	3,720
Retail Trade.	17,651
Transportation & Warehousing.	10,204
Information.	3,362
Finance & Insurance.	8,618
Real Estate & Rental/Leasing.	1,922
Professional, Scientific & Technical Services.	9,186
Management of Companies & Enterprises.	2,100
Administrative/Support/Waste.	7,358
Educational Services.	10,399
Health Care & Social Assistance.	24,471
Arts, Entertainment & Recreation.	2,209
Accommodation & Food Service.	11,394
Other Services (except Public Administration).	6,609
Federal Government.	3,334
State Government.	22,314
Local Government.	14,749

*Data not available because of disclosure suppression.
Source: Nebraska Department of Labor, Labor Market Information, 2022.

TABLE 13
TRAVEL TIME TO WORK
WAVERLY, NEBRASKA
2020 ESTIMATE*

9 Minutes or Less	10-19 Minutes	20-29 Minutes	30-39 Minutes	40 Minutes or More
288	262	909	188	157

*Subject to margin of error.
Source: 2016-2020 American Community Survey.

TABLE 14
INFLOW/OUTFLOW JOB COUNTS (ALL JOBS)
WAVERLY, NEBRASKA
2020

	Count	Share
Employed in Waverly	2,485	100.0%
Employed in Waverly but Living Outside	2,317	93.2%
Employed and Living in Waverly	168	6.8%
Living in Waverly	1,804	100.0%
Living in Waverly but Employed Outside	1,636	90.7%
Living and Employed in Waverly	168	9.3%

*Subject to margin of error.
Source: Census Longitudinal Employment-Household Dynamics 2023.

TABLE 15
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
WAVERLY, NEBRASKA
2010 & 2020 ESTIMATE

	Number of Units				
Year	**1 Unit**	**2-9 Units**	**10+ Units**	**Other***	**Total**
2010**	1,003	85	70	0	**1,158**
2020**	1,249	73	74	0	**1,396**

*Includes mobile homes and trailers.
**Specified Data Used. Estimates subject to margin of error.
Source: 2006-2010 American Community Survey
2016-2020 American Community Survey.

TABLE 16
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
WAVERLY, NEBRASKA
2010 & 2020 ESTIMATE

		Complete Plumbing		Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	Totals	**Number**	**% of Totals**	**Number**	**% of Totals**	**Number**	**% of Totals**
2010*	1,103	1,103	100.0%	0	0.0%	7	0.6%
2020*	1,374	1,360	99.0%	14	1.0%	27	2.0%

*Specified Data Used. Estimates subject to margin of error.
Source: 2006-2010 American Community Survey
2016-2020 American Community Survey.

TABLE 17
HOUSING STOCK OCCUPANCY / VACANCY STATUS
WAVERLY, NEBRASKA
2010 & 2020

	2010	2012**	2023
a) Housing Stock	**1,152 (O=935; R=217)**	**1,162 (O=951; R=211)**	**1,583 (O=1,286; R=293)**
b) Vacant Housing Stock	**39**	**18**	**9**
c) Occupied Housing Stock	**1,113**	**1,144**	**1,574**
Owner Occupied	910	**938**	**1,282**
Renter Occupied	203	**206**	**292**
d) Housing Vacancy Rate	**3.4% (39)**	**1.5% (18)**	**0.5% (9)**
Owner Vacancy	2.7% (25)	**1.5% (14)**	**0.5% (7)**
Renter Vacancy	6.5% (14)	**1.9% (4)**	**0.7% (2)**

*Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, temporary housing or units not meeting current housing code and/or lacking modern amenities.
**Includes Waverly Community Housing Study, 2012 Data.

Source: 2010 American Community Survey, City of Waverly, 2023.
Hanna:Keelan Associates, 2023.

TABLE 18
OWNER OCCUPIED HOUSING VALUE
WAVERLY, NEBRASKA
2000-2033

	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,000	$200,000 or More	Totals
2000*	9	324	231	51	16	**631**
Median Value	**$98,600**					
2020*	9	32	236	214	606	**1,097**
Median Value	**$207,400**					
2023	**$230,286**					
2033	**$357,343**					

*Specified Data Used. 2020 estimate subject to margin of error.
Source: 2000 Census, 2016-2020 American Community Survey.
Hanna:Keelan Associates, 2023.

TABLE 19
GROSS RENT
WAVERLY, NEBRASKA
2000-2033

	Less than $300	$300 to $399	$400 to $499	$500 to $699	$700 or More	Totals
2000*	28	13	47	59	26	**173**
Median Rent	**$513**					
2020*	24	15	5	30	203	**277**
Median Rent	**$830**					
2023	**$881**					
2033	**$1,152**					

*Specified Data Used. 2020 estimate subject to margin of error.
Source: 2000 Census, 2016-2020 American Community Survey.
Hanna:Keelan Associates, 2023.

TABLE 20
SELECTED RENTAL HOUSING OPTIONS
WAVERLY, NEBRASKA
2023

Name & Address	Year	Units	Project Type	Rent Range	Occup./Waiting List
Liberty Estates	2010	2-Bd: 22	HUD	30% of Income	100%
N 146th Cir. & Oldfield Sts.		3-Bd: 2	LIHTC	2-Bd: $565	N/A
402-434-3344				3-Bd: $585	
North Meadows Apartments	1979	1-Bd: 16	USDA-RD	30% Income	100%
11141 N 137th Street		2-Bd: 8	Elderly		N/A
402-937-2130					
Northland Waverly Apartments	1978	25 Units*	USDA-RD	30% of Income	100%
14020 Lancashire Street	1995	1-Bd: 3	Family	1-Bd: $604	Yes (12, ground floor)
402-786-7380		2-Bd: 14	Elderly	2-Bd: $683	
		3-Bd: 8		3-Bd: $721	
Reese Estates	2011	15 units	HUD	30% of Income	N/A
Scattered Sites		3-Bd	LIHTC		
402-805-4905					
Waverly Care Center	1989	54	Adult & Long-	N/A	85%
11041 N 137th Street		Total Bed	Term Care/		No
402-786-2626			Hospice		

Source: Nebraska Investment Finance Authority, 2023. U.S. Department of Agriculture-Rural Development, 2023.
U.S. Department of Housing and Urban Development, 2023.
Hanna:Keelan Associates, 2023.

TABLE 21
HOUSING UNIT "TARGET" DEMAND
WAVERLY, NEBRASKA
2033

	Owner	Rental	Est. Total Housing Unit Target Demand*	Est. Required Housing Unit Target Demand Budget (Millions)
Medium (Pop. Projection):	**300**	**120**	**420** [1 & 4]	**$122.3**
High (Pop. Projection):	**402**	**190**	**592** [2 & 5]	**$170.4**
CGI (Pop. Projection):	**594**	**308**	**902** [3 & 6]	**$254.7**

***Housing Unit "Target" Demand, based on:**
- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied "Deteriorated to Dilapidated" Housing Units.
- Owner & Rental Housing Vacancy Deficiency.
- Secure Current Commuter Employment.
- "Pent Up" Housing Demand.
- **10-Year Housing Development Capacity.**

Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 5% to 8% of the Total Housing Demand).

1 - Estimated Workforce Housing Unit Demand: 296 Total Units (240 Owner, 86 Rental).
2 - Estimated Workforce Housing Unit Demand: 473 Total Units (325 Owner, 148 Rental).
3 - Estimated Workforce Housing Unit Demand: 721 Total Units (481 Owner, 240 Rental).
4 - Estimated Land Designation (New Construction) Requirement (x3): 312 acres.
5 - Estimated Land Designation (New Construction) Requirement (x3): 439 acres.
6 - Estimated Land Designation (New Construction) Requirement (x3): 670 acres.

Source: Hanna:Keelan Associates, 2023.

TABLE 22
AREA HOUSEHOLD INCOME (AMI)
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA
(INCLUDING CITY OF WAVERLY)
2023

	1PHH	2PHH	3PHH	4PHH	5PHH	6PHH	7PHH	8PHH
30% AMI	$19,050	$21,800	$24,500	$27,200	$29,400	$31,600	$33,750	$35,950
50% AMI	$31,750	$36,250	$40,800	$45,300	$48,950	$52,550	$56,200	$59,800
60% AMI	$38,100	$43,500	$48,960	$54,360	$58,740	$60,360	$67,440	$71,760
80% AMI	$50,750	$58,000	$65,250	$72,500	$78,300	$84,100	$89,900	$95,700
100%AMI	$63,500	$72,500	$81,600	$90,600	$97,900	$105,100	$112,400	$119,600
125%AMI	$79,375	$90,625	$102,000	$113,250	$122,375	$131,375	$140,500	$149,500

Source: U.S. Department of Housing and Urban Development, 2022.

TABLE 23
ESTIMATED HOUSING UNIT "TARGET" DEMAND BY
AMI (MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	Income Range					
2033	**0-30% AMI**	**31-60% AMI**	**61-80% AMI**	**81-125% AMI**	**126%+ AMI**	**Totals**
Owner:	**0**	**10**	**25**	**90**	**175**	**300**
Rental:	**4**	**31**	**23**	**44**	**18**	**120**

NOTE: Includes New Construction & Purchase-Rehab-Resale or Re-Rent.
Source: Hanna:Keelan Associates, 2023.

TABLE 24
AFFORDABLE* HOUSING UNIT "TARGET" DEMAND
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	Owner	Rental
TOTAL UNITS:	**35**	**58**
New Construction:	**33**	**55**
Purchase-Rehab-Resale/Rent:	**2**	**3**
SECTOR:		
Elderly (55+):	**9**	**28**
Family:	**19**	**21**
Special Populations:	**7**	**9**

*Affordable Housing Units = < 80% Household AMI.
Source: Hanna:Keelan Associates, 2023.

TABLE 25
HOUSING UNIT "TARGET" DEMAND – POPULATION SECTORS BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

OWNER	HOUSEHOLD AREA MEDIAN INCOME (AMI)						Workforce
UNITS	0%-30%	31%-60%	61%-80%	81%-125%	126%+	Totals	Sector
Elderly (55+)	0	2	7	23	40	**72**	**24**
Family	0	4	15	65	135	**219**	**213**
Special Populations[1]	0	4	3	2	0	**9**	**3**
Subtotals	**0**	**10**	**25**	**90**	**175**	**30**	**240**
RENTAL UNITS*							
Elderly (55+)	0	18	10	10	5	**43**	**18**
Family	0	10	11	32	13	**66**	**63**
Special Populations[1]	4	3	2	2	0	**11**	**5**
Subtotals	**4**	**31**	**23**	**44**	**18**	**120**	**86**
Totals	**4**	**41**	**48**	**130**	**197**	**420**	**326**

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

* Includes lease- or credit-to-own units.
[1] Any person with a special housing need due to a cognitive and/or mobility disability.
Source: Hanna:Keelan Associates, 2023.

TABLE 26
HOUSING UNIT "TARGET" DEMAND – SPECIFIC TYPES
BY PRICE POINT (PRODUCT) RANGE BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

PRICE – PURCHASE COST RANGE (Area Median Income)

OWNER UNITS*	(0%-30%) $0 to $124,100*	(31%-60%) $128,200 to $210,200*	(61%-80%) $214,500 to $306,500*	(81%-125%) $326,000 to $434,000*	(126%+) $441,200*+	Totals	Workforce $252,800*+
2 Bedroom	0	3	7	15	25	**50**	**10**
3+ Bedroom	0	7	18	70	155	**250**	**230**
Totals	**0**	**10**	**25**	**90**	**175**	**300**	**240**

PRICE – RENT COST RANGE (Area Median Income)

RENTAL UNITS**	(0%-30%) $0 to $525**	(31%-60%) $531 to $914**	(61%-80%) $945 to $1,025**	(81%-125%) $1,035 to $1,559**	(126%+) $1,568**+	Totals	Workforce $765+**
1 Bedroom	1	4	4	6	5	**20**	**4**
2 Bedroom	1	12	8	16	6	**43**	**30**
3+ Bedroom	2	15	11	22	7	**57**	**52**
Totals	**4**	**31**	**23**	**44**	**18**	**120**	**86**

Note: Includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

*Average Affordable Purchase Price, 3.0 PPHH,
(25% Income/90% Debt Coverage, 30 years @ 6.5%), with Market Adjustment.

**Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment.

Source: Hanna:Keelan Associates, 2023.

TABLE 27
HOUSING UNIT "TARGET" DEMAND –
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
WAVERLY, NEBRASKA
2033

Age Sector	Type of Unit	#Owner / #Rental	Est. Land Requirements (Acres)^
18 to 54 Years**	Single Family Unit	160 / 8*	58
	Town Home Unit	36 / 10	9
	Duplex/Triplex Unit	24 / 35	9
	Apartment - 4+ Units***	0 / 24	2
Totals		**228 / 77**	**78**
55+ Years	Single Family Unit	28 / 10	10
	Patio Home Unit	12 / 0	3
	Town Home Unit	24 / 10	7
	Duplex/Triplex Unit	8 / 33	6
	Apartment - 4+ Units***	0 / 0	0
Totals		**72 / 43**	**26**
TOTAL UNITS / ACRES		**1,098 / 814**	**300 / 20**
TOTAL UNITS / ACRES FOR NEW CONSTRUCTION, ONLY.		**768 / 692**	**276 / 114**
TOTAL WORKFORCE UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		**508 / 425**	**230 / 82**
TOTAL AFFORDABLE^^^ UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		**118 / 248**	**33 / 55**

***Includes Credit-To-Own Units.**
****Includes Housing for Families, Students and Persons with a Disability.**
*****Includes Housing in Downtown.**
^Includes Public Right-of-Way.
^^Residential Land Use Plan Designation for New Construction, 3.0x Total Acres.
^^^Affordable Housing Units = <80% Household AMI.
Source: Hanna:Keelan Associates, 2023.

TABLE 28A
HOUSING STRUCTURES
CONDITIONS SURVEY
WAVERLY, NEBRASKA
2023

Good	265
Average +	228
Average	177
Average -	746
Fair	8
Poor	1
Total	**1,425**

Source: Lancaster County Assessor, 2023.

TABLE 28B
HOUSING STRUCTURES
CONDITIONS SURVEY
WAVERLY, NEBRASKA
2023

1 Excellent	873
2 Good	445
3 Fair	54
4 Poor	6
5 Dilapidated	0
Total	**1,378**

Source: Hanna:Keelan Associates, 2023.

TABLE 29
HOUSING UNIT REHABILITATION &
DEMOLITION "TARGET" DEMAND & ESTIMATED COSTS
WAVERLY, NEBRASKA
2033

	# Units / Est. Costs
- Moderate Rehabilitation	**30 / $840,000***
- Substantial Rehabilitation	**14 / $476,000***
- Demolition (Occupied/Replacement)	**10 / $210,000****
	$650,000***
	$3,850,000^

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.
^Estimated Cost with Replacement.

Source: Hanna:Keelan Associates, 2023.