

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on November 24, 2025 at 5:30 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. **Public Hearings**
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the August 25, 2025 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Review of the Waverly Comprehensive Plan
 - 5.b) Informational Discussion: Proposed Sofos Power Development.
 - 5.c) Introduction of the new Municipal Code Inspector position.
 - 5.d) Administrative Report, 2025 review.
6. **Adjournment**

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

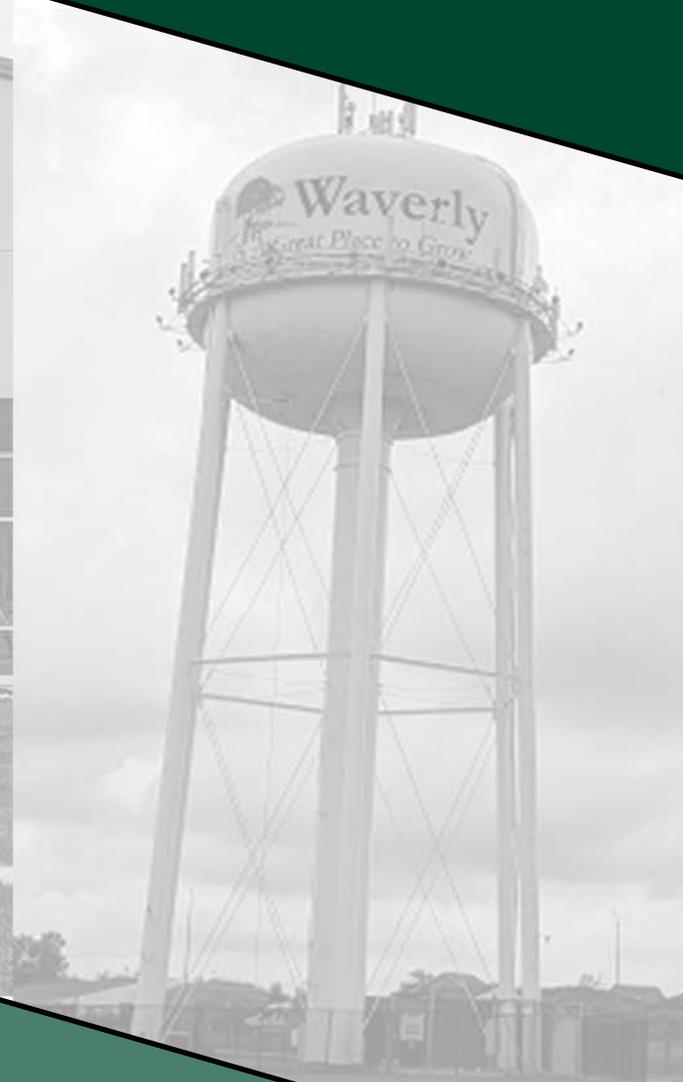
The following rules are established for audience members and participants at a Council meeting:

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

WAVERLY, NEBRASKA

COMPREHENSIVE PLAN - 2033.

OCTOBER, 2023



Participants.

WAVERLY, NEBRASKA COMPREHENSIVE PLAN - 2033.

MAYOR
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

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	Melissa Brown	



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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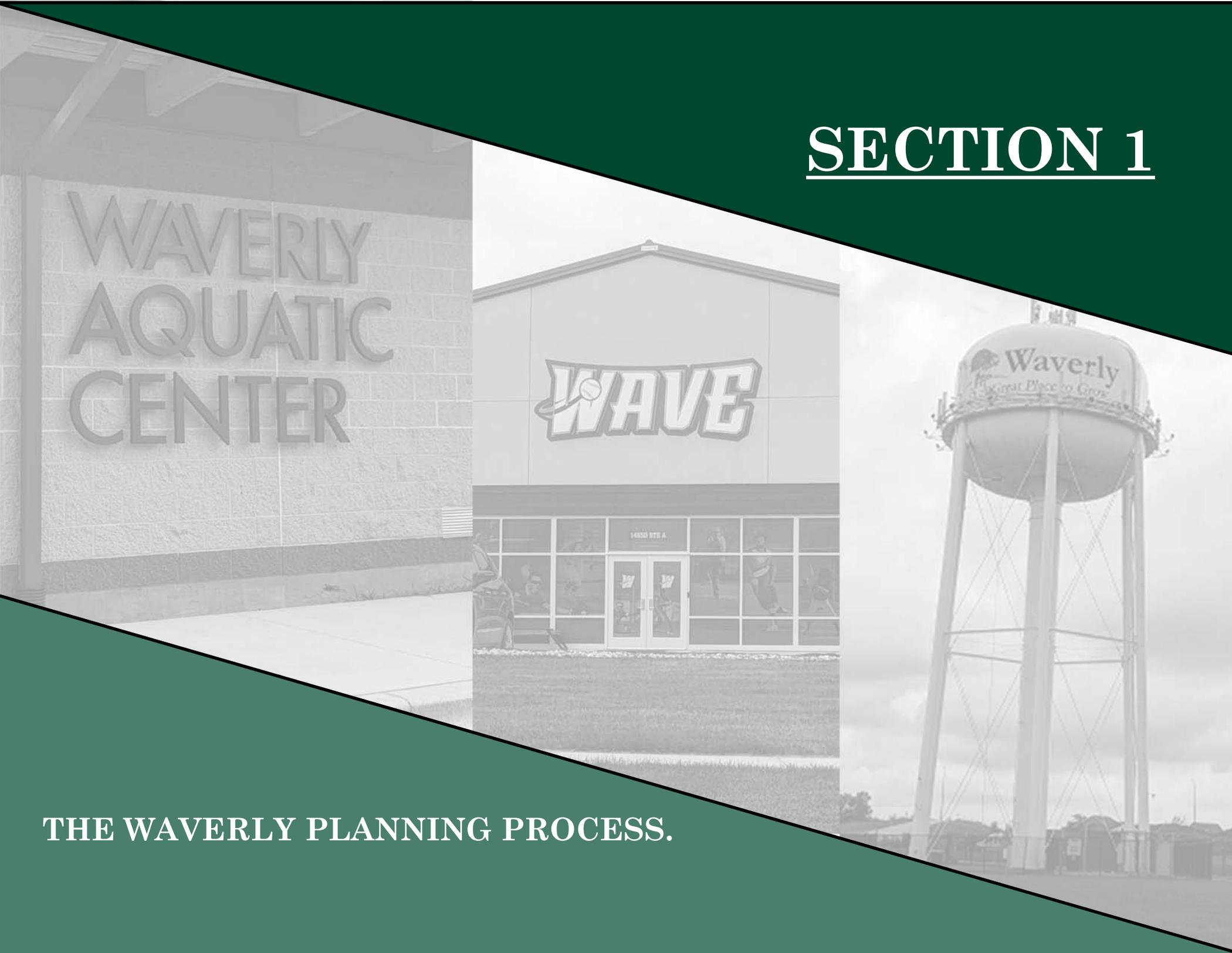
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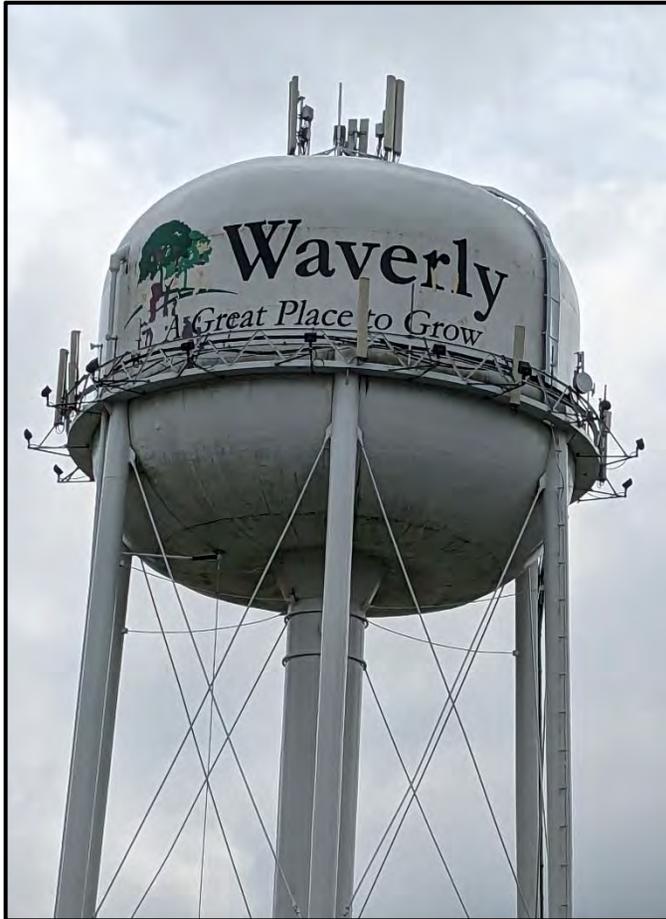
SECTION 1



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**".

Section 1
The Waverly Planning Process.

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.

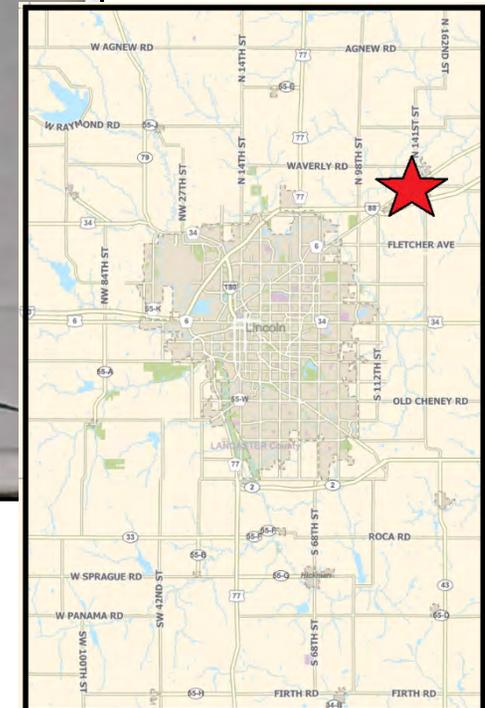
Section 1
The Waverly Planning Process.

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.



Section 1
The Waverly Planning Process.

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.
- ❖ City of Waverly, Nebraska Community Housing Study.
- ❖ City of Waverly, Nebraska Redevelopment Plan - West Redevelopment Area.

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.

Section 1
The Waverly Planning Process.

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



WAVERLY
AQUATIC
CENTER



WAVE



**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 A” of this **Comprehensive Plan**) and in the **Waverly Community Housing Study** (“Appendix B” 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 B**” 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%).

Section 2 Citizen Participation & Community Profile.

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).

Section 2

Citizen Participation & Community Profile.

- 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).

COMMUNITY BETTERMENT.

- 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).

Section 2

Citizen Participation & Community Profile.

- 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.

HOUSING.

- 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).

Section 2 Citizen Participation & Community Profile.

- 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 B**” 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).

Section 2 Citizen Participation & Community Profile.

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.

Section 2

Citizen Participation & Community Profile.

- 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 B**” 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. 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.

Section 2

Citizen Participation & Community Profile.

- 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



WAVERLY
AQUATIC
CENTER

A photograph of the Waverly Aquatic Center building, showing the name in large, raised letters on a stone wall.



WAVE

A photograph of the WAVE logo on the side of a building. The logo features the word "WAVE" in a stylized, italicized font with a wave graphic above the letter 'A'. Below the logo is a large glass window showing people inside.



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.**



Section 3 Community & Economic Preservation & Growth/Development Initiatives.



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 B**” 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**”.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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.



**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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.

Section 3
Community & Economic Preservation & Growth/Development Initiatives.
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.

Section 3 Community & Economic Preservation & Growth/Development Initiatives.

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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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 A** 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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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.



Section 3

Community & Economic Preservation & Growth/Development Initiatives.

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.

Section 3
Community & Economic Preservation & Growth/Development Initiatives.
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.

Section 3
Community & Economic Preservation & Growth/Development Initiatives.

**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



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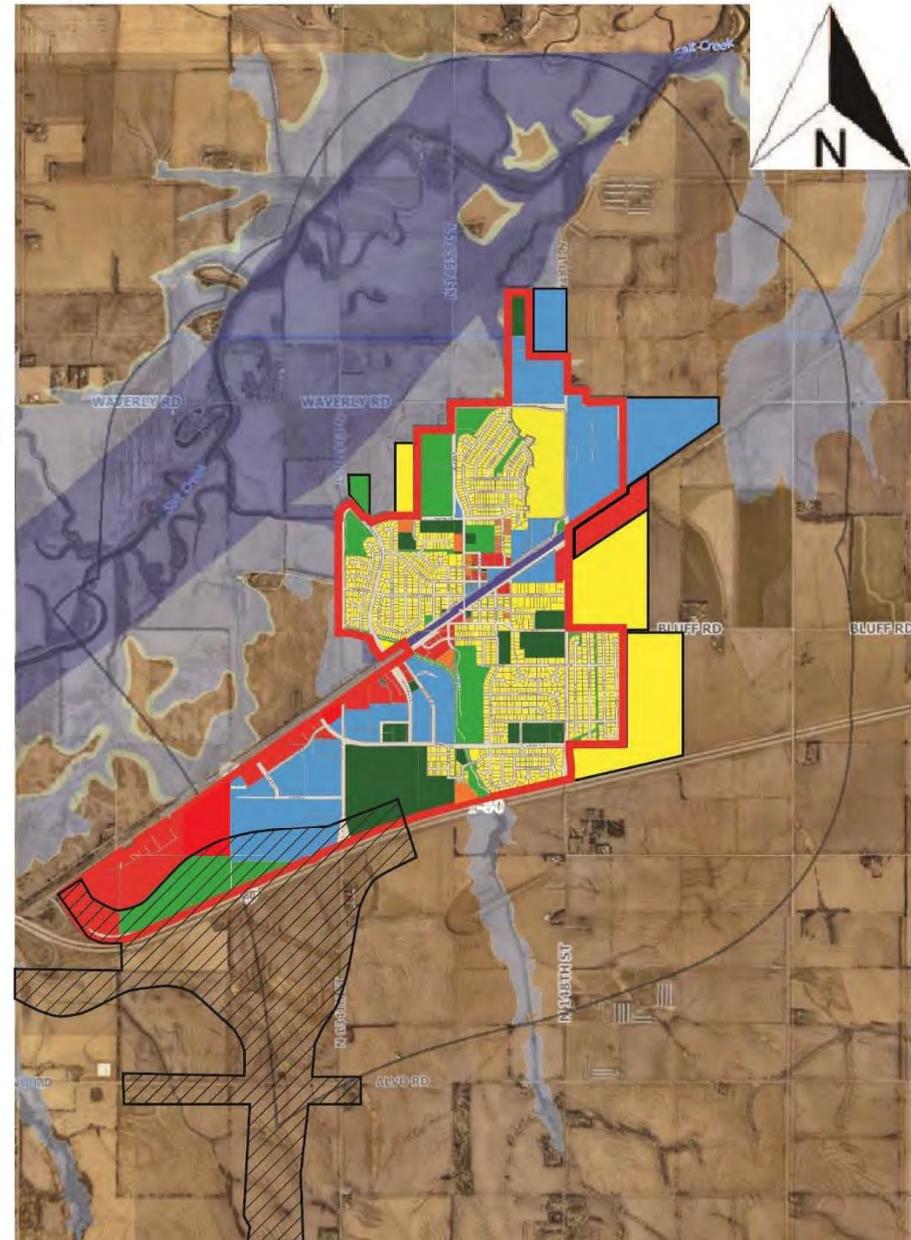


ILLUSTRATION 3.2 FUTURE LAND USE MAP “HIGH” POPULATION PROJECTION WAVERLY, NEBRASKA 2033

Legend

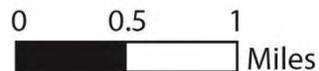
- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- ▨ East Beltway Corridor Protection Areas

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



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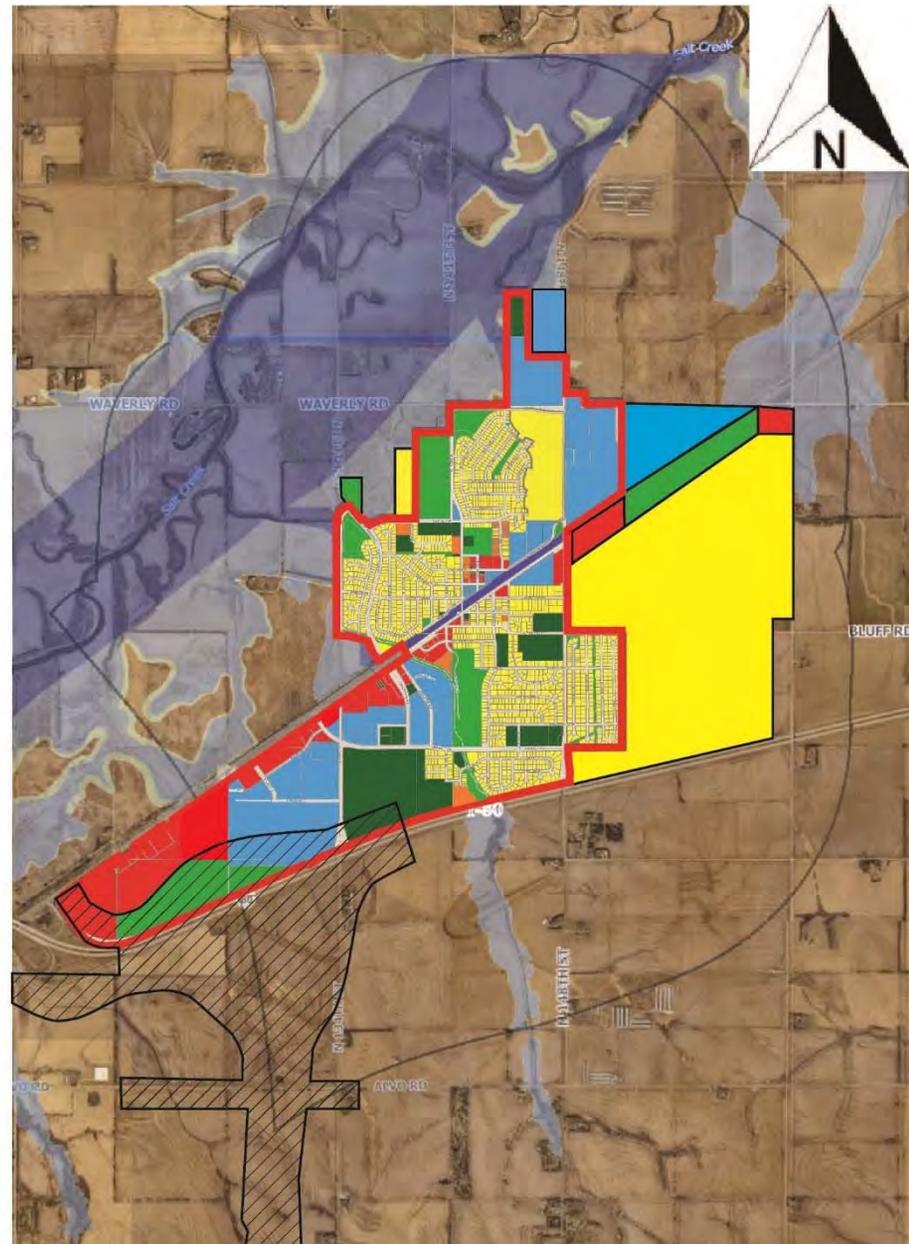


ILLUSTRATION 3.3 FUTURE LAND USE MAP “CGI” POPULATION PROJECTION WAVERLY, NEBRASKA 2033

Legend

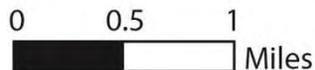
-  City of Waverly Corporate Limits
-  One-Mile Planning Jurisdiction
-  East Beltway Corridor Protection Areas

FEMA Legend

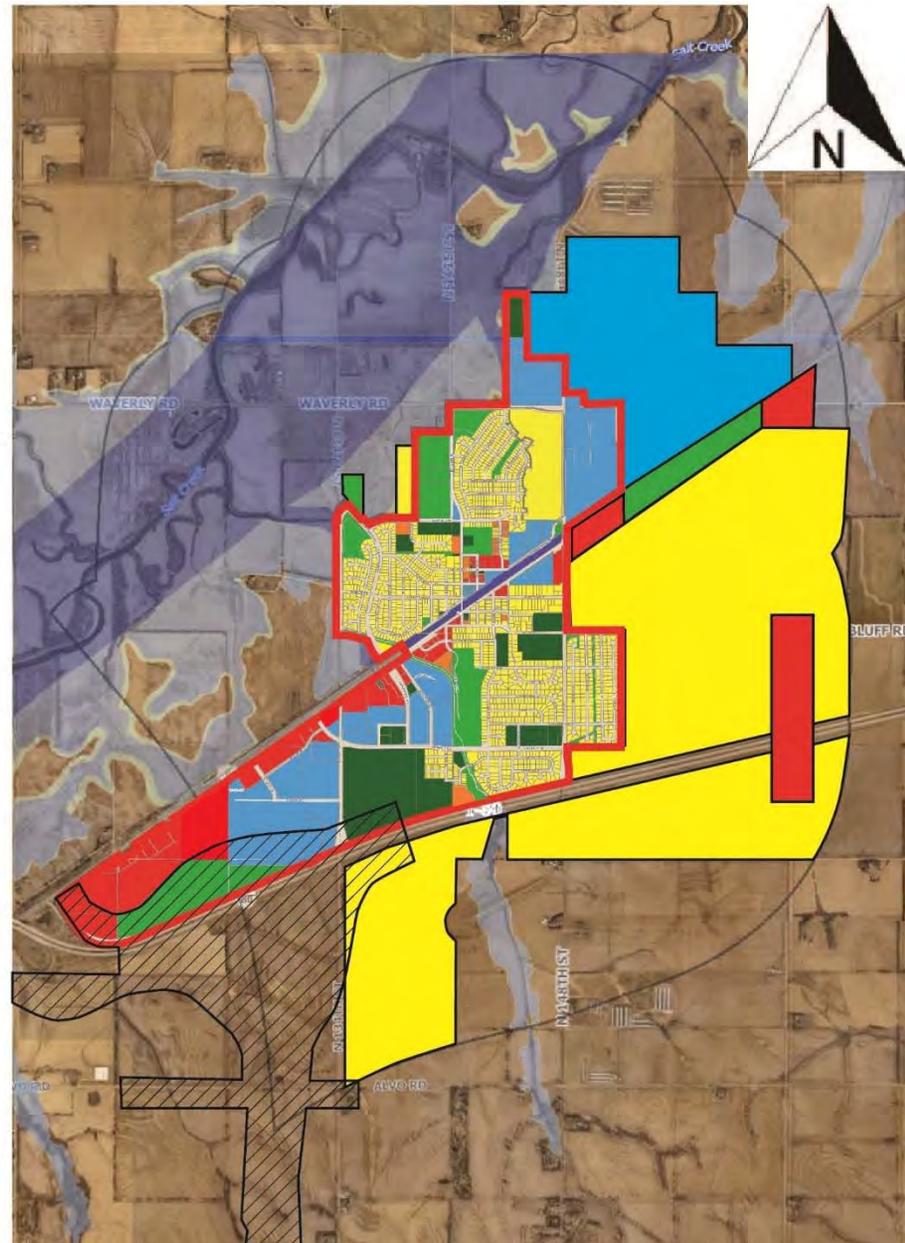
-  500-Year Floodplain
-  100-Year Floodplain
-  Floodway

Future Land Use Plan

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



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**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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 5 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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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:

Section 3

Community & Economic Preservation & Growth/Development Initiatives.

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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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.

Section 3

Community & Economic Preservation & Growth/Development Initiatives.

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.

**Section 3
Community & Economic Preservation & Growth/Development Initiatives.**

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



Waverly
AQUATIC
CENTER

A photograph of the Waverly Aquatic Center building, showing the name in large, raised letters on a stone wall.



WAVE

A photograph of the Waverly Aquatic Center building, showing the 'WAVE' logo on the facade. The logo is stylized with a wave and a ball.



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**.

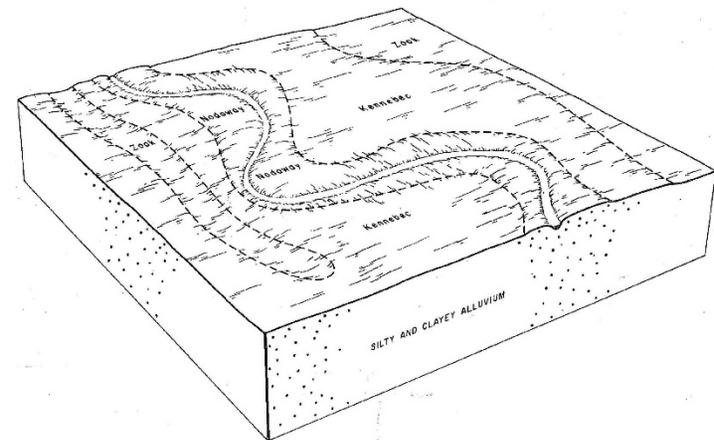
The three soil associations depicted in **Illustration 4.1** are the Kennebec-Nodaway-Zook; Crete-Sharpsburg and the Sharpsburg-Judson **Associations**.

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.

❖ **KENNEBEC-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.



Section 4
Existing & Future Land Use Planning.

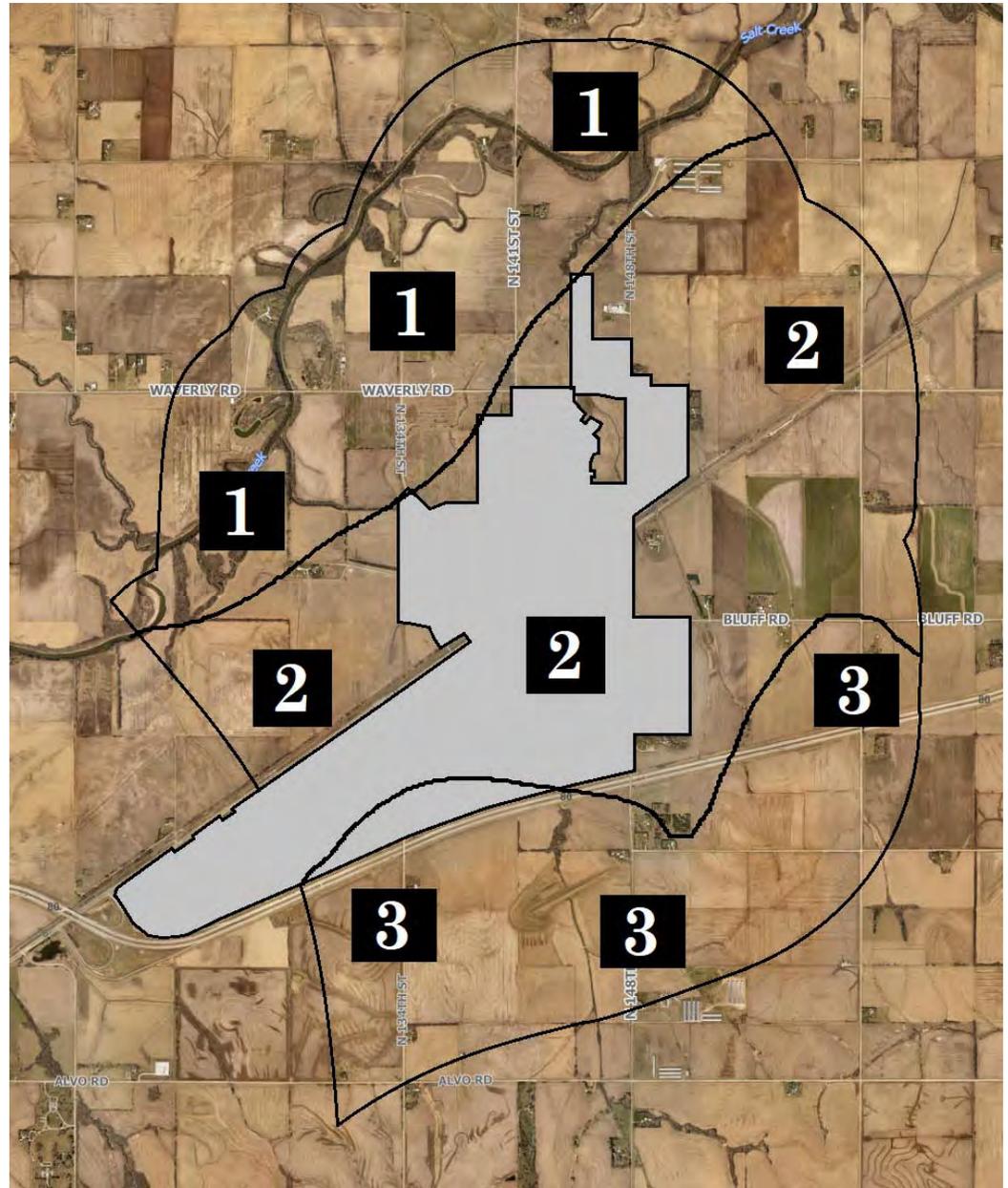
SOIL ASSOCIATIONS
WAVERLY, NEBRASKA
2023

ILLUSTRATION 4.1

LEGEND

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

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



Section 4
Existing & Future Land Use Planning.

❖ **CRETE-SHARPSBURG ASSOCIATION.**

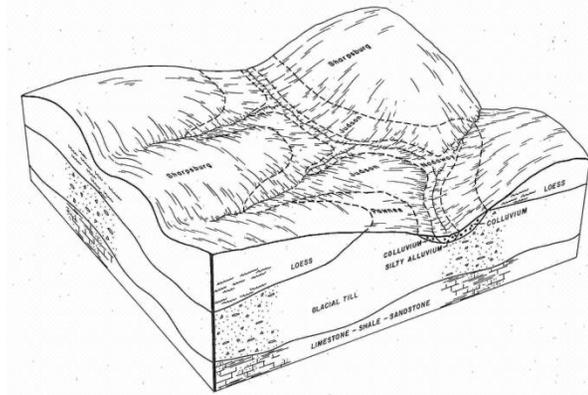
The Crete-Sharpsburg Association is located in the central portion of the Waverly One-Mile Planning Jurisdiction and includes nearly all of the incorporated areas of the City. Soils throughout the region area described as, *“Deep, nearly level to gently sloping, moderately well drained, silty soils that 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 Association 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.



Section 4
Existing & Future Land Use Planning.

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.

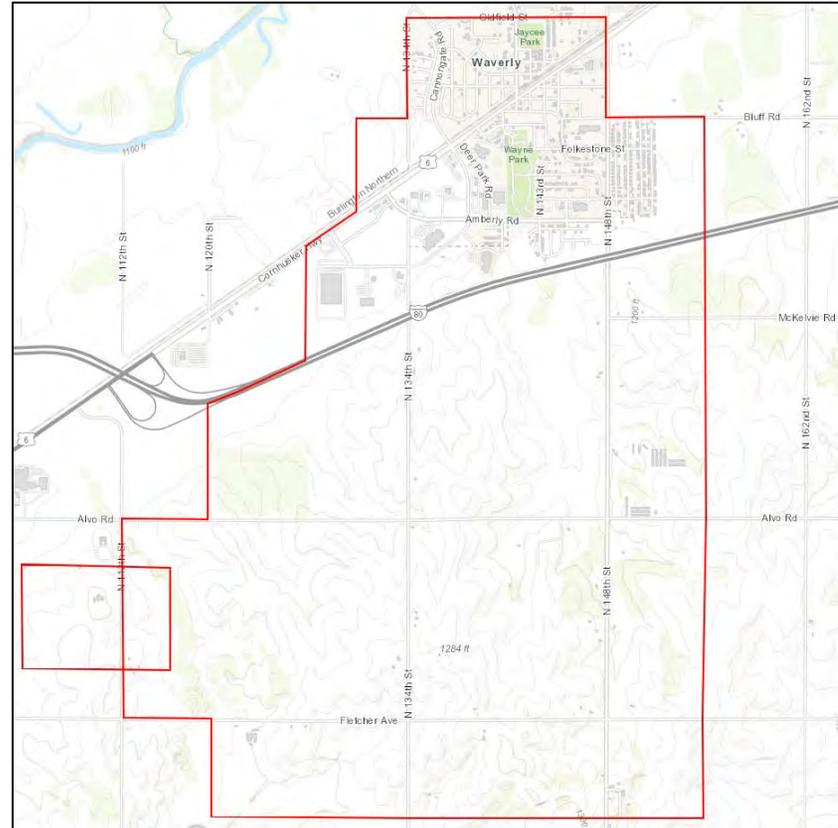
WELLHEAD PROTECTION PROGRAM.

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.

Section 4
Existing & Future Land Use Planning.

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.

Section 4
Existing & Future Land Use Planning.

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.



Section 4
Existing & Future Land Use Planning.

**TABLE 4.1
EXISTING LAND USE CAPACITY MATRIX
WAVERLY, NEBRASKA**

2023 ESTIMATED POPULATION - 4,532

	2023		WAVERLY PLANNING STANDARD	NATIONAL PLANNING STANDARD
	<u>ACRES</u>	<u>PERCENT</u>		
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
<i>Single & Two-Family</i>	347.3	97.1 %	7.7	7.5
<i>Multifamily</i>	10.3	2.9 %	0.2	2.0
<i>Mobile Home</i>	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
<i>Developable*</i>	242.7	77.1 %	5.3	6.5
<i>Not Developable</i>	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.

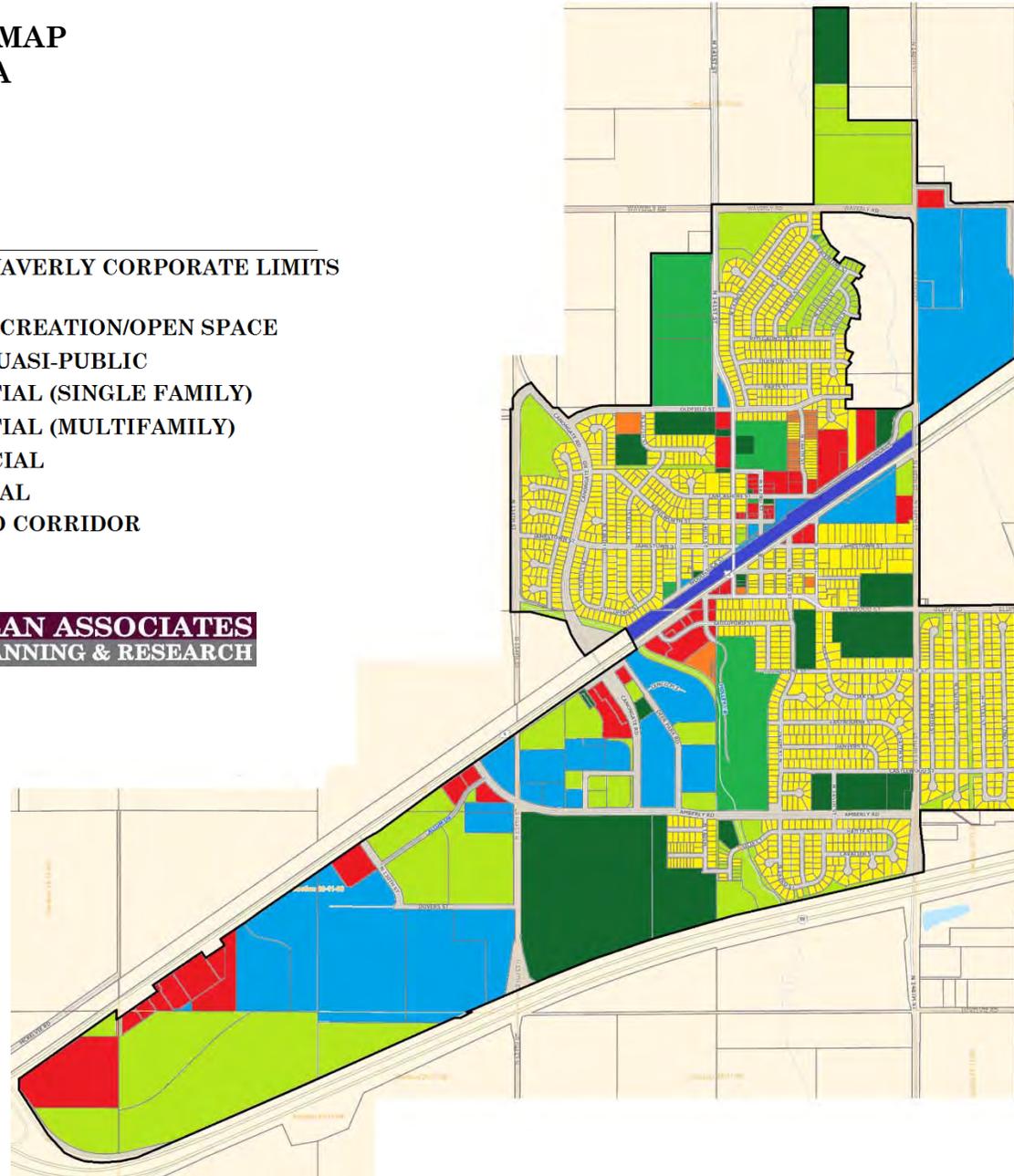
Section 4
Existing & Future Land Use Planning.

**EXISTING LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS
ILLUSTRATION 4.2**

LEGEND

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

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



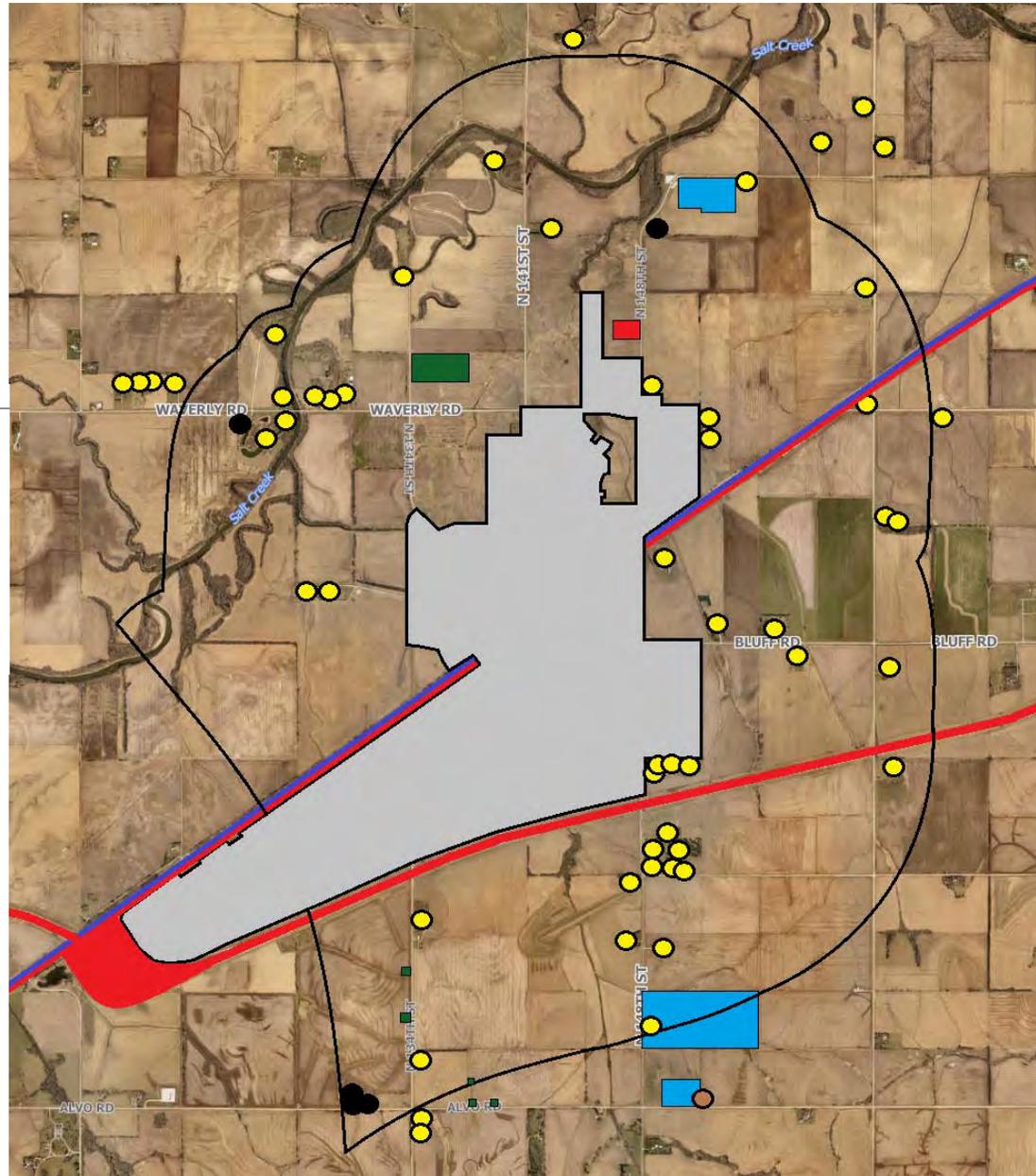
Section 4
Existing & Future Land Use Planning.

**EXISTING LAND USE MAP
WAVERLY, NEBRASKA
PLANNING JURISDICTION
ILLUSTRATION 4.3**

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



Section 4
Existing & Future Land Use Planning.

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**.



**Section 4
Existing & Future Land Use Planning.**

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 acres 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.



Section 4
Existing & Future Land Use Planning.

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.



Section 4
Existing & Future Land Use Planning.

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**.

Section 4
Existing & Future Land Use Planning.

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 (Per Note 2)
	2023	2033**	2033***	
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
<i>Single & Two-Family</i>	347.3 / 339.0	424.0 / 413.0	520.6 / 507.1	867.2 Acres
<i>Multifamily</i>	9.0 / 90.4	11.0 / 110.1	13.5 / 135.2	19.9 Acres
<i>Mobile Home</i>	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
<i>Developable*</i>	242.7 / 293.8	291.8 / 357.9	358.3 / 439.5	(-1,329.6) Acres
<i>Not Developable</i>	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.				

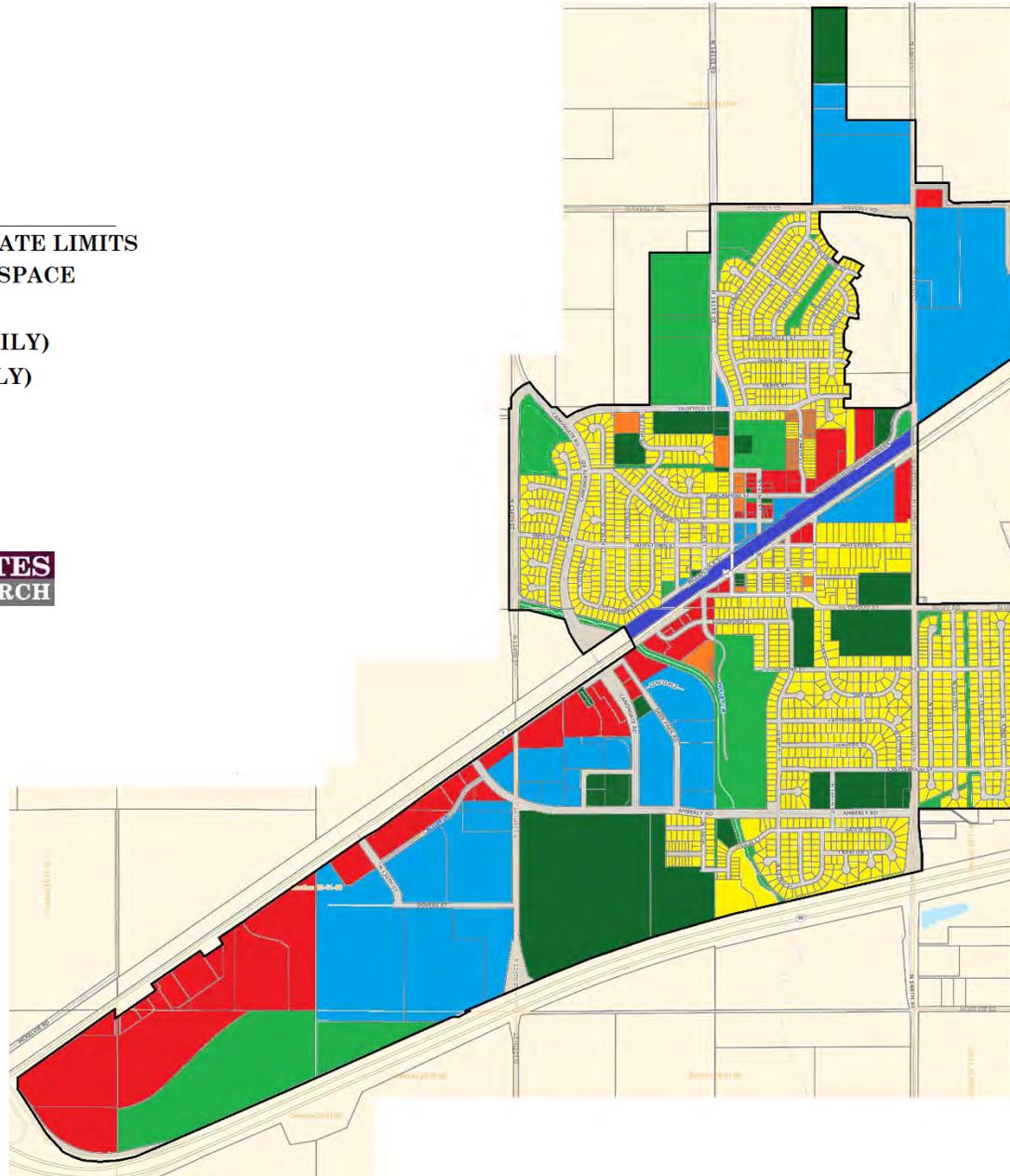
Section 4
Existing & Future Land Use Planning.

**FUTURE LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS
ILLUSTRATION 4.4**

LEGEND

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

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



Section 4
Existing & Future Land Use Planning.

**ILLUSTRATION 4.5A
FUTURE LAND USE MAP
“MEDIUM” POPULATION PROJECTION
WAVERLY, NEBRASKA
2033**

Legend

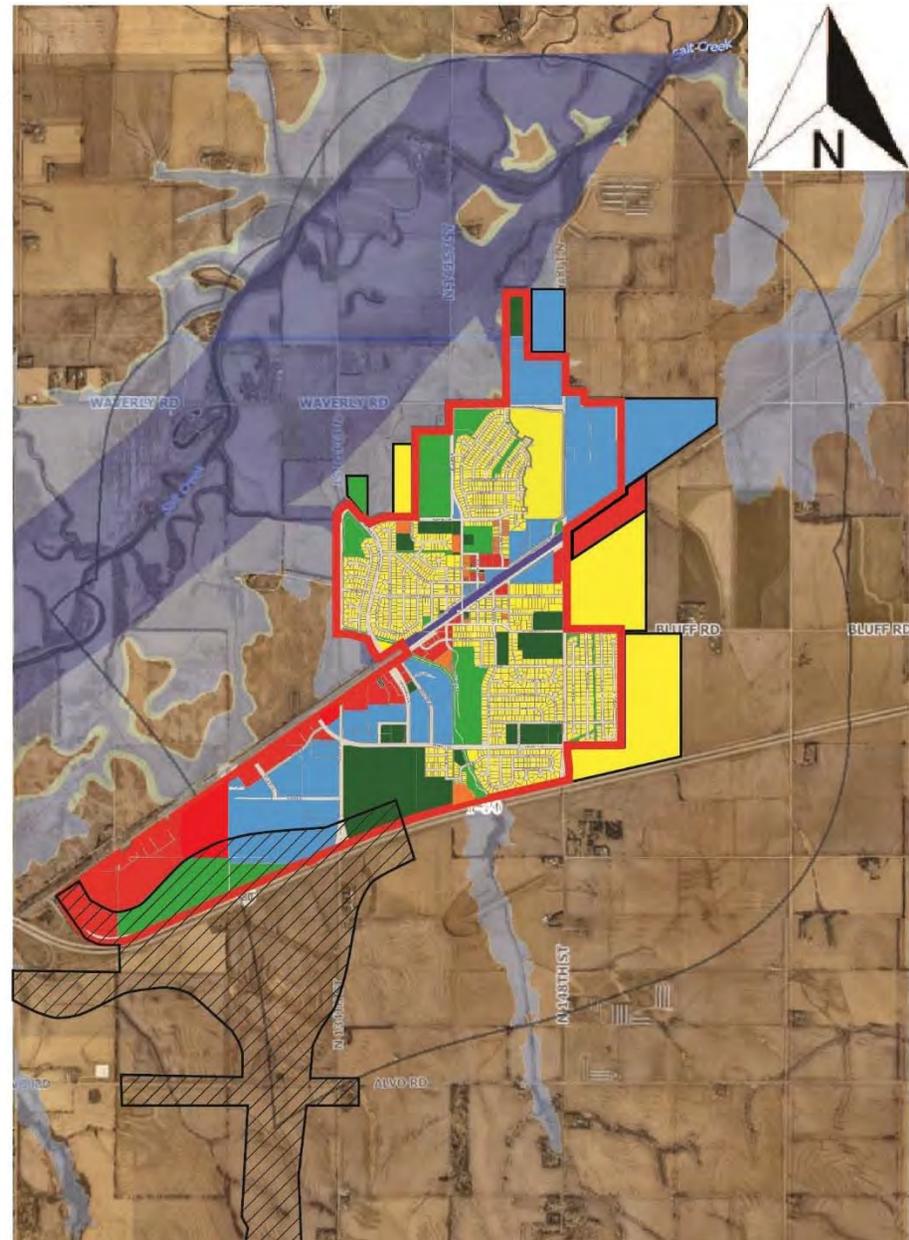
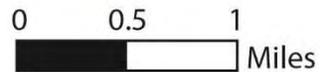
- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- ▨ East Beltway Corridor Protection Areas

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



Section 4
Existing & Future Land Use Planning.

**ILLUSTRATION 4.5B
FUTURE LAND USE MAP
“HIGH” POPULATION PROJECTION
WAVERLY, NEBRASKA
2033**

Legend

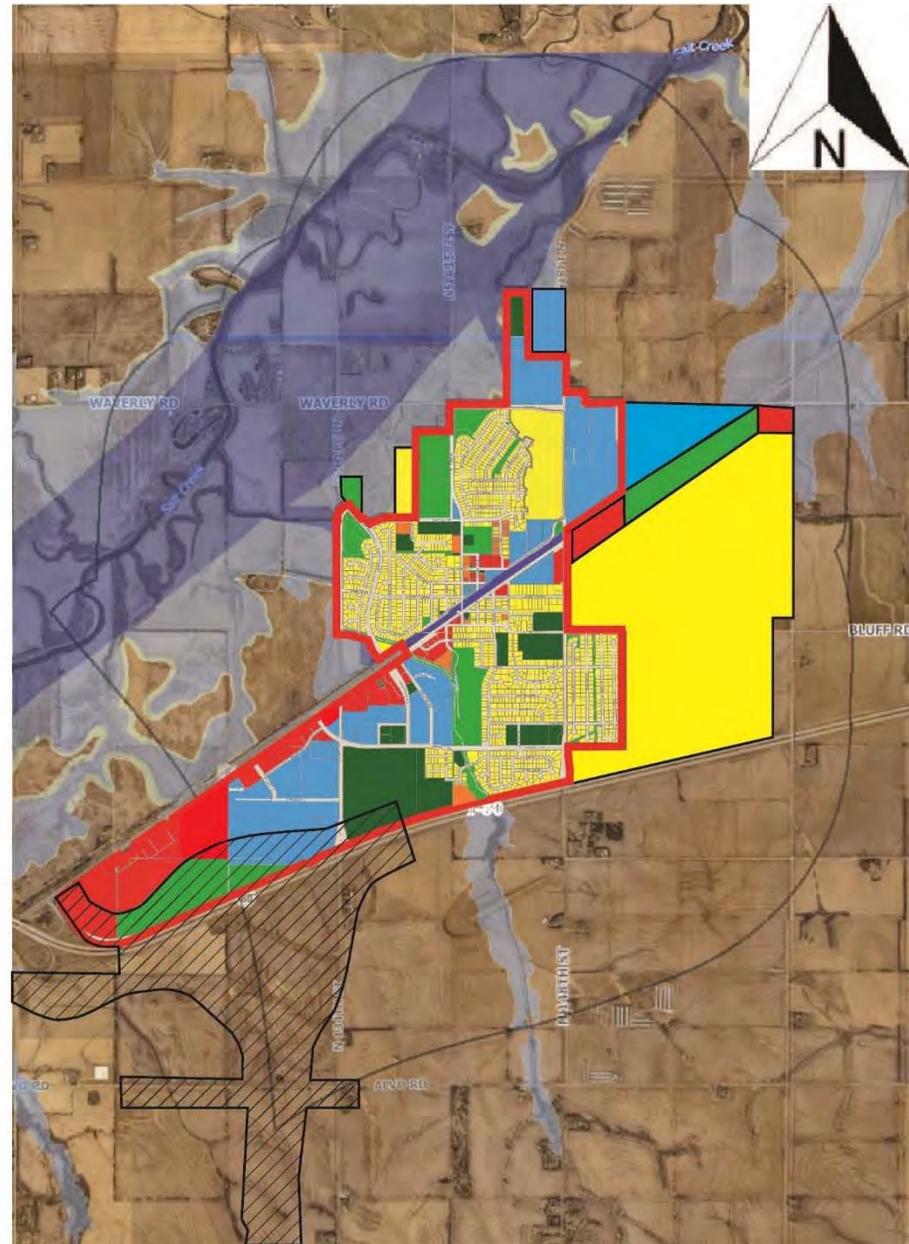
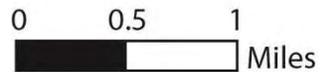
- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

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



Section 4
Existing & Future Land Use Planning.

**ILLUSTRATION 4.5C
FUTURE LAND USE MAP
“CGI” POPULATION PROJECTION
WAVERLY, NEBRASKA
2033**

Legend

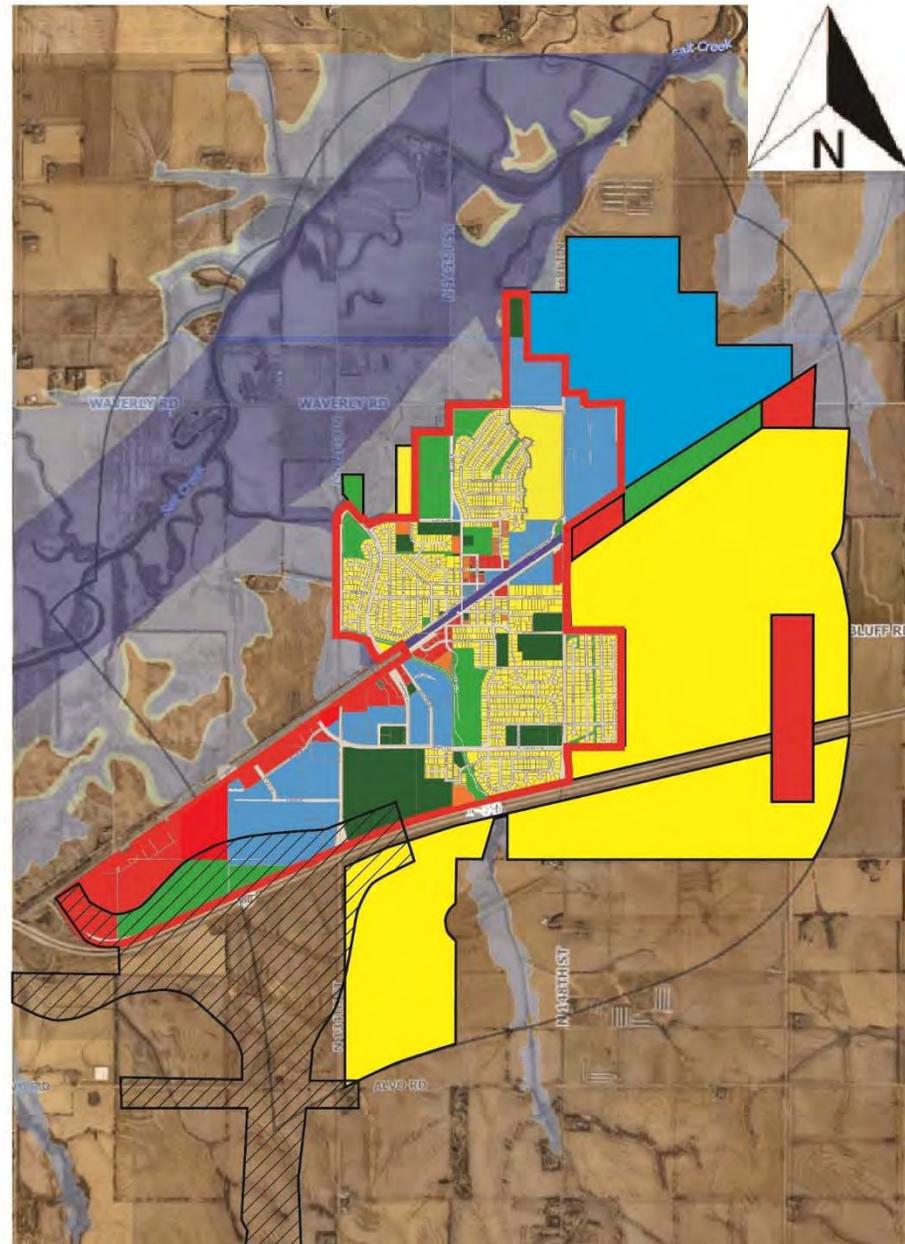
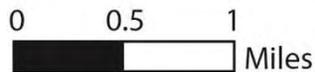
- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- ▨ East Beltway Corridor Protection Areas

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

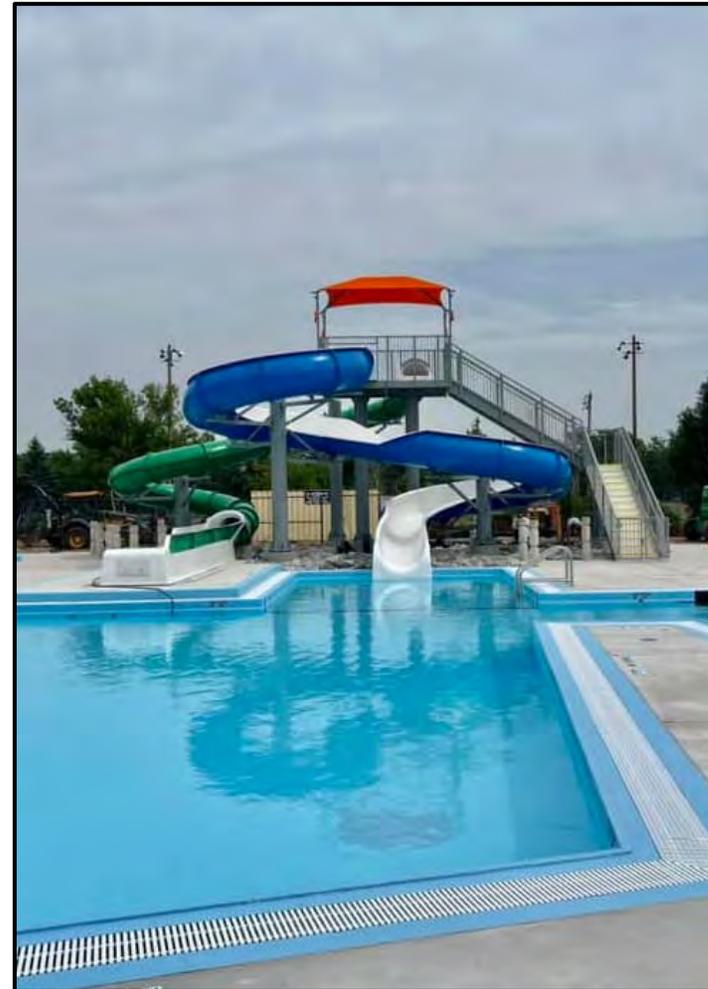


**Section 4
Existing & Future Land Use Planning.**

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**.



Section 4
Existing & Future Land Use Planning.



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.

Section 4
Existing & Future Land Use Planning.

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.

Section 4
Existing & Future Land Use Planning.

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.**

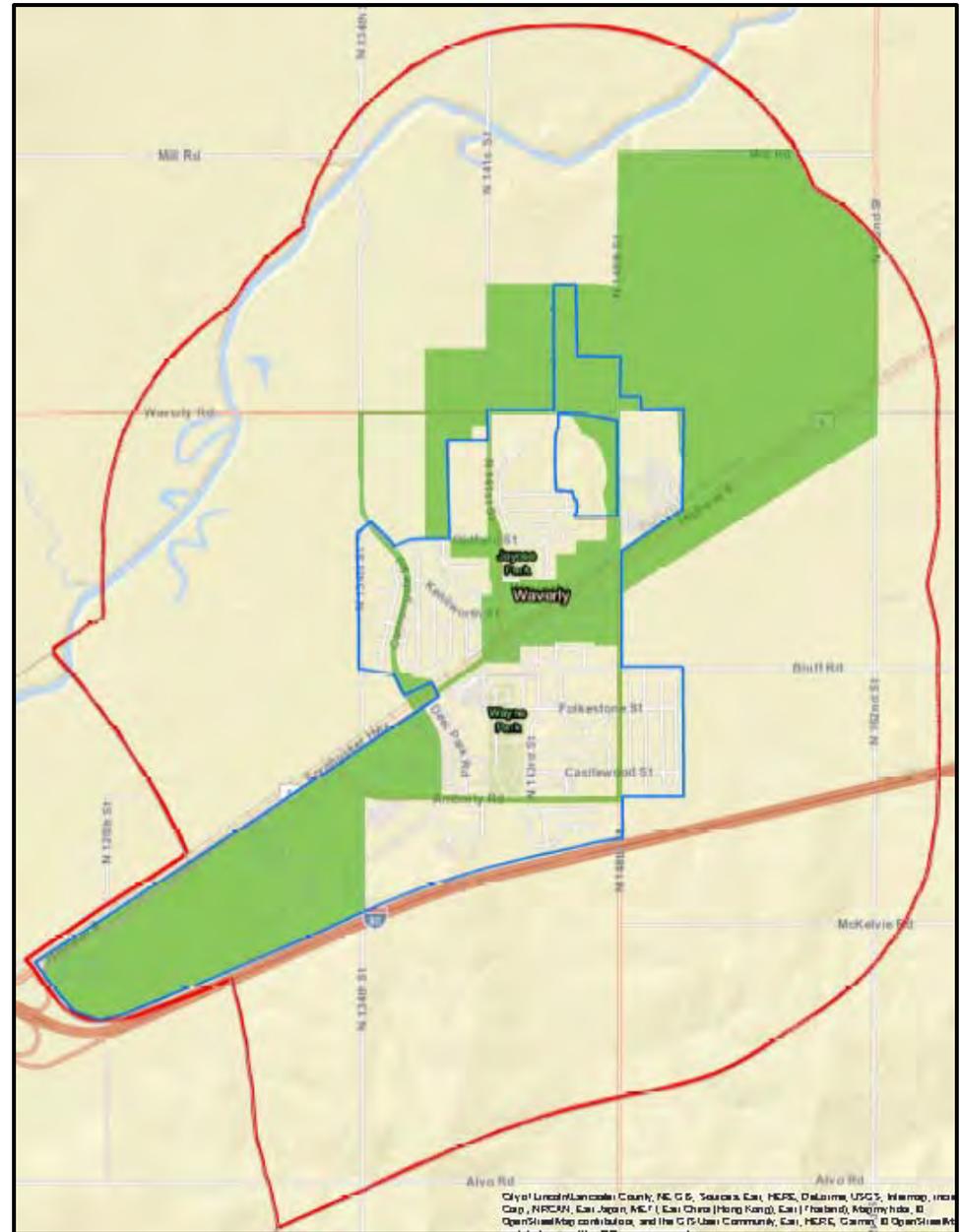
Section 4
Existing & Future Land Use Planning.

REDEVELOPMENT AREA MAP
WAVERLY, NEBRASKA
ILLUSTRATION 4.6

LEGEND

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

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COMMUNITY PLANNING & RESEARCH



Waverly, Nebraska Comprehensive Plan-2033.
4.25

Section 4
Existing & Future Land Use Planning.

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

WAVERLY
AQUATIC
CENTER

WAVE



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.**



Section 5
Education, Public Facilities/Utilities & Transportation.

**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

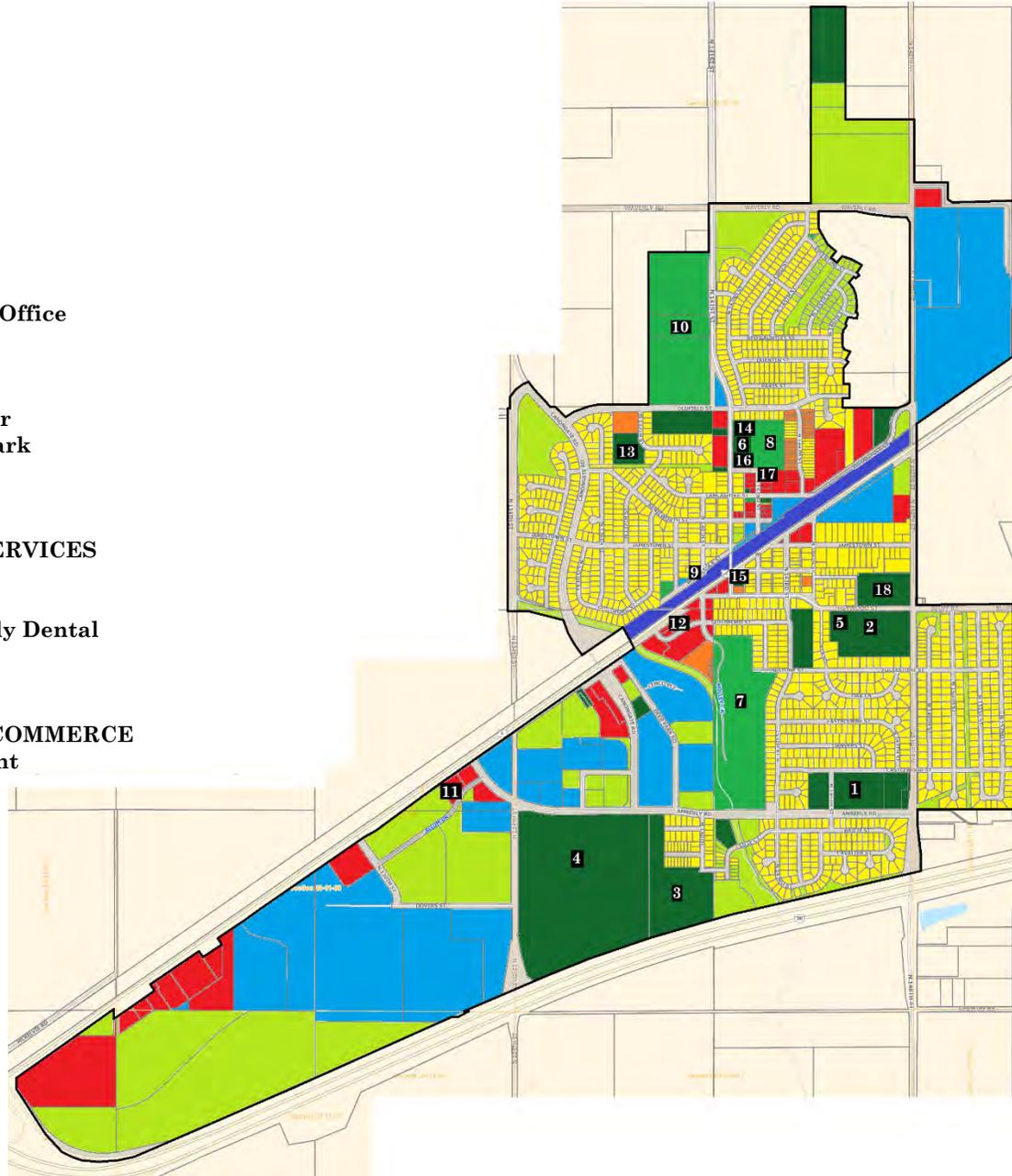
HEALTH, WELLNESS & ELDERLY SERVICES

- 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



Section 5
Education, Public Facilities/Utilities & Transportation.

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.



Section 5
Education, Public Facilities/Utilities & Transportation.

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's 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.

Section 5
Education, Public Facilities/Utilities & Transportation.

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

Section 5
Education, Public Facilities/Utilities & Transportation.

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.



Section 5
Education, Public Facilities/Utilities & Transportation.

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.



Section 5
Education, Public Facilities/Utilities & Transportation.



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.

**Section 5
Education, Public Facilities/Utilities & Transportation.**

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**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
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
<u>Waverly High School</u>	<u>559</u>	<u>557</u>	<u>562</u>	<u>587</u>	<u>592</u>	<u>610</u>	<u>640</u>	<u>637</u>	<u>653</u>	<u>670</u>
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.

Section 5
Education, Public Facilities/Utilities & Transportation.

❖ **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.



Section 5
Education, Public Facilities/Utilities & Transportation.

❖ **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.

Section 5
Education, Public Facilities/Utilities & Transportation.

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.

Section 5

Education, Public Facilities/Utilities & Transportation.

- 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

**Section 5
Education, Public Facilities/Utilities & Transportation.**

❖ 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 city 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.

Section 5
Education, Public Facilities/Utilities & Transportation.

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 sporting 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, 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.



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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.



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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.

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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.**

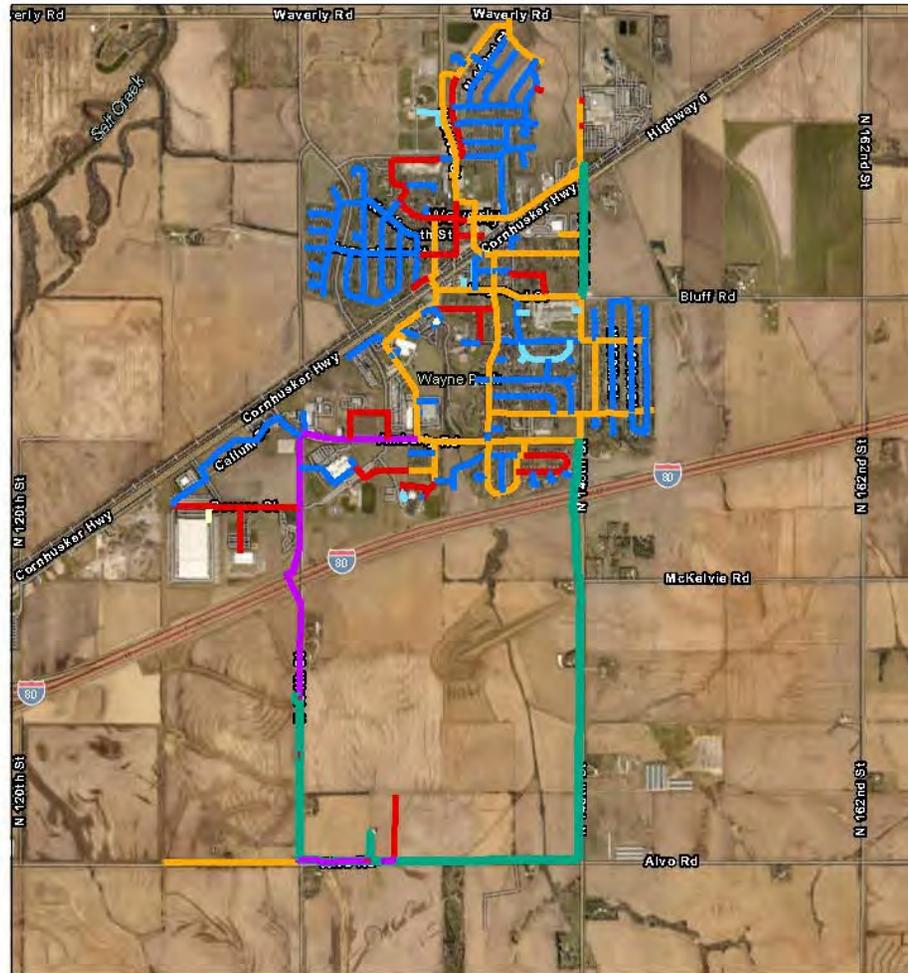
The municipal water system, as highlighted in **Illustration 5.2, Page 5.23**, is maintained by the City of Waverly. The existing system has eight active producing wells providing water for the community and residents that fall within its jurisdiction. Two municipal water wells are located in town and 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 has 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.

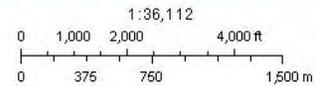
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**WATER DISTRIBUTION SYSTEM
 WAVERLY, NEBRASKA
 ILLUSTRATION 5.2**



10/20/2022, 2:01:37 PM

Water Main 6" 12"
 2" 8" 16"
 4" 10"



City of Lincoln, Lancaster County, Iowa DNR, Nebraska Game & Parks Commission, Esri, HERE, Garmin, Swire, Geo Technologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, Lancaster County, NE GIS, Maxar

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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.

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❖ 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.

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❖ **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 city 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.

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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.**

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❖ **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.

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- 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.

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❖ **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.

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- 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 better) during the A.M. and P.M. peak hours.

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TABLE 5.2
EXISTING INTERSECTION PEAK HOUR LEVEL OF SERVICE
2018

<u>Intersection</u>	<u>Control Type</u>	<u>A.M. Peak Hour</u>		<u>P.M. Peak Hour</u>	
		<u>V/C</u>	<u>LOS</u>	<u>V/C</u>	<u>LOS</u>
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.

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❖ **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.

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- 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.

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❖ **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 City 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.

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- 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:

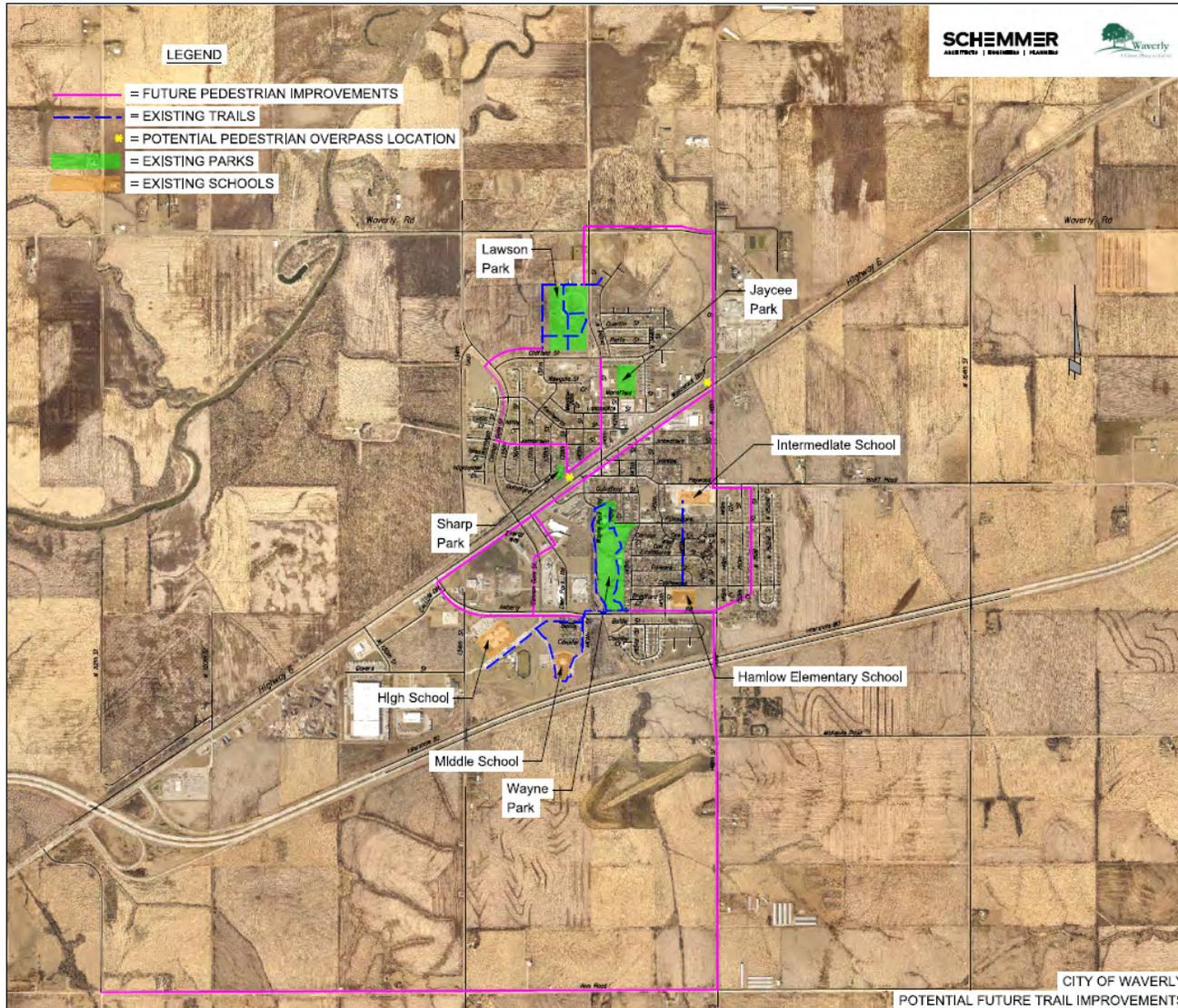
- Pedestrian Bridge over the BNSF Rail corridor.
- Walkable community Trail projects around the City.
- Trail connections to Northeast Lincoln and the Murdock Trail.
- 148th Street Improvements.
- Intersection improvements @ 143th Street and Highway 6.
- 162nd Street Improvements .
- Intersection improvements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

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**FUTURE TRAILS SYSTEM MAP
WAVERLY, NEBRASKA
ILLUSTRATION 5.4**



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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 city 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.

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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.

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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.

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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 City 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

WAVERLY
AQUATIC
CENTER

WAVE



ENERGY ELEMENT.

SECTION 6 ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Waverly Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 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.

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

	Total kWhs / Year						PERCENT CHANGE 2017-2022
	2017	2018	2019	2020	2021	2022	
Residential	15,178,988	16,977,016	17,195,128	17,559,423	18,299,423	18,978,277	+25%
Residential <i>All Electric</i>	835,366	988,630	959,387	864,166	864,166	877,114	+5%
General Services <i>Small Businesses</i>	5,351,401	5,995,111	6,395,622	6,122,863	6,325,626	6,344,949	+19%
General Service Demand <i>Medium Businesses*</i>	7,393,636	7,483,280	7,844,862	7,845,463	9,405,324	9,536,607	+29%
Large Light & Power <i>Large Business**</i>	22,519,752	20,669,434	18,623,624	16,791,042	16,814,579	17,118,048	-24%
Large Power Contract <i>4MW of Load or More</i>	52,118,400	51,496,858	52,115,142	51,025,759	52,551,310	50,008,466	-4%
Heating Service <i>Separate Heating Meter</i>	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.

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- ◆ 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 Emitting 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.

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- ◆ 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 xeriscaping.

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- ◆ 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 A

A close-up photograph of a stone wall with the words "WAVERLY AQUATIC CENTER" carved into it in large, block letters.

WAVERLY
AQUATIC
CENTER

A photograph of a building facade featuring a large, stylized "WAVE" logo with a wave graphic. Below the logo is a glass entrance with the address "1450 STR A" above the doors.

WAVE



**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 B



WAVERLY
AQUATIC
CENTER

A close-up photograph of a stone wall with the words 'WAVERLY AQUATIC CENTER' in large, raised, grey letters. The wall is part of a larger building structure.



WAVE

A photograph of a building facade featuring a large, stylized 'WAVE' logo. The logo is white with a blue outline and a blue wave graphic. Below the logo is a glass entrance with a sign that reads '1450 STR A'. The building has a gabled roof and a concrete sidewalk in front.



CITY OF WAVERLY, NEBRASKA
COMMUNITY HOUSING STUDY

WAVERLY, NEBRASKA

COMMUNITY HOUSING STUDY - 2033.

MAY, 2023



Participants.

WAVERLY, NEBRASKA COMMUNITY HOUSING STUDY - 2033.

MAYOR
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
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	

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

Lincoln, Nebraska 402.464.5383 *

Becky Hanna, Tim Keelan, Keith Carl & Ember 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 7)*.

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SECTION 1:

RESEARCH APPROACH & PLAN OBJECTIVES.



SECTION 1 **RESEARCH APPROACH & PLAN OBJECTIVES.**

INTRODUCTION.

This **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 an “Affordable Housing Action Plan” on or before **January 1, 2024**, that promote the development of local affordable housing concepts/projects.



Section 1: Research Approach & Plan Objectives.

RESEARCH APPROACH.

The **Waverly Community Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the Community were derived from the U.S. Census and the 2016-2020 American Community Survey. 2020 Census “Redistricting Data” is also documented. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources. **A 10-year projection of affordable housing “target” demand is included in this Plan.**

To facilitate effective planning and implementation activities, housing demand projections were developed for five and 10 year periods. The implementation period for this Housing Study will be May, 2023, to May, 2033.

This **Housing Study** included both quantitative and qualitative research activities. The **qualitative activities** included a **comprehensive citizen participation program** consisting of Surveys, meetings with a locally-organized “**Planning Steering Committee,**” all in an effort to understand the issues and needs of Waverly residents. **Quantitative research activities** included the gathering of multiple sets of statistical and field data for the Community. The collection and analysis of this data allowed for the projection of the Community population and household base, income capacity and housing profile and demand.



PLAN OBJECTIVES.

“The purpose of the Waverly Community Housing Study is to establish a ‘housing vision’ and provide a ‘vehicle to implement’ housing development programs with appropriate public and private funding sources for the City of Waverly, Nebraska. This will ensure that proper guidance is observed in the development of various affordable housing types for persons and families of all income sectors.”

The **Objectives** of this **Waverly Community Housing Study** include:

- (1) **analyze past and present housing trends** in Waverly, with emphasis on determining the 10-year demand for affordable housing for specific population groups, income sectors and price points (products);
- (2) **provide a process for educating and energizing the leadership** of Waverly to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;
- (3) identify program-specific affordable housing programs to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs by introducing new and innovative housing programs** that are a “fit” for Waverly residents, to address both **immediate and long-term housing needs, with Place-Based Development Components;**
- (4) match housing development efforts with jobs created via commercial and industrial development efforts;
- (5) identify future **land use needs/projections** associated with affordable housing needs, as well as demands for affordable housing in Waverly, in conjunction with the determination of residential land use designation in the **Waverly, Nebraska Comprehensive Plan;**
- (6) determine the effectiveness of local **Zoning Regulations**, including recommended amendments/revisions that support housing development in Waverly; and
- (7) identify **local, State and Federal funding sources** with the potential to support affordable housing development in Waverly, Nebraska.

Section 1: Research Approach & Plan Objectives.

This **Waverly Community Housing Study** is prepared in a manner that thoroughly addresses all of the preceding **Objectives**. Public opinion, population and economic trends and projections and future housing needs are detailed in the following **Sections** of this **Plan**:

- ❖ **Citizen Participation Program.**
- ❖ **Waverly Community Profile.**
- ❖ **Housing Unit Target Demand & Land Use Analysis.**
- ❖ **Housing Development & Preservation Initiatives.**
- ❖ **10-Year Affordable Housing Action Plan.**

This **Community Housing Study** should be utilized by City staff and elected leadership, Waverly Planning Commission, Greater Waverly Area Foundation Fund, Waverly Chamber of Commerce, District 145-Waverly Public Schools, Community Action partnership of Lancaster and Saunders Counties, housing development corporations and other important for-profit and non-profit groups and organizations in Waverly and Lancaster County. This **Study** will also make the use of housing funds more effective and encourage investors to make better informed decisions that target the Community's needs and desires for new housing types. All of this will result in stability and growth for the **City of Waverly, Nebraska**.

SECTION 2: CITIZEN PARTICIPATION PROGRAM.



SECTION 2 **CITIZEN PARTICIPATION PROGRAM.**

INTRODUCTION.

The **Waverly Community Housing Study** 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, as well as local major employers regarding local housing issues, needs and opportunities. *Planning for the Community's future, as it relates to affordable housing for all income sectors, is most effective when it includes opinions from as many citizens as possible.*

WAVERLY PLANNING COMMISSION & STEERING COMMITTEE.

Preparation of this **Community Housing Study** included the input of the **Waverly Planning Commission** and a locally-based "**Planning Steering Committee,**" comprised of City staff, elected officials, representatives of major employers and non-profit organizations and local citizenry representing the Community. The collaboration of the Planning Commission and Steering Committee provided the Consultant with a foundation of knowledge to create **housing development and preservation initiatives** and a plan to implement recommended **Housing Development Programs** that addressed the housing interests of Waverly. The following housing issues were identified by Steering Committee members and will need to be addressed during the next 10 years, in conjunction with the Community goals set forth in the **Waverly, Nebraska Comprehensive Plan.**

The following documents housing issues, strengths, weaknesses and opportunities, as identified by the Waverly Planning Commission and Planning Steering Committee.

Section 2: Citizen Participation Program.

- *Waverly residents identified a need for a maintenance-free senior retirement community.*
- *Affordable rental housing options, specifically apartment style housing, are scarce in Waverly. Teachers, both new and existing, at District 145-Waverly Public Schools were identified as having the most difficult time finding housing in the Community.*
- *Both the Waverly Planning Commission and Planning Steering Committee agree that an assisted living facility supporting 36+ units would easily be supported by residents of the Waverly Community.*
- *City leadership should be cognizant of the risks and rewards regarding the speed that development, especially housing, is occurring in Waverly. Residential growth needs to involve multiple areas of housing need and not solely focus on single family housing.*
- *New housing developments in Waverly have generally occurred in the northern and southern portions of the Community. New housing sale prices are generally \$325,000 or higher.*
- *Waverly's oldest housing stock is generally located south and west of the Downtown. Evidence of moderate- to substantial rehabilitation is present in these neighborhoods.*
- *Local efforts are underway to address residential growth areas for Waverly, generally located east of the existing Community limits. This land is generally free of environmental barriers, but will need the support of public infrastructure.*



COMMUNITY OPINION SURVEY.

A Community-Wide “**Opinion Survey**” was made available to households in Waverly on pertinent local websites and social media outlets. A total of **201 Surveys** were completed and returned, providing valuable public input. **Survey** participants were asked to provide their opinion about a variety of Community issues, needs and opportunities, including barriers to obtaining affordable owner or rental housing and specific housing types greatly needed throughout the Community. The following summarizes the results of the housing portion of the **Survey**. The complete results of the **Survey**, including community growth, land use, zoning and community development opportunities are highlighted in the **Waverly, Nebraska Comprehensive Plan and “Appendix I” of this Study**.

- 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 (2.22).
 - Housing choices for first time homebuyers (2.22).
 - Senior independent living housing (2.08).
 - General rental housing (2.07).
- Participants were largely in support of utilizing local, State and/or Federal grant funds/dollars for the following programs:
 - Owner Housing Rehabilitation Program (74% support).
 - Renter Housing Rehabilitation Program (59% support).
 - Purchase, Demolition & Replacement of existing deteriorated housing (79% support).
 - Purchase-Rehab-Resale of vacant housing (75% support).
 - Down Payment Assistance to first-time homebuyers (53% support).
- A total of 72 participants, or 37 percent, identified a willingness to contribute or donate money to support a local community, economic or housing development activity.

Section 2: Citizen Participation Program.

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 I**” of this **Housing Study**.

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 - 42 participants (32%).
 - \$75,000 to \$99,000 - 27 participants (21%).
- Monthly rent:
 - \$601 to \$1,250 - 12 participants (20%).

Section 2: Citizen Participation Program.

- Monthly mortgage:
 - \$1,001 to \$1,750 - 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 - 81 participants (84%).
 - Retail/Shopping - 57 participants (59%).
 - Housing Choices - 47 participants (48%).

SECTION 3: WAVERLY COMMUNITY PROFILE.



SECTION 3

WAVERLY COMMUNITY PROFILE.

INTRODUCTION.

This **Section** of the **Waverly, Nebraska Community Housing Study** provides a population, income, economic and housing profile of the Community. Presented are both trend and projection analysis. Emphasis is placed on 10-year projections of change from **May, 2023, to May, 2033**. This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

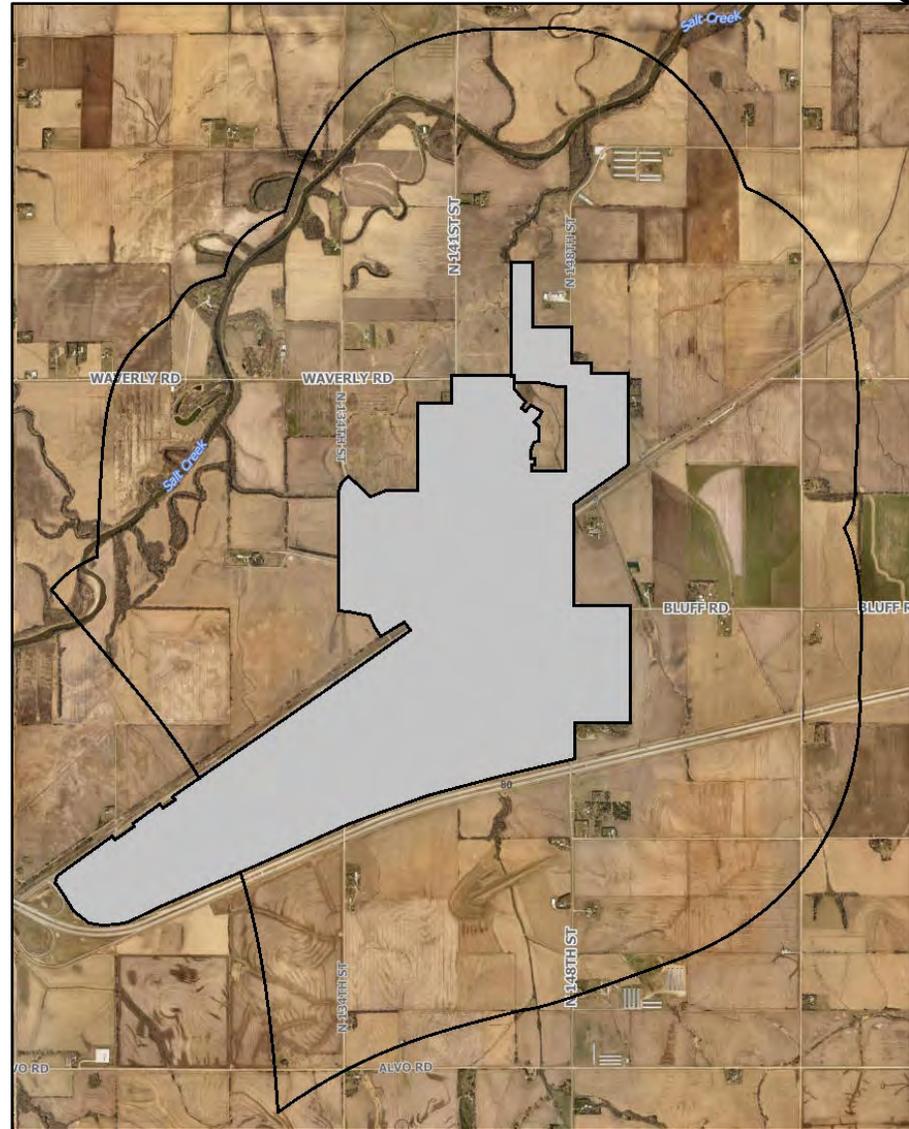
Population, income, economic and housing projections are critical in the determination of both housing demand and need in Waverly and are the foundation of all major planning decisions. A variety of data sources, including 2000 and 2010 U.S. Census data, 2020 Census “Redistricting Data,” the 2016-2020 American Community Survey, Nebraska Department of Labor and the Bureaus of Economic Analysis & Labor Statistics were documented. On-site field work and analysis of Community development and preservation activities also provided insight to quality of life and living conditions in **Waverly**. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community with a future housing stock capable of meeting the needs of its citizens.

All statistical Tables are included in “Appendix II” of this Housing Study.

HOUSING MARKET AREA.

The **Housing Market Area** for the **City of Waverly** is divided into two geographic areas: a **Primary** and a **Secondary Housing Market Area**. The **Primary Housing Market Area (purple)** for **Waverly** includes the entire Community and its respective “One-Mile Planning Jurisdiction”. The **Secondary Housing Market Area** includes the entirety of the Lincoln Metropolitan Statistical Area (Lancaster and Seward Counties).

This **Secondary Market Area** provides additional support to the **City of Waverly’s** housing market area, as well as enhancing local economic development opportunities. In order for **Waverly** to continue to attract residents from the **Secondary Market Area**, the Community will need to provide a variety of housing types, owner and renter, at various price ranges, for all income levels and age groups with an emphasis on housing that is affordable for established income ranges.



POPULATION PROFILE.

The analysis and projection of local demographics are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur from 2023 to 2033. Estimating population is critical to a community planning process, especially as it relates to the provision of housing. Further, projecting population growth and/or decline of a community is extremely complex. Projections are based upon various assumptions about the future and must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of the community.

Population Trends and Projections.

The **City of Waverly** is a rapidly growing Community in northeast Lancaster County and is home to some of the County's largest employers. This includes, but is not limited to Tractor Supply Company-Waverly Distribution Center, Smart Chicken, Millard Lumber, District 145-Waverly Public Schools, Kamterter Products and Matheson Tri-Gas. These major employers, combined with aggressive housing development projects and leadership determined to maintain a high quality of life in **Waverly**, contribute significantly to the desirability to live within, or in close proximity to the Community.

The population from the 2000 and 2010 Decennial Censuses recorded an increase in population for the **City of 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. Local leadership attributes this increase to the large number of residential subdivisions being platted and developed, in both the northern and southern portions of **Waverly**, combined with a demand from young professionals and families in Lincoln to reside in a smaller Community, away from the City. A significant amount of housing construction involved single family homes, generally owned by persons of moderate to upper incomes. **The current (2023) estimated population for the City of 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.

Section 3: Waverly Community Profile.

The 10-year population projections identify continued population growth in Waverly. Three scenarios that take into account both total jobs created and employment secured via in-migration are presented and defined, below:

- **Low:** minimal engagement from City leadership, housing stakeholders and major employers; ultimately, letting the “free market” dictate community growth and development.
- **Medium:** continued regular activity from City leadership, housing stakeholders and major employers, including standard annexation procedures. This projection closely represents the current trend of development and growth in **Waverly** and is utilized in the projections documented in this **Housing Study**.
- **High:** increased activity from City leadership and housing stakeholders, including standard annexation procedures, the creation of new jobs and an increase in the amount of in-migration securing employment. This also includes collaboration with local, state and federal funding sources and existing major employers in implementing community, economic and housing development activities.
- **Community Growth Initiative (CGI):** high activity by **City of Waverly** leadership and housing stakeholders, including aggressive annexation procedures, the creation of new employment opportunities and capturing 20 percent of current commuter employees. This also includes collaboration with both public and private funding sources and major employers of **Waverly** and Lancaster County.

**TABLE 3.1
POPULATION TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033**

		<u>Total</u>		<u>Annual</u>		
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	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	+999	+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.

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. A “medium” population projection of 5,520 was utilized for this **Housing Study** for the projection of pertinent housing development objectives. Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033.

Section 3: Waverly Community Profile.

Age.

In 2023, the **City of Waverly** is experiencing an estimated median age of 34.7 years, a slight 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 cohorts 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, remaining a resident of the City of Waverly.**

Persons Per Household.

Persons per household remained stable in the **City of Waverly**, from 2000 to 2010, ranging between 2.87 and 2.90. The 2020 Census recorded an estimated 2.88 persons per household in **Waverly**. The average of 2.88 persons per household exist, today, in **Waverly**. This number is projected to continue to remain stable through 2023, at an estimated 2.86 persons per household.

INCOME PROFILE.

Information presented in the **Income Profile** of this **Housing Study** assists in determining the number of households within **Waverly** (and Lancaster County) having the financial capacity to occupy affordable housing. In addition, the analysis of household incomes assist in determining the size, type and style of housing needed in the Community, in the future. Low cost and government subsidized housing are subject to Federal regulations, such as size and type, whereas upper income housing has few limitations.

Per Capita Income.

Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally by the number of residents residing in the subject area. In 2023, per capita income in Lancaster County is an estimated \$58,046, an increase of approximately 49.1 percent from the 2010 per capita income of \$38,928. **By 2033, per capita income in the County will increase an estimated 34 percent, to \$77,782.** By comparison, the State of Nebraska maintains a current estimated per capita income of \$64,517, with a projected 2033 per capita income of \$89,679.

The **median income** for all households in the **City of Waverly**, in **2023**, is estimated to be **\$87,694**. **By 2033, median income in Waverly will increase an estimated 12.7 percent, to \$89,874.** 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.

Section 3: Waverly Community Profile.

Cost Burdened/Housing Problems.

A portion of households throughout the **City of Waverly** are considered to be “**Cost Burdened**” and/or experiencing various “**Housing Problems**”, as defined by the Department of Housing and Urban Development. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

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.**

The increase in cost burdened renter households may be attributed to a lack of affordable rental housing, especially for those of low- to moderate incomes, being constructed in the Community, combined with an absence of existing affordable rental housing, a lack of developer participation in local voucher programs for their prospective tenants and housing that is available for purchase or rent being either severely deteriorating or dilapidated and in extreme cases, experiencing health and safety issues such as mold, inadequate utilities, and deferred maintenance.

Section 3: Waverly Community Profile.

ECONOMIC PROFILE.

The following provides a general **Economic Profile** of the City of **Waverly**. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

The **City of Waverly** enjoys economic development benefits, in part, due to its location along the Interstate 80 Corridor and close proximity to the City of Lincoln. City Government and the Greater Waverly Area Foundation Fund has been instrumental in providing funding to a number of community and economic development activities that enhance the quality of life in the Community. **The largest employers in Waverly include District 145 Public Schools, Tractor Supply Company Distribution Warehouse, Smart Chicken, Matheson Linweld, Valmont, Millard Lumber and the Waverly Care Center.** A high percentage of the employees at these industries reside outside of Waverly and commute to work each day. The following provides a general **Economic Profile** of Waverly.

Employment Trends.

Between 2010 and 2023, 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.

Employment By Type.

In 2023, an estimated 182,585 persons work in Lancaster County in a non-farm place of employment. The largest concentration of workers are employed in the Health Care & Social Assistance and State Government sectors, with an estimated 25.6 percent, or 46,785 total employees maintaining employment in these two sectors.





HOUSING PROFILE.

Households.

Currently, an estimated 1,570 households reside in the City of Waverly, consisting of an estimated 1,279 owner and 291 renter households. By 2033, owner households will account for an estimated 79.6 percent of all households in the Community. **Waverly** has experienced steady increase in the percentage of owner households in the Community since the 2000 Census.

Group quarters include both “institutionalized housing” such as skilled nursing centers and correctional facilities, as well as “non-institutionalized housing” including military barracks and college dormitories. Currently, the **City of Waverly** maintains a group quarters population of 46, at a local nursing home, a slight increase from the 2020 estimated of 43 persons. The population in group quarters is projected to increase to 97 by 2028, which takes into account the Community’s desire to not only continue to build housing, but create more opportunities for senior and elderly populations.

Section 3: Waverly Community Profile.

Housing Units/Vacancy & Occupancy.

In 2023, the City of Waverly consists of an estimated 1,579 housing units, consisting of approximately 1,286 owner and 293 rental units. Of these 1,579 units, less than 10 are vacant, resulting in an overall, estimated housing vacancy rate of 0.5 percent. The overall housing vacancy rate accounts for all vacant housing units in the Community, including units for sale, for rent, rented/sold but not currently occupied, seasonal/vacation housing, temporary housing for construction workers, and housing vacant due to other situations (used as storage, vacant and not actively being sold, owner temporarily residing in a group quarter housing program, etc.). The existing vacant housing units consist of an estimated seven owner and two to three rental units, equaling an owner housing vacancy rate of 0.5 percent and a rental housing vacancy rate of 0.7 percent. **This concludes that the Community of Waverly has a deficiency of appropriate housing stock.**

The City of Waverly should take a position to upgrade the housing stock during the next 10 years. This can be accomplished by, both, building new homes and rehabilitating (economically feasible) existing housing units. Housing units that are severely deteriorated or dilapidated could be targeted for substantial rehabilitation or, in extreme cases, demolition and replacement.

Housing Values & Gross Rent.

The cost of housing in any community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. The **City of Waverly** is challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources. A continued effort to upgrade wages, at both existing and new employment settings, should be a top priority.

The **City of Waverly** maintains a current estimated median owner-occupied housing value of **\$230,286**, representing an increase of 11 percent from the 2020 estimated median value of \$207,400 and a 133.5 percent increase from the 2000 estimated median value of \$98,600. Median housing values are projected to increase by an estimated 55.1 percent **by 2033 to \$357,343.**

In 2023, the estimated **median gross rent** for the **City of Waverly** is **\$881**. This represents an increase of 6.1 percent from the 2020 estimated median rent of \$830 and a 71.7 percent increase from the 2000 estimated median rent of \$513. **The estimated median gross rent in Waverly is expected to increase by 124.5 percent, by 2033, to \$1,152.**

SECTION 4: HOUSING UNIT “TARGET” DEMAND & LAND USE ANALYSIS.



SECTION 4

HOUSING UNIT “TARGET” DEMAND & LAND USE ANALYSIS.

INTRODUCTION.

This Section of the Waverly, Nebraska Community Housing Study provides a Housing Unit “Target” Demand and Land Use Needs Analysis. The analysis includes the identification of housing demand for both new housing development and housing rehabilitation activities.

HOUSING DEMAND POTENTIAL.

Community leadership and local housing stakeholders and providers need to be focused on this housing demand and achieving reasonable goals that will effectively increase the quantity and quality of housing in the City of Waverly. **To effectively determine housing unit demand for Waverly, seven separate components were reviewed. These included;**

- (1) housing demand based upon expected new population/households, during the next five years, including new housing construction and annexation of residential properties,**
- (2) need for affordable housing units for persons/families considered to be “cost burdened,”**
- (3) replacement of occupied housing in a “deteriorated to dilapidated” condition,**
- (4) address the owner and rental housing “vacancy deficiency” in the Community of Waverly,**
- (5) development of affordable housing to secure current commuter workforce population,**

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

- (6) determination of the local “pent-up” housing demand for existing residents,
- (7) determination of local housing development capacity in the City of Waverly, during the next 10 years.

A determination of **housing unit rehabilitation and demolition demand for Waverly**, during the next 10 years, including moderate and substantial housing rehabilitation and demolition and replacement, was also included in the determination of housing unit target demand. Statistical tables regarding **Housing Unit “Target” Demand** are included in “**Appendix II**” of this **Plan**.

New Households.

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular community.

The **Waverly** population is projected to increase during the next 10 years, due to the Community’s association with the Lincoln Metropolitan Statistical Area, recent housing development activity, expanding employment opportunities both within and in close proximity to the Community and primary transportation corridors.

Currently (2023), the estimated population for the Community of Waverly is 4,521 and is projected to increase to 5,506 by 2033. The potential exists for the Waverly population to increase to 6,761 by 2033, associated with a Community Growth Initiative via increased Full-Time Employment opportunities and the capture of up to 20 percent of the current Commuter Employee Population.

Overall, total households in Waverly are projected to increase by an estimated 321 households by 2033. Household increases are projected for both owner and renter households.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

Cost Burdened Households.

According to HUD standards, a housing unit is considered to have problems if overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

In 2023, an estimated 128 owner households in the City of 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 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.

Substandard Units/Overcrowded Conditions.

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2010 Census and Lancaster County Assessor produced data identifying substandard housing units and housing units having overcrowded conditions.

- Housing structural conditions, provided by the County Assessor, identified **nine housing units in either “Fair” or “Poor” condition in the City of Waverly.** An additional 746 housing units were identified to be in “Average-” condition. During the next 10 years, these structures should be targeted for moderate to substantial rehabilitation or demolition and replacement. Units targeted to be demolished should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.
- As per the 2016-2020 American Community Survey, 27 housing units in **Waverly** had overcrowded conditions and 14 units lacked complete plumbing.

Housing Vacancy Deficiency (Demand).

Housing vacancy deficiency is defined as the number of vacant units lacking in a Community, whereby the total percentage of vacant, year-round and code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 6 percent is the minimum rate recommended for the **City of Waverly**, to have sufficient housing available for new and existing residents.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

An **adjusted housing vacancy rate** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities. Currently, the adjusted vacancy rate for Waverly is 0.5 percent, including a 0.5 percent adjusted vacancy rate for owner housing units and 0.7 percent adjusted vacancy rate for rental housing units. **The City of Waverly is experiencing a housing vacancy deficiency of both owner and rental housing.**

Current Commuter Workforce Population.

A large concentration of employees working in Waverly commute from other nearby communities. A variety of available housing options, both for purchase and for rent, would provide the Community the ability to capture a portion of commuting employees currently working in **Waverly**.

“Pent-Up” Housing Demand.

The **“Pent-Up” housing demand** is defined as those current residents of the Community needing and/or wanting to secure a different and/or affordable housing type during the next five and 10 years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.

Housing Development Capacity.

After the careful determination of housing need for each of the housing targets identified above, a local housing development capacity is calculated for the **City of Waverly** during the next 10 years. The calculation is based on the Community’s ability to organize for housing development, land availability, accessibility to general contractors and other building trades and building supply/materials.

HOUSING UNIT “TARGET” DEMAND.

Table 4.1 on Page 4.6 identifies the estimated **Housing Unit “Target” Demand**, for **Waverly, Nebraska** by 2033.

The total estimated **Housing Unit “Target” Demand** for the **City of 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**. An estimated 312 acres of land should be designated for new housing growth and development. Of the 2033 housing unit “target” demand of 420 total housing units, an estimated **296 units (240 owner, 86 rental)** should be targeted as part of a local initiative to promote the development of workforce housing.

An estimated **5 to 8 percent** of the total housing unit target demand, for 2033, should focus on **purchase-rehab-resale and/or re-rent housing activities**. This involves local entities purchasing existing housing that is in a deteriorating or dilapidated condition, utilizing local resources to rehabilitate the housing unit up to local development standards and codes and, finally, placing the rehabilitated unit on the market to be purchased or rented. Housing rehabilitation efforts in the **City of Waverly** could create housing opportunities at a more affordable cost, with minimal risk to both developers and prospective property owners. Target demand for housing rehabilitation and demolition/replacement is identified in this Section.

The “**High**” and “**CGI**” growth scenarios for the **City of Waverly** provide additional housing development opportunity. By 2033, the **High population projection of 5,653** will require the development of an estimated 592 housing units (402 owner, 190 rental), while the **CGI population projection of 6,761** will require the development of an estimated 902 housing units (594 owner, 308 rental).

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

**TABLE 4.1
HOUSING UNIT “TARGET” DEMAND
WAVERLY, NEBRASKA
2033**

	<u>Owner</u>	<u>Rental</u>	<u>Est. Total Housing Unit “Target” Demand*</u>	<u>Est. Required Housing Unit Target Demand Budget (Millions)</u>
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.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

Table 4.2 identifies Housing Unit “Target” Demand, in relation to affordable housing needs (persons and families with an area median income of 80 percent or less) in the City of Waverly, by 2033. During the next 10 years, an estimated 420 housing units should be targeted in the Community of Waverly, of which 93 housing units (35 owner, 58 rental) should be designated as “affordable” housing units. This includes 33 owner and 55 rental units of new construction and two owner and three rental housing units as a component of a purchase-rehab-resale/re-rent program.

A population sector breakdown of the Affordable Housing Unit “Target” Demand highlights a need for 37 total elderly housing units, 40 total family housing units and 16 total units for persons with special needs by 2033.

TABLE 4.2 AFFORDABLE* HOUSING UNIT “TARGET” DEMAND (MEDIUM POPULATION PROJECTION) WAVERLY, NEBRASKA 2033		
	<u>Owner</u>	<u>Rental</u>
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.		

HOUSING DEMAND BY INCOME SECTOR.

Table 4.3 identifies the current **Area Median Income (AMI)** for varied levels of AMI percentages, for households in the Lincoln Metropolitan Statistical Area (including the **City of Waverly**), up to eight person households (PHH), as per HUD. AMI is determined by finding the “100 percent” median income of households in a given geographic area, ranging in household size from one- to eight persons. That “median” amount of income is considered to be “100 percent” for a geographic area for each household size category. For example, in the Table below, a four-person family in the Lincoln MSA, with an annual family income of \$90,600 is considered to be making “100 percent of the local AMI”. This information allows for the eventual determination of “affordability” and associated **housing price points/products** for households of varied sizes.

TABLE 4.3								
AREA HOUSEHOLD INCOME (AMI)								
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA								
(INCLUDING CITY OF WAVERLY)								
2023								
	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
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, 2023.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

Table 4.4 identifies the **estimated Housing Unit “Target” Demand by income sector** for the **City of Waverly** by 2033. Up to **45 housing units (10 owner, 35 rental) by 2033** should be built for households of very low- and low- income, or **between 0 and 60 percent AMI**. Typically, rental housing units for these income groups are developed with the assistance of Local, State and Federal subsidies, such as Low-Income Housing Tax Credits (LIHTC), HUD Section 8 and State-wide housing trust funds, and can include purchase-rehab-resale or re-rent program. An additional activity could include rehabilitating existing low- to moderate income housing for increased marketability and safety of local tenants.

A total of **182 housing units (115 owner, 67 rental) by 2033** should be constructed for households of low- to moderate income, or **between 61 and 125 percent AMI**. This income bracket represents much of the housing development product, considered to be in the highest demand among young professionals and workforce populations, but also in the smallest supply due to a lack of supportive funding availability, land and development costs, etc.

For the 126%+ AMI category, a total of **175 owner and 18 rental housing units** should be built by **2033**. This category represents moderate- to upper income housing; generally, households with the financial capacity to purchase a lot and build a house on their own or rent a unit at local market rate.

TABLE 4.4
ESTIMATED HOUSING UNIT “TARGET” DEMAND BY
AMI (MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	<u>Income Range</u>					
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	<u>Totals</u>
	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
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, P.C., 2023.

HOUSING DEMAND POTENTIAL FOR TARGET POPULATIONS & PRICE POINTS/HOUSING TYPES.

Target populations include elderly, family and special needs populations, per **Area Median Income (AMI)**. The housing products in the **City of Waverly** include both owner and rental units of varied types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the right population sector. The majority of new housing options in Waverly should be directed towards family populations, especially the local workforce.

Table 4.5, Page 4.11, identifies **Housing Unit “Target” demand** in the **City of Waverly, for specific population groups** by 2033. An estimated total of **72 owner** and **43 rental units** should be constructed by **2033** for local **elderly (55+) populations**. This could include, but is not limited to single family housing, duplexes/triplexes and townhomes for purchase/rent, an assisted living facility, and a senior independent living community with maintenance-free living situations.

By **2033**, a total of **219 owner** and **66 rental housing units** should be developed for **family households**. Family housing includes a wide range of development concepts and generally includes all types.

A total of **nine owner** and **11 rental units** should be built by 2033 to meet the housing needs of local **special needs populations** or those with a cognitive and/or physical disability(ies). Unit development could potentially include an assisted living facility and group home housing for special needs populations striving to maintain a level of independence.

A majority portion of the housing demand totals for each of the above-mentioned population sectors should focus on housing that meets the needs of the local workforce in the City of Waverly. This includes an estimated 326 of the total 420 housing unit demand by 2033. A majority of workforce housing units should be designated towards family households.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

**TABLE 4.5
HOUSING UNIT “TARGET” DEMAND – POPULATION SECTORS BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033**

OWNER UNITS	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>Totals</u>	<u>Workforce Sector</u>
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	2	7	23	40	72	24
Family	0	4	15	65	135	219	213
Special Populations¹	<u>0</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>0</u>	9	3
<u>Subtotals</u>	0	10	25	90	175	30	240
RENTAL							
<u>UNITS*</u>							
Elderly (55+)	0	18	10	10	5	43	18
Family	0	10	11	32	13	66	63
Special Populations¹	<u>4</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>0</u>	11	5
<u>Subtotals</u>	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, P.C., 2023.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

Table 4.6, Page 4.13 highlights proposed **housing types by price product** for the given AMI for the **City of Waverly**, by 2033. By 2033, the owner housing type in highest demand in the **Community of Waverly** is projected to be units with three+ bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price at or above \$441,200, with a total target demand for 155 owner housing units. Two- and three+-bedroom rental units (38 total) with an average affordable monthly rent between \$1,035 and \$1,559, present the greatest demand in the City. **Three+-bedroom units at an average purchase price at or above \$252,800 and an estimated average monthly rent cost at or above \$765 are the most needed housing types for the workforce population in Waverly.**



Section 4: Housing Unit “Target” Demand & Land Use Analysis.

**TABLE 4.6
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, P.C., 2023.

HOUSING REHABILITATION/DEMOLITION DEMAND.

Table 4.7 identifies target rehabilitation and demolition needs in the City of Waverly by 2033. Up to 30 units by 2033 could be targeted for moderate rehabilitation in Waverly at an estimated cost of \$840,000. 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 at an estimated cost of \$ 476,000. 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 should be demolished by 2033 and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate. The estimated cost of this housing development process will range between \$210,000 and \$3.85 Million by 2033, depending on property acquisition and unit replacement potential.

TABLE 4.7 HOUSING UNIT REHABILITATION & DEMOLITION “TARGET” DEMAND & ESTIMATED COSTS WAVERLY, NEBRASKA 2033	
	<u># Units / Est. Costs</u>
- 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, P.C., 2023.	

HOUSING LAND USE NEEDS.

It is imperative for any community to designate the appropriate amount of land to support new housing development projects, both within and adjacent, but outside a community’s corporate limits. Residential development projects generally encompass three types: (1) infill development in older, existing residential neighborhoods, (2) acquisition and development of large tracts of vacant land inside a community’s corporate limits for “large scale” development, and (3) acquisition and development of land as part of a designated future residential “growth area”

Infill housing development projects have the advantage of utilizing existing infrastructure and utilities, but may be challenged by the lot dimensions and setback requirements of local development code. Concepts including “narrow housing” and “stacked housing” may be the most appropriate housing type for infill development projects.

“Large scale” development projects involve the acquisition of tracts of undeveloped land and can be utilized for multiple residential related projects, including single family residential subdivisions, apartment complexes and senior housing “continuum of care” campuses. The appropriate zoning classification and future land use designation must be in place for these projects to occur. Additionally, these types of projects could have a more significant impact on a community’s tax base and have a greater ability to encourage the development of both traditional and unique housing concepts and prototypes, potentially satisfying multiple community housing needs at once.

Residential “Growth Areas” identifies land outside, but adjacent a community’s corporate limits, and being specifically designated for residential development. Land areas in this location may be the most affordable to purchase, but may not have appropriate utilities and infrastructure in place. Residential developments in growth areas typically include large lot subdivisions and acreages. **“Build-through” subdivisions** are encouraged, so as to be in conformance with local development code in the event of annexation.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent to historic districts, buildings or archeological sites, which may result in expensive building modifications to conform to historic preservation requirements and a longer review process.
- Sites near airports, railroads or high volume traffic arteries, which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.
- Sites with steep slopes or other undesirable access conditions which may make them undesirable for use.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

“Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment.”

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

Table 4.8, Page 4.18, identifies the estimated land use projections and housing types per age sector for the City of Waverly, Nebraska, by 2033. Popular housing types in Waverly will include single family units, town homes, duplexes/triplexes and apartment units. By 2028, for persons age 18 to 54 years, a total of 228 owner and 77 rental housing units should be targeted to accommodate young professionals and workforce families, special needs populations, existing/new employees and persons of low-, moderate- and upper-income. An estimated 78 acres will be needed for new and/or improved housing developments. An estimated 72 owner and 43 rental housing units should be designated for retirees, seniors and elderly populations by 2033.

To meet the “new” construction housing unit demand, by 2033, the City will need to designate up to 312 acres of land and meet the expectation of developing 104 of the 312 acres. A total of 297 acres should be designated for new housing construction with a goal to develop 99 of these acres with new housing. An estimated 195 acres should be designated for the new construction of workforce housing, with 65 acres being developed by 2033. Affordable housing designation should comprise 63 acres, with a development goal of 21 acres. These housing land use designation and development requirements can be interchangeable.

Section 4: Housing Unit “Target” Demand & Land Use Analysis.

TABLE 4.8 HOUSING UNIT “TARGET” DEMAND – HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR (MEDIUM POPULATION PROJECTION) WAVERLY, NEBRASKA 2033			
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Est. Land Requirements (Acres)^</u>
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		300 / 20	104 / 312^^
TOTAL UNITS / ACRES FOR NEW CONSTRUCTION, ONLY.		276 / 114	99 / 297^^
TOTAL WORKFORCE UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		230 / 82	65 / 195^^
TOTAL AFFORDABLE^^^ UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		33 / 55	21 / 63^^
*Includes Credit-To-Own Units. **Includes Housing for Families, Students and Persons with a Disability. ^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, P.C., 2023.			

SECTION 5: **HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.**



SECTION 5

HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.

INTRODUCTION.

The following **Housing Development & Preservation Initiatives**, for the **City of Waverly, Nebraska**, address the housing issues, opportunities and needs of the Community and define the necessary housing activities for the successful implementation of selected both market rate and affordable housing programs or projects. These **Initiatives** are needed for the implementation of specific, both new housing development and existing housing preservation programs and are the product of both **qualitative and quantitative research activities** performed on the local level.

A **qualitative research** process provided important information for the formation of these **Housing Development & Preservation Initiatives**. A citizen participation and public input process included meetings with the **Waverly Planning Commission** and a local **Planning Steering Committee**, comprised of elected leadership, major employers and pertinent, local housing stakeholders, both public and private, and the implementation of a **Community “Opinion Survey”** for the general population and a **“Workforce Housing Needs Survey”** for employees of major employers.

Quantitative research included the analysis and projection of pertinent population, income, economic and housing data from local, State and National sources, all in an effort to understand past and present statistical trends and the projected **Housing Unit “Target” Demand** for the individuals and families of Waverly.

The combined qualitative and quantitative research efforts allowed the **Consultant, Planning Commission and the Planning Steering Committee** to prepare an **“Affordable Housing Action Plan”** that both identifies housing development projects that are a **“fit”** for the local market and adheres to the requirements set forth in *Nebraska Legislative Bill 866*.



Section 5: Housing Development & Preservation Initiatives.

Local leadership, housing stakeholders and Governmental entities have implemented a variety of housing initiatives that have been a significant benefit to the housing development in **Waverly**. Much of this new housing was driven by new and expanded economic development activities, annexation of undeveloped land areas for residential development and the implementation of existing housing development programs. It is recommended that all local, State and Federal housing development, rehabilitation, preservation and funding entities continue to provide housing choice and opportunity for both existing and prospective citizens of the Community.

Housing Development & Preservation Initiatives address the important components of housing program implementation. The following identifies three primary categories in addressing housing issues in Waverly.

- 1. Housing Development Partnerships & Education.**
 - **Housing Development Partnerships.**
 - **Housing Education.**

- 2. Housing Development, Rehabilitation & Preservation.**
 - **Housing Unit Target Demand & Budget.**
 - **Demand for Housing Types, Households & Income Sectors.**
 - **Residential Land Requirements.**
 - **Zoning Regulations for the Development of Innovative/Alternative/Reform Considerations.**
 - **Workforce Housing Demand.**
 - **Housing Rehabilitation & Preservation.**
 - **Elderly/Senior Affordable Housing.**
 - **Special Needs Housing.**
 - **Emergency Housing & Natural Disaster Preparedness.**
 - **Housing & Alternative Energy.**
 - **Impediments to Fair Housing Choice.**

- 3. Housing Study Implementation & Review.**
 - **Financing Activities for Housing Development in Waverly.**
 - **Housing Study Maintenance.**

AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.

1. HOUSING DEVELOPMENT PARTNERSHIPS & HOUSING EDUCATION.

Housing Development Partnerships.

The creation and organization of both public and private **Housing Development & Preservation Partnerships (HDPPs)** in the **City of Waverly** is key to the successful production and improvement of the local housing stock and maximizing the opportunity to develop affordable housing for all price points for families and households at all income levels. Partnerships with **Southeast Nebraska Development District (SENDD)**, **Southeast Nebraska Affordable Housing Council (SENAHC)**, **local housing developers**, **general contractors**, **major employers** and other local housing-related organizations and stakeholders will expand the capacity and ability to create housing in **Waverly**. This process should be continued and refined to produce additional partners, such as major employers and foundations, to maximize the potential for both building new housing and preserving the existing housing stock throughout the Community.

The following are important Steps in producing an effective HDPPs program and process in the Community.

- Create a **“mission statement”** that meets the overall housing cause or purpose, as it relates to the identified housing of needs and demands of the Community. Recruit local persons and organizations (both public and private) that match the **“mission statement”**.
- Based upon selected **HDPPs** and associated **“mission statements”**, each **HDPPs** will select and prioritize housing programs for both new construction and housing preservation (rehabilitation), with an accompanying timeline for implementation and identify “most appropriate” funding tools for the completion of each selected housing.

Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services. Housing for special populations should also be targeted to support populations with mental or physical disabilities.

Section 5: Housing Development & Preservation Initiatives.

- Train selected **HDPPs** to serve as local “**housing advocates**” in meeting the local housing needs and, specially, serve as caseworkers for individuals and families unable to have the either the income and/or knowledge to help themselves in securing safe, affordable housing.
- Consider the development of a locally-based **municipal land bank program** to create an inventory of vacant, developable land for future residential development, including infill lot developments.



Section 5: Housing Development & Preservation Initiatives.

Housing Education.

Elevating the “**housing intelligence**” of local **HDPPs** will be beneficial to the success of any housing program in the **City of Waverly**. Housing intelligence will be supplemented by providing the appropriate learning systems for educating **HDPPs** and their members on the processes of housing financing and development, including appropriate methods for prioritizing both new construction and housing rehabilitation programs in **Waverly**. The following Steps for providing “housing intelligence” are recommended.

- Utilize existing “**Housing Development Education Programs**” for **HDPPs**, with **SENDD** and **SENAHC**, complete with certification of pertinent housing development topics, including, but limited to housing need recognition, housing advocacy, housing financial planning and housing development.
- Train **HDPPs** to monitor and understand Local, State and Federal housing legislative proposals and policies that could impact both existing and future housing programs in the Community.
- **HDPPs** will need to fully understand the working connection between this **Housing Study** and other, current, local planning initiatives that will, in some capacity, have an impact on the future development, rehabilitation and preservation of both the current and future housing stock in the Community. These other planning initiatives typically include the Comprehensive Plan and Zoning Regulations, Capital Improvement Plans, Public Facility/Utility Plans, Downtown Revitalization Studies, Hazard Mitigation Plans, etc.

2. HOUSING DEVELOPMENT, REHABILITATION & PRESERVATION.

Future affordable housing development in the **Community of Waverly** will need to be directed at meeting the housing needs and wants of all household and income sectors, including families, the elderly or retiree, the local workforce, minority groups and populations with special needs, from the very-low to the upper income family. Such an effort will require housing programs to be planned and implemented for new construction, housing rehabilitation and the preservation and/or replacement of housing for families residing in substandard/dilapidated housing.

Future affordable housing development efforts should serve to address health, safety and social issues, as well as provide economic development opportunities. It should be the right of all persons and families in **Waverly** to live in safe, decent and affordable housing. The results of new housing developments and the moderate- to substantial rehabilitation of existing housing will elevate the quality of life in the Community.

Housing Unit Target Demand & Budget.

- **Section 4 of this Housing Study identifies an estimated Housing Unit “Target” Demand of 420 housing units, based on the 2033 medium population projection, including 300 owner and 120 rental housing units, requiring an estimated budget of \$122.3 Million.**
 - **Housing Unit “Target” Demand, based on the “High” and Community Growth Initiative” population projections, will require the development of 592 housing units (402 owner, 190 rental) and 902 housing units (594 owner, 308 rental), respectively.**



Section 5: Housing Development & Preservation Initiatives.

Demand for Housing Types, Households & Income Sectors.

- Housing construction in the **City of Waverly** will need to include the development of **up to 45 affordable housing units in Waverly (10 owner, 35 rental)** for persons of low income, or **between 0 and 60 percent AMI**. The recommended price product for this AMI range would be a purchase price less than \$124,100 and an affordable monthly rent less than \$914.
- For low to moderate income households, a total of **182 housing units (115 owner, 67 rental)** for persons/families, or **between 61 and 125 percent AMI** should be targeted for construction throughout the Community by 2033. An affordable price product for this AMI range would be an approximate purchase price range between \$214,500 and \$434,000. An affordable monthly rent, by 2033, should range from \$945 to \$1,559.
- A total of **193 housing units (175 owner, 18 rental)** for persons/families of moderate to upper income, or **at or above 126 percent AMI** should be targeted for construction throughout the Community by 2033. Price products will be at or above \$441,200 for owner housing units and at or above \$1,568 for rental housing units.
- In an effort to satisfy an **immediate housing need** in **Waverly**, consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units (for the purpose of housing availability for new major employers or temporary housing in the event of a natural disaster), accessory dwellings and developing homes specifically designed for lots typically not sized to local and/or national building and development codes. This could include the development of housing concepts and prototypes that include mixed use residential/commercial developments and single structure housing projects to increase housing density. Consider infill housing and accessory housing development programs including in-law suites, granny flats, conversion housing, single room occupancy housing and tiny homes as a means of creating more density in developed and older neighborhoods.

Section 5: Housing Development & Preservation Initiatives.

Residential Land Requirements.

- The **City of Waverly** will need to identify up to **312 acres by 2033** for the future development of “new” housing units. Of the 312 acres, an estimated 104 acres should be developed with new owner and rental housing units. This also includes up to 63 acres for affordable housing units and 195 acres for workforce-related housing. This land use demand is consistent with the residential land development recommendations set forth in the **Waverly, Nebraska Comprehensive Plan**. The Community should utilize existing **Zoning Regulations** to identify future residential land use needs.

Consideration of Zoning Reform-Housing.

The **City of Waverly** should review and consider, if deemed appropriate, the adoption of **Zoning Reforms**, currently being studied and adopted by American cities, in an effort to enhance and maximize the economics of housing developments, while producing additional housing units. The following summarizes the various Zoning Reforms being considered, all of which would require the official adoption of City policy to implement such.

- **Eliminating Single Family Housing, only, Zoning Districts**, to allow for properly planned duplex and triplex housing developments, within traditional Single Family Zoning Districts, to maximize the use of vacant residential sites or development of a larger parcel of land.
- **Reducing parking requirements for multi-family housing developments**, to maximize the use of the site, to, possibly, provide additional units or common areas for the tenants.
- **Addressing the “missing middle” housing issue**, by allowing Communities to reduce minimum lot sizes in selected areas, primarily, with vacant lots, to maximize, or increase the number of units per acre when developing infill housing.
- **Allowing ADUs**, whereby a Community allows homeowners to add an accessory dwelling unit in their backyard or in their unused garage, attic or basement.
- **Zoning for Adoptive Use**. Allowing existing commercial building rehabilitation activities to include adaptive use concepts, such as housing on above ground floor commercial and/or office space use. Includes encouraging “live/work” situations for local business owners and/or incubator businesses.

Section 5: Housing Development & Preservation Initiatives.

- **Tiny Houses**, a residential development concept currently being considered in many communities, today, is an inexpensive affordable housing option. Tiny Houses, constructed as small as 200 sq. ft., are being built in both open, vacant lots and planned subdivisions, equipped with all amenities necessary to meet local Building/Housing Code requirements.
- **Single Room Occupancy (SRO) Housing**, typically developed as expanded dormitory-style housing, consisting of six, eight or more units per building. SRO housing is a suitable housing type for young professionals entering the workforce, as well as families in transitional housing.
- **“Work/Live” Residential Campus,**” consisting of workforce housing, of varied types and price points developed in close proximity to one or several major employers in a “walkable” campus setting.

Workforce Housing Demand.

- **The City of Waverly should develop an estimated 240 owner and 86 rental housing units for the local workforce, by 2033.** The successful implementation of workforce housing will depend on the creation of specific HDPPs to address specific work sectors. The involvement of **major employees as a participant in HDPPs** will be crucial in the successful implementation of various workforce housing programs. **The development of new workforce housing should target an owner workforce housing price product of \$252,800+ and a monthly rent of \$765+ by 2028.**
- The **City of Waverly** should consider the development of a **“Work/Live Residential Campus,”** consisting of workforce housing located in close proximity to one or several major employers.

Section 5: Housing Development & Preservation Initiatives.

Housing Rehabilitation & Preservation.

- Continue to implement comprehensive, community-wide program(s) of housing rehabilitation and preservation in the **City of Waverly**, including the demolition and replacement of dilapidated housing units. By 2033, an estimated **44 housing units**, both owner and rental, in **Waverly**, are in need of **moderate- to substantial rehabilitation**. An additional **10 housing units** are in a condition that may require **removal and replacement**.
- Identify housing units in need of **moderate rehabilitation**. This includes homes needing “cosmetic” and minor “structural” improvements such as new siding, windows, paint, roof surface, doors, etc.
- Identify housing units in need of **substantial rehabilitation** in **Waverly**. This includes homes needing the improvements identified above, but also includes repairs to structural and infrastructure elements of the house, such as foundation, baring walls and roof lines/ structural repairs and plumbing/electrical upgrades.
- Identify **occupied housing units** that should be **demolished and replaced** in **Waverly**. Housing not cost effective for rehabilitation should be demolished and, eventually, replaced with sound, safe and affordable housing to take advantage of existing infrastructure.



Elderly/Senior Affordable Housing.

- A **Continuum of (Housing) Residential Care Program**, directed at persons and families 55+ years of age will need to be implemented in the **Community of Waverly** to address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Partnerships should be created with the local senior/retirement Community including assisted living and senior independent living facilities.

Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

Section 5: Housing Development & Preservation Initiatives.

- The **Community of Waverly** should target up to **115 elderly housing units** by 2028. This would include up to **72 owner and 43 rental units affordable to persons and families of 30+ percent AMI**. Local elderly housing providers should collaborate to address all facets of elderly housing and supportive service needs in **Waverly**, including the increasing need for in-home services, memory care, maintenance and repair of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, for elderly persons with and without supportive service needs.
- Continue to support programs and services regarding the benefits of safe and affordable senior housing. Develop a messaging platform and communications plan to highlight benefits and resident experiences. Promote programs and services designed to enhance emotional, physical and cognitive well-being, along with the benefits of recreation and leisure opportunities.

Special Needs Housing.

- Address the **housing needs of persons with a disability(ies)** in the **City of Waverly**, by planning and implementing fully accessible housing, both for rent and for sale. An estimated **nine owner and 11 rental housing units** should be planned and developed for **persons of special needs** in **Waverly**, by 2033. Successful programs should include transitional housing and group homes that encourage resident safety and/or handicap accessibility. Include supportive services where necessary. It is recommended that, at a minimum, 10 percent of new housing added to the housing stock should be fully accessible for persons with a physical and/or sensory disability.

Emergency Housing & Natural Disaster Preparedness.

- Prepare an **emergency housing “plan of action”** in an effort to assist the **City of Waverly** in providing temporary, short-term shelter to those affected by natural disaster, including post-disaster housing repair, reconstruction and/or household relocation plans.
- Local, State, Federal “disaster housing partners” will play a critical role in ensuring the provision of housing for persons and families affected by catastrophic natural disaster. Partners should include local governments, the office of the Lancaster County Emergency Manager, Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Nebraska Emergency Management Agency, Federal Emergency Management Agency and U.S. Department of Housing and Urban Development.

Section 5: Housing Development & Preservation Initiatives.

- Create and monitor a list of residential properties in Waverly requiring housing repair/rehabilitation or replacement, due to the 2019 flooding incident and assist in securing needed funding, above and beyond insurance assistance to aid families.
- Develop a City of Waverly “**Emergency Operations Plan**” that includes initiatives for providing temporary housing for persons and families affected by natural disaster.
- Encourage local landlords to allow persons and families displaced by natural disaster to temporarily reside in vacant, non-occupied housing units.
- Review and revise comprehensive planning, land use, zoning and subdivision regulation documents as a means of limiting or eliminating housing development in areas where a natural disaster, such as flooding, could frequently occur.

Housing & Alternative Energy.

- Encourage housing developers in the **City of Waverly** to take advantage of “**tools of alternative energy implementation,**” such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.
- **Utilize local Zoning Regulations and building codes** to control the placement and operation of alternative energy systems. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.
- Promote the development of vocational **education opportunities** at **District 145-Waverly Public Schools** to educate the future workforce in alternative energy design, fabrication of equipment and maintenance.
- Promote the **expanded use of solar and geothermal exchange energy systems** for applications throughout the Community’s **One-Mile Planning Jurisdiction.**
- Consider implementing a “**pilot**” **alternative energy program** at a developing residential subdivision in the Community. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.

Section 5: Housing Development & Preservation Initiatives.

- Promote the **rehabilitation of residential buildings throughout the Community** utilizing weatherization methods and energy efficient or “**green building**” materials in conformance to the “**LEED**” **Certified Building techniques**.
- **Expand awareness of available incentives** that could assist in replacing old lighting fixtures, or heating and cooling systems in housing units with new energy efficient systems that reduce consumption and energy costs.

Impediments to Fair Housing Choice.

- The **Community of Waverly** should strive to eliminate **all barriers and impediments to fair housing choice**. Both public and private sectors of the Community should play a role in this process, including local government, schools, churches and the private sector.
- Address the **primary impediments to fair housing choice** throughout the Community. Respondents to both the **Housing Survey** and **Workforce Housing Needs Survey** identified impediments to fair housing for **homeowners** as housing prices and a lack of sufficient homes for sale. For **renter households**, impediments included the high cost of monthly rent and a lack of decent rental units at an affordable price range.
- The **Community of Waverly** should utilize existing **Fair Housing Policies** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.



3: HOUSING STUDY IMPLEMENTATION & REVIEW.

This **Housing Study** contains a variety of qualitative and quantitative information from local, State and Federal data sources and Survey implementation. Documented statistics and citizen input provide a clear and concise understanding of local housing needs that will assist local governments and organizations (public, private and non-profit) in creating and maintaining a resilient, sustainable Community.

Financing Activities for Housing Development.

- Housing developers doing business in the **City of Waverly** should consider both public and private funding sources when constructing new or improving the local housing stock and, thus, be encouraged to pursue securing any and all available tools of financing assistance to do so. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Midwest Housing Development Fund, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs.
- First and foremost, **HDPPs** in **Waverly** are encouraged to **establish or expand existing local, housing-related Foundations** for the purpose of financing housing development activities. Program concepts could include the following:
 - ✓ Investment funding for individual owner and rental housing rehabilitation programs.
 - ✓ Development of a community purchase-rehab-resale and re-rent program. Vacated housing on the real estate market in need of rehabilitation could be purchased by **HDPPs** or a local economic development entity, for the purpose of being rehabilitated into a viable, livable housing unit for persons and families generally of moderate income. The house is then put back on the market for sale by a local realtor or other housing-related agency.
 - ✓ Gap financing and/or developer incentives for the construction of new, affordable housing units.
 - ✓ Down payment and closing cost assistance via low- or no-interest loans for persons and families purchasing a home in **Waverly**. Housing purchase price maximums and household income thresholds can be determined by **HDPPs**.
 - ✓ First or second mortgage assistance for prospective or current homeowners, including reduced rate or deferred payment loans.

Section 5: Housing Development & Preservation Initiatives.

- Continue utilizing **Tax Increment Financing (TIF)** to assist developers in financing new housing developments, specifically for land purchase, preparation and public facility/utility requirements.
- Establish an **affordable housing fund** with TIF surplus provided by new commercial and industrial projects, to serve as gap financing for selected housing projects.

Housing Study Maintenance.

- This **Community Housing Study** should be reviewed annually by local housing providers and partnerships, including the **City of Waverly**, Waverly Chamber of Commerce, Greater Waverly Area Foundation Fund, local business leadership and school systems, local Foundations and other important for-profit and non-profit groups and organizations and local housing stakeholders.
- **Engaging local organizations and housing stakeholders** in the planning and implementation of new housing programs will make the use of housing funds more effective and encourage investors to make better informed decisions that target the Community's needs and desires for new and improved housing types. All of this will result in stability and growth for the Community.
- Establish an **annual review process of local Comprehensive Planning** and associated **Zoning and Subdivision Regulation documents**. The Waverly Planning Commission, City Council and local governmental volunteers and community and economic development groups should all be involved in this review. This will ensure a consistent vision for community and economic growth and development.

SECTION 6:

10-YEAR AFFORDABLE HOUSING ACTION PLAN.



SECTION 6

10-YEAR AFFORDABLE HOUSING ACTION PLAN.

INTRODUCTION.

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**, including highlighting housing development of a component of the **City's Economic Development Strategy & Action Plan**;
- 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.

PLACE-BASED DEVELOPMENT COMPONENTS.

Each **Housing Program** identified in this **Action Plan** should incorporate “**Place-Based**” **Development Components**, as identified by the Nebraska Investment Finance Authority, whereby development supports each community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.

ACCESS AND LINKAGES:

- Does the housing program have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What is the program’s proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the housing program?
- Is the housing program visible from other neighborhoods or parts of the City?
- Is public parking available for visitors to the housing program?

COMFORT AND IMAGE:

- Is the proposed housing program located in a safe neighborhood?
- Are there historic attributes to consider for the proposed housing program?
- Is the neighborhood of the proposed housing program clean and safe for all residents?
- Are there any environmental impacts that could hinder the development of a housing program?

USES AND ACTIVITIES:

- How will the proposed housing program be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby to the housing program that will keep local residents active, including parks and recreation opportunities?
- Does the housing program include a central gathering space for program residents, as well as Community residents?

SOCIABILITY:

- Will the housing program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed housing program?
- Are diverse populations encouraged to reside at the housing program?
- Does the housing program present a welcoming environment for both current and prospective residents?

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 to 15 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 a minimum of **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 a minimum of **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 a minimum of **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 a minimum of **20 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: \$6,400,000.
Estimated Cost Subsidy: 40% or \$2,600,000.

9. Elderly (55+ Years) Market Rate Owner Housing Program.

Purpose:

Develop a minimum of **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 a minimum of **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 a minimum of **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 I: WAVERLY SURVEY RESULTS.



Appendix I: Waverly 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%

Appendix I: Waverly Survey Results.

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%

Appendix I: Waverly Survey Results.

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

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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

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

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

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

Vehicular Traffic Safety		Response Count	Response Percentage
Answer Choice			
	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		Response Count	Response Percentage
Answer Choice			
	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	

Appendix I: Waverly Survey Results.

Directional Signage		Response Count	Response Percentage
Answer Choice			
	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		Response Count	Response Percentage
Answer Choice			
	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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

Designation of a “Historic District”		Response Count	Response Percentage
Answer Choice			
	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		Response Count	Response Percentage
Answer Choice			
	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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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
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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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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

Appendix I: Waverly Survey Results.

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 “ 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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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 Evendale. 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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 Cannongate 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 Amberly and Cannongate.
- 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 tracks 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 too busy. Having larger trucks makes it more dangerous.
- Roundabout at the entrance to the school off Amberly.
- Roundabout 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 locations. 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 Cannongate bridge.
- Signal in front of High School (Amberly/Cannongate).
- Stop light after overpass to Waverly High School/middle school.

Appendix I: Waverly Survey Results.

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- 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.
- There 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 neighborhood, 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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 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.

Appendix I: Waverly Survey Results.

- 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.

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- 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 – 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.

Appendix I: Waverly Survey Results.

- 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 atrioms 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.

Appendix I: Waverly Survey Results.

- 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 restaurant, 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.

Appendix I: Waverly Survey Results.

- 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 Trakside. Mexican restaurant.
- Better bar and restaurant. Good Mexican food. Breakfast place.
- Better hardware store ,Hotels , restaurants.
- Bowling Alley. Restaurants - finer dining. 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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. Somewhere 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.

Appendix I: Waverly Survey Results.

- 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 restaurants, 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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 of 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!!!!!!!

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

- 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.

Appendix I: Waverly Survey Results.

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%

Appendix I: Waverly Survey Results.

	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%

Appendix I: Waverly Survey Results.

\$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	

Appendix I: Waverly Survey Results.

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 acreage

looking to relocate closer to waverly, possibly more rural

Total Responses	18
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Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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	

Appendix I: Waverly Survey Results.

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 II: WAVERLY TABLE PROFILE.



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

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	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 1B
POPULATION TRENDS AND PROJECTIONS
WAVERLY PLANNING JURISDICTION, NEBRASKA
2020-2033**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	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, P.C., 2023.

Appendix II: Waverly Table Profile.

**TABLE 2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2020*</u>	<u>2023</u>	<u>2033**</u>	<u>2023-2033 Change</u>
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, P.C., 2023.

Appendix II: Waverly Table Profile.

**TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS
WAVERLY, NEBRASKA
2000-2033**

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
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, P.C., 2023.

**TABLE 4
TENURE BY HOUSEHOLD
WAVERLY, NEBRASKA
2000-2033**

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
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, P.C., 2023.

1	2	3	4	5	6	7+
<u>Person</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>
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**

<u>Income Group</u>	<u>2010*</u>	<u>2020*</u>	<u>2023</u>	<u>2033**</u>	<u>2033 CGI</u>	<u>% Change 2023-2033^</u>
<u>All Households</u>						
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%
<u>Households 65+ Yrs.</u>						
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, P.C., 2023.

**TABLE 7
PER CAPITA INCOME
LANCASTER COUNTY, NEBRASKA / STATE OF NEBRASKA
2010-2027**

<u>Year</u>	<u>Lancaster County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
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, P.C., 2023.

**TABLE 8
RACE AND HISPANIC ORIGIN
WAVERLY, NEBRASKA
2000, 2010 & 2020***

<u>Race</u>	<u>2000</u>		<u>2010</u>		<u>2020 Est.*</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
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%
<u>Other</u>	<u>41</u>	<u>1.7%</u>	<u>41</u>	<u>1.3%</u>	<u>43</u>	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	
<u>Social Security Income-2020</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	38,730
Wives & Husbands	1,595
Children	625
<u>Survivor Benefits</u>	
Widows & Widowers	2,540
Children	1,505
<u>Disability Benefits</u>	
Disabled Persons	5,800
Wives & Husbands	40
Children	1,145
Total	51,980
<u>Aged 65 & Older</u>	
Men	17,940
Women	23,405
Total	41,345
<u>Supplemental Security Income-2020</u>	<u>Number of Beneficiaries</u>
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

	2010*	2018*	2023	2033**
<u>Owner Inc. Rng.</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>
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
<u>81%+ AMI</u>	<u>735 / 70</u>	<u>820 / 39</u>	<u>1,133 / 53</u>	<u>1,353 / 66</u>
Totals	859 / 134	955 / 109	1,282 / 128	1,509 / 133
	2010*	2018*	2023	2033**
<u>Renter Inc. Rng.</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>
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
<u>81%+ AMI</u>	<u>85 / 0</u>	<u>125 / 10</u>	<u>133 / 12</u>	<u>211 / 18</u>
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, P.C., 2023.

**TABLE 11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
LANCASTER COUNTY, NEBRASKA
2010-2033**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
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, P.C., 2023.

TABLE 12	
WORKFORCE EMPLOYMENT BY TYPE	
LANCASTER COUNTY, NEBRASKA	
APRIL, 2022	
<u>Workforce</u>	
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.	

Appendix II: Waverly Table Profile.

**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**

<u>Year</u>	<u>Number of Units</u>				<u>Total</u>
	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other*</u>	
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**

	<u>Complete Plumbing</u>			<u>Lack of Complete Plumbing</u>		<u>Units with 1.01+ Persons per Room</u>	
	<u>Totals</u>	<u>Number</u>	<u>% of Totals</u>	<u>Number</u>	<u>% of Totals</u>	<u>Number</u>	<u>% of Totals</u>
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**

	<u>2010</u>	<u>2012**</u>	<u>2023</u>
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, P.C., 2023.

Appendix II: Waverly Table Profile.

**TABLE 18
OWNER OCCUPIED HOUSING VALUE
WAVERLY, NEBRASKA
2000-2033**

	<u>Less than \$50,000</u>	<u>\$50,000 to \$99,999</u>	<u>\$100,000 to \$149,999</u>	<u>\$150,000 to \$199,000</u>	<u>\$200,000 or More</u>	<u>Totals</u>
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, P.C., 2023.

**TABLE 19
GROSS RENT
WAVERLY, NEBRASKA
2000-2033**

	<u>Less than \$300</u>	<u>\$300 to \$399</u>	<u>\$400 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 or More</u>	<u>Totals</u>
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, P.C., 2023.

Appendix II: Waverly Table Profile.

TABLE 20 SELECTED RENTAL HOUSING OPTIONS WAVERLY, NEBRASKA 2023					
<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./Waiting List</u>
Liberty Estates	2010	2-Bd: 22	HUD	30% of Income	100%
N 146 th 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 137 th 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 137 th 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, P.C., 2023.					

**TABLE 21
HOUSING UNIT “TARGET” DEMAND
WAVERLY, NEBRASKA
2033**

	<u>Owner</u>	<u>Rental</u>	<u>Est. Total Housing Unit “Target” Demand*</u>	<u>Est. Required Housing Unit Target Demand Budget (Millions)</u>
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.

Appendix II: Waverly Table Profile.

TABLE 22
AREA HOUSEHOLD INCOME (AMI)
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA
(INCLUDING CITY OF WAVERLY)

2023

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
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

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
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, P.C., 2023.

TABLE 24
AFFORDABLE* HOUSING UNIT “TARGET” DEMAND
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	<u>Owner</u>	<u>Rental</u>
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.

TABLE 25
HOUSING UNIT “TARGET” DEMAND – POPULATION SECTORS BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					Totals	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	2	7	23	40	72	24
Family	0	4	15	65	135	219	213
Special Populations¹	<u>0</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>0</u>	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 Populations¹	<u>4</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>0</u>	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, P.C., 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)

	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	Totals	Workforce
OWNER	\$0 to	\$128,200 to	\$214,500 to	\$326,000 to			
UNITS*	\$124,100*	\$210,200*	\$306,500*	\$434,000*	\$441,200**+		\$252,800**+
2 Bedroom	0	3	7	15	25	50	10
<u>3+ Bedroom</u>	<u>0</u>	<u>7</u>	<u>18</u>	<u>70</u>	<u>155</u>	250	230
Totals	0	10	25	90	175	300	240

PRICE – RENT COST RANGE (Area Median Income)

	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	Totals	Workforce
RENTAL	\$0 to	\$531 to	\$945 to	\$1,035 to			
UNITS**	\$525**	\$914**	\$1,025**	\$1,559**	\$1,568***+		\$765+**
1 Bedroom	1	4	4	6	5	20	4
2 Bedroom	1	12	8	16	6	43	30
<u>3+ Bedroom</u>	<u>2</u>	<u>15</u>	<u>11</u>	<u>22</u>	<u>7</u>	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, P.C., 2023.

Appendix II: Waverly Table Profile.

TABLE 27 HOUSING UNIT “TARGET” DEMAND – HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR WAVERLY, NEBRASKA 2033			
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Est. Land Requirements (Acres)^</u>
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, P.C., 2023.			

Appendix II: Waverly Table Profile.

**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, P.C., 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, P.C., 2023.

APPENDIX III: **AFFORDABLE HOUSING FUNDING SOURCES/PARTNERSHIPS.**



APPENDIX III **AFFORDABLE HOUSING FUNDING SOURCES/PARTNERSHIPS.**

INTRODUCTION.

Appendix III of this Waverly, Nebraska Community Housing Study provides a discussion of **affordable housing funding sources and partnerships** for the City of Waverly. Included is a discussion of various affordable housing development options, funding opportunities and important partnerships for the successful implementation of housing initiatives in Nebraska Communities, today. The City can consider these and other successful affordable housing models in the development of housing.

FUNDING SOURCE & PARTNERSHIPS.

To produce new and upgrade existing renter and owner-occupied housing in Waverly, a public/private partnership must occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in a County and the Communities. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS.

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (Village, City or County).

Local Tax Base.

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to Finance improvements within the boundaries of a designated Redevelopment Area. Utilizing the Nebraska Community Development Law, each community in Nebraska has the authority to create a Community Redevelopment Authority (CRA) or Community Development Agency (CDA).

Appendix III: Affordable Housing Funding Sources/Partnerships.

A City or Village with a CRA or CDA has the authority to use TIF for commercial, industrial and residential redevelopment activities. The CRA/CDA can utilize TIF for public improvements and gain the revenue associated with these improvements. The tax increment is the difference between the taxes generated on an existing piece of property and the taxes generated after the redevelopment occurs. One hundred percent (100%) of the increment can be captured for up to 15 years, by the CRA and used for public improvements in a designated Redevelopment Area. Every Community in Nebraska is eligible to utilize TIF, after a CRA or CDA has been established and a Blight and Substandard Determination Study has been completed by the Community. TIF may be used for infrastructure improvements, public façade improvements in the Downtown and to purchase land for commercial or industrial development and for the development of workforce housing. **Additionally, “Nebraska Legislative Bill 496” allows for TIF funds to assist in funding the development of workforce housing.**

The City of Waverly has an established CDA and associated Redevelopment Areas. The CDA has experience in utilizing TIF for a variety of community and economic development projects, including affordable housing.

Other Local Options.

Local Major Employers and/or Community Foundation Assistance – This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements. These Foundations and/or major Employers could provide the following:

- a) Direct grants;
- b) Low interest loans;
- c) Letter of Credit, for all or a percentage of loans;
- d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
- e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
- f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to Finance housing development.

The previously described local funding options could be used separately or “pooled” together and utilized in equal proportions for the implementation of County-wide housing programs.

Appendix III: Affordable Housing Funding Sources/Partnerships.

STATE PROGRAMS.

State programs available to assist in funding a community housing initiative include resources available from the **Department of Economic Development (NDED), Nebraska Investment Finance Authority (NIFA), Nebraska Department of Environment & Energy (NDEE) and Nebraska Department of Health and Human Services (NDHHS)**. The following describes the primary housing funding programs provided by these State agencies.

Nebraska Department of Economic Development (NDED).

The **2022 Annual Action Plan**, prepared and administered by the NDED, has the following, approximate allocations of State and Federal funds available for housing activities.

- \$25.9 Million – Community Development Block Grant
- \$7.7 Million – HOME Investment Partnership Fund
- \$683,130 – Housing Opportunities for Persons with AIDS
- \$1.0 Million – Emergency Solutions Grant Program
- \$5.9 Million – Federal Housing Trust Fund
- \$12.7 Million – Nebraska Affordable Housing Trust Fund
- \$1.2 Million – Nebraska Homeless Shelter Assistance Trust Funds

NDED administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to local Community and County municipalities for financing housing, planning and public works projects. All Nebraska Counties and Communities are an eligible applicant for CDBG funds. **The City of Waverly receives an annual allocation of CDBG funds, from the Department of Housing and Urban Development, as an “entitlement community”**. The remaining Nebraska Communities are classified as non-entitlement Communities and compete annually for CDBG funds for various community and economic development programs, including housing. Nebraska Communities, with a population of 5,000+ are eligible for multi-year CDBG funding from the Comprehensive Revitalization Category of funding.

NDED also administrates **HOME** Program funds. HOME funds are available to authorized, local or regional based **Community Housing Development Organizations (CHDOs)** for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME funds are also available to private developers, via a local non-profit as gap financing on affordable housing projects.

Appendix III: Affordable Housing Funding Sources/Partnerships.

NDED is allocating **CDBG Disaster Recovery (CDBG-DR)** funds to support Nebraska's disaster relief, long-term recovery and restoration efforts as a result of the 2019 flooding disaster. HUD has allocated \$108.9 million to the fund, which Nebraska local government will be able to apply for. NDED's CDBG-DR webpage will be continually updated to serve as an informational resource for potential grantees.

The primary goals of the **Housing Opportunities for Persons with AIDS (HOPWA) Program** is to help provide activities that serve persons with HIV/AIDS throughout the State of Nebraska. Activities of **HOPWA** include short-term rent/mortgage assistance, permanent housing replacement and supportive services.

The **Emergency Solutions Grant Program (ESG)** resources are allocated to non-profit agencies throughout Nebraska to provide ESG-eligible homeless and at-risk of homelessness services for the Nebraska Balance of State Continuum of Care (CoC) system.

Federal Housing Trust Fund (HTF) resources are primarily used for rental development and acquisition, rental rehabilitation and operating assistance and operating reserves for extremely low income persons at or below 30% AMI. As identified within the *AP-30: Methods of Distribution and the HTF Allocation Plan*, funds are distributed to projects through the following set-asides: LIHTC 9%, Targeted Needs and Permanent Housing.

Rural Workforce Housing Land Development Program provides funds for activities such as acquiring vacant properties, demolishing dilapidated structures, or installing water lines. The intent of the program is to help municipalisties prepare land for affordable housing construction.

DED awarded \$10,000,000 in American Resucue Plan Act funds through the **Qualified Census Tract (QCT) Recovery Program** – Greater Nebraska.

Appendix III: Affordable Housing Funding Sources/Partnerships.

Nebraska Affordable Housing Trust Fund (NAHTF) – The NAHTF is available to assist in funding affordable housing programs. The Trust Fund is administered by the NDED and is used to match with Low-Income Housing Tax Credit allocations, for new affordable rental housing, funding of non-profit operating assistance, financing distressed rental properties and the acquisition/rehabilitation of existing rental programs.

The City of Waverly is a member of the **Southeast Nebraska Development District (SENDD)** and the **Southeast Nebraska Affordable Housing Council**, which provides local affordable housing development planning coordination and development activities to southeast Nebraska, including the City of Waverly and Lancaster County. SENDD provides assistance to members on a variety of issues of regional significance, including transportation planning, strategic planning and needs assessments, grant assistance for economic development and planning efforts for environmental issues.

Middle Income Workforce Housing Investment Fund.

In 2020, the “**Middle Income Workforce Housing Investment Act**” (*Legislative Bill 866*) was adopted to supply matching grants to non-profit development entities with a background in housing development. This funding opportunity is only available to communities in Douglas, Lancaster and Sarpy Counties and must take place in a qualified Census Tract. Construction of new owner-occupied housing after-construction appraised value, or a housing rehabilitation project that exceeds 50 percent of a unit’s before-construction assessed value, must range from \$125,000 to \$275,000. The housing project must not benefit from low-income housing tax credit or state or federal subsidy programs.

Nebraska Historic Tax Credit (NHTC).

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." Nebraska is now the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The NHTC establishes a \$15,000,000 tax credit pool and the Nebraska State Historical Society (SHPO) handled the annual allocation of the credits for the 2015 through 2022 tax years. The NHTC ended in December 2022, but there are efforts to reinstate it.

Appendix III: Affordable Housing Funding Sources/Partnerships.

The program encourages the preservation of the State's historic buildings for the following important outcomes:

- Incentives for redevelopment of historic properties and districts across the State.
- Private investment in historic buildings, downtowns and neighborhoods.
- New uses for underutilized and substandard buildings.
- Jobs and economic development in Nebraska communities, both rural and urban.
- Creation of housing units.
- Revitalized communities through preservation of historically significant buildings and districts.
- More heritage tourism in communities.

Basic provisions of the NHTC:

- Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- Tax credits can be transferred with limitations.
- Rehabilitation work must meet generally accepted preservation standards.
- Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- Listed individually in the National Register of Historic Places or
- Located within a district listed in the National Register of Historic Places or
- Listed individually under a certified local preservation ordinance or
- Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln).
\$25,000 (for properties located elsewhere).

Appendix III: Affordable Housing Funding Sources/Partnerships.

Nebraska Investment Finance Authority (NIFA).

NIFA is a major provider of funding for affordable housing development in Nebraska. The primary program is the **Section 42 Low Income Housing Tax Credits (LIHTC)** utilized to help finance both new construction and rehabilitation of existing rental projects. **LB 884-State Low-Income Housing Tax Credit** is another source of funding for affordable housing administered by NIFA in a process similar to that of the LIHTC process.

A popular LIHTC Program is the CROWN (Credit-to-Own). CROWN is a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing their neighborhoods. The objectives of the program are to:

1. Construct housing that is decent, safe and permanently affordable for low income residents;
2. Develop strong public/private partnerships to solve housing problems;
3. Offer renters a real plan to own a home; and
4. Restore unused, vacant, in-fill lots to become a neighborhood asset.

CROWN utilizes the LIHTC program as one financing tool. Other sources of financing may be HOME funds, NAHTF, Federal Home Loan Bank funding, local government grants and loans and traditional development financing sources. **CRANE** (Collaborative Resources Alliance for Nebraska) is a LIHTC set-a-side program for targeted resources, for community development and housing programs. NIFA also provides the Single Family Mortgage Program – This program provides a less than current market interest rate for First-time Homebuyers in Nebraska. Local lender participation is encouraged in this Program.

Community Housing Development Corporation (CHDO)/Community Action Partnership/Economic Development District.

The Community Action Partnership serving a particular Community or County can provide housing and weatherization programs in a specified service area. A Community Action Partnership (CAP) also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their CAP to provide safe, accessible, affordable housing to its residents.

Appendix III: Affordable Housing Funding Sources/Partnerships.

The CHDO/Community Action Agency serving the Community of Waverly is the Community Action Partnership of Lancaster and Saunders Counties (CAPLSC). The Nebraska Housing Developers Association is a State-wide organization providing important housing capacity building and support for local housing development corporations. Community, Economic and Housing Development Grant administration is provided by both CAPLSC and SENDD.

Blueprint Nebraska.

A collaboration of State-wide business, industry and civic leaders, released a 2019 ‘**Blueprint Nebraska**’ report to propel sustained economic prosperity for all Nebraskans. The Blueprint includes the creation of a Nebraska.

Housing Partnership, with five “Concurrent Tracks to Build Nebraska.” These five tracks include:

1. Developing Model Codes/Practices for building/zoning administration, taxation, infrastructure development, etc.;
2. Reviewing and Revising State-Administered Program;
3. Establishing a Housing Health Index, to measure the housing stock in each community, for example;
4. Reviewing/Revising Regional and Local Programs; and
5. Formalizing curriculum for community leaders to elevate the Housing Intelligence of a community.

Nebraska Strategic Housing Framework.

In partnership with the Nebraska Department of Economic Development, the Nebraska Investment Finance Authority is completing a **Nebraska Strategic Housing Framework** report, addressing the State-wide affordable housing needs. The report is due for completion in December, 2022. The report identifies the need for 35,000 affordable housing units. The report is also driven by four “Pillars” to address affordable housing development goals and strategies:

- Pillar 1) Financial Support & Incentives for Development.
- Pillar 2) Education & Policy.
- Pillar 3) Special Populations & Safety Net.
- Pillar 4) Workforce & Community Capacity.

Appendix III: Affordable Housing Funding Sources/Partnerships.

Nebraska Department of Environment and Energy.

Low-Income Weatherization Assistance Program – This Federally funded program assists people with low-incomes by making energy improvements to their homes. The program is a State-wide effort carried out primarily by Nebraska Community Action Partnerships.

The weatherization program concentrates on energy improvements which have the greatest impact on making recipient's homes more energy efficient, thereby lowering their energy consumption. Eligible weatherization measures include caulking, weather stripping, ceiling, wall and floor insulation and furnace repair.

Nebraska Department of Health and Human Services (NDHHS).

NDHHS administers the **Nebraska Homeless Shelter Assistance Trust Fund** and **Emergency Shelter Grant** to assist local or regional based groups in the provision of housing improvements for homeless and “at risk of homeless” persons and families.

Nebraska Realtors Association's Homebuyer's Assistance Foundation.

The **Home Buyer's Assistance Foundation** is a nonprofit organization dedicated to supporting first-time homebuyers in Nebraska, with an emphasis on low and moderate income individuals and communities. The Foundation also works to offer housing relief in times of natural disaster. Following the 2019 flooding disaster, the Foundation, in partnership with the National Association of Realtors, assisted families and individuals with mortgage payments and rental costs due to home displacement in Nebraska up to \$1,000.

Nebraska Disaster Behavioral Health Project.

The goal of the Disaster Behavioral Health Project is to develop human infrastructure in Nebraska to effectively mitigate or respond to the psycho-social consequences of terrorism and disaster. The project aims to enhance state level capacity for a coordinated response to mental health and substance abuse service needs in the event of an emergency or disaster. Behavioral health training and educational opportunities are available to local emergency managers, volunteers and community leaders via conferences, webinars and online training materials.

Appendix III: Affordable Housing Funding Sources/Partnerships.

Nebraska Department of Veterans' Affairs – Nebraska Veterans Aid (NVA).

Nebraska Veterans Aid (NVA) was established in 1921 to assist veterans and their dependents who experience a financial hardship, including those related to natural disasters. Following the 2019 flooding disaster, qualifying individuals were eligible to receive assistance with food, clothing, emergency housing and other eligible flood-related expenses.

Housing.ne.gov – Housing Listing and Locator Service Partnership.

Housing.NE.gov is a service created via collaboration and partnership between Assistive Technology Partnership (ATP), NDED, NIFA, NDHHS, Nebraska Rentwise, Region V Systems, HUD, USDA-RD, the Nebraska Chapter of the National Association of Housing and Redevelopment Officials (NAHRO), Omaha and Lincoln Housing Authorities and the Hotline for Disability Services, which allows Nebraskans to locate available housing that best fits their needs either through the website or via a toll-free number. Individuals can easily search for housing utilizing different criteria and access helpful websites. Tools for renters include an affordability calculator, a rental checklist and renter rights and responsibilities information.

Property owners and managers, including Housing Authorities, can use this service to manage their property listing free of charge. The organizing agencies involved in this partnership are encouraging all owners and onsite managers of rental housing to register and begin listing their properties on www.Housing.NE.Gov.

REGIONAL FUNDING.

Federal Home Loan Bank.

Affordable Housing Program – This program makes low-interest loans to Finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also Finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

Appendix III: Affordable Housing Funding Sources/Partnerships.

Midwest Housing Equity Group (MHEG).

MHEG was created in 1993 to secure equity capital to invest into affordable rental housing throughout Nebraska, Kansas, Iowa and Oklahoma. MHEG is a privately-owned non-profit corporation with a nine-member board of Directors and receives no federal or state dollars. MHEG's income is derived from its ability to obtain equity capital and investing into affordable housing properties.

MHEG also provides equity financing for the federal low income housing tax credit program, as defined in Section 42 of the Internal Revenue Code. In addition to tax credit syndication, MHEG staff provides technical assistance to developers, owners and management companies on the development and management of tax credit properties.

Midwest Housing Development Fund (MHDF).

Founded in 2000, MHDF is a non-profit community development financial institution whose main goal is to provide “nontraditional financing needs” for affordable rental housing development, redevelopment and rehabilitation. As per the MHDF website, “The primary financing product of MHDF is predevelopment loans that are provided to borrowers prior to them having access to traditional construction and permanent financing.” Types of loans available through MHDF include predevelopment, construction, gap financing, land/infrastructure and permanent (post construction) loans.

FEDERAL FUNDING.

A primary provider of Federal funding to Nebraska Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD)**. Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing & Urban Development.

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.

Appendix III: Affordable Housing Funding Sources/Partnerships.

- **Mortgage Insurance** – The HUD 221(d)(4) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit and non-profit developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.
- **HUD 203(b)** provides mortgage insurance for a person to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution, such as a mortgage company, bank or savings and loan association and the mortgage is insured by HUD.
- **Section 203(k) Rehab Mortgage Insurance** enables homebuyers and homeowners to finance both the purchase or refinancing of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.
- **Section 811 Supportive Housing for Persons with Disabilities Program** – Through the Section 811 program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.
- **Section 202 Multifamily Health Care Program** – Helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc.
- **Single Family Homeownership/Housing Counseling Agencies** – HUD provides free assistance through local housing counseling agencies where consumers can access information and counseling in regards to buying a home, refinancing a mortgage, saving a home from foreclosure and more.

Appendix III: Affordable Housing Funding Sources/Partnerships.

U.S.D.A. Rural Development (RD).

- a) **Section 515 Program** – Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available**
- b) **Section 502 Program** – Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program** – Provides for the rehabilitation of homes.
- c) **Community Facilities Program** – Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for “**special populations.**”
- d) **Preservation Program** – Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**
- e) **Business & Industry Program** – The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

Federal Emergency Management Agency (FEMA).

The State of Nebraska is part of FEMA’s “Region VII” coverage area, which also includes the States of Iowa, Kansas and Missouri. FEMA Region VII works with local, State and Tribal emergency management officials and private sector entities to respond to natural disasters and protect human life and property from any and all natural disasters and hazards. After a federal disaster declaration is made, information is delivered via website to those in the affected area. Region VII consists of five divisions:

- a) **Response** – Established at a regional “watch center,” awareness and analysis and the coordination and implementation of federal responses to major disaster areas is key. Preparation of an Incident Management Assistance Team to plan necessary operations and logistics to a disaster area ensures prompt response to help those in need.
- b) **Recovery** – Provides federal assistance to individuals, households and public facilities located within a declared disaster area.

Appendix III: Affordable Housing Funding Sources/Partnerships.

- c) **Mitigation** – Reduces property loss due to flooding via outreach provision, including affordable flood insurance and other programs that encourage safe community development and reduction of loss of life and property due to natural disaster.
- d) **National Preparedness** – Coordinates and develops tools necessary to prepare for hazards and natural disasters among all levels of government, as well as private non-governmental agencies and Communities.
- e) **Mission Support** – Ensures functional efficiency among critical business operations, including functions with key partners and customer service to persons and families affected by natural disaster.
- f) **Grants** – Oversees that disaster and non-disaster grants are in compliance with public law.

Federal Covid-19 Supplemental Appropriations-CARES Act.

The State of Nebraska received approximately \$10.8 Billion of assistance for combatting economic distressed caused by the Coronavirus Pandemic. In June, 2020, a plan for the expenditure of these funds was announced, including the following:

- Community CARES program administered through the Department of Health and Human Services to provide food security, housing and behavioral health care: \$85 million.
- Reimbursements to state and local government for coronavirus-related expenses: \$180 million.
- Agriculture & businesses: \$392 million.
- Small business stabilization: \$230 million.
- Livestock producers stabilization: \$100 million.
- Rural broadband remote access grant program: \$40 million.
- Workforce retraining initiative: \$16 million.
- Admin support to all business programs: \$5 million.
- Gallup business stabilization and growth training: \$1 million.
- Unemployment Trust Fund and potential General Fund Budget Flexibility: \$427 million.

Appendix III: Affordable Housing Funding Sources/Partnerships.

In February, 2021, the State of Nebraska approved \$200 Million to support the State’s “Emergency Rental Assistance Program.” Eligible renter households of specified incomes will be those that are unable to pay past due or future rent and utilities as a result of the COVID-19 Pandemic. Funds will be paid to landlords on behalf of the tenants. Currently, \$158 Million is available to assist Nebraska low-income households. Current funding was available through September, 2022, with another round currently being determined.

As of October, 2022, a total of \$9.2 Million in award funding was dispersed throughout Sarpy County, benefitting a total of 4,130 recipients.

American Rescue Plan Act (ARPA).

The State of Nebraska has appropriated \$111.2 Million for use by non-entitlement units of government to be used in a variety of methods as a means of combatting fiscal losses relating to the COVID-19 Pandemic. Local governments can utilize ARPA funds to replace lost public sector revenue in water, sewer and broadband infrastructure, which could ultimately support new housing development. Applications for grant funding are available on the State of Nebraska website.

Other Federal Funding.

Other funding products that may serve to be useful in the development of affordable housing include the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the (Historic) Rehabilitation Tax Credit, available via the Historic Preservation Act.

APPENDIX C



WAVERLY
AQUATIC
CENTER

A photograph of the Waverly Aquatic Center building. The name is displayed in large, raised, grey letters on a light-colored stone wall. The building has a modern, clean design with a flat roof and a concrete walkway in the foreground.



WAVE

A photograph of the front entrance of the Waverly Aquatic Center. The building features a large glass window and double doors. Above the entrance, the word "WAVE" is written in a stylized, bold, italicized font with a wave graphic. The address "1450 5TH A" is visible above the doors. The building has a gabled roof and a concrete walkway in the foreground.



WAVERLY, NEBRASKA
WEST REDEVELOPMENT AREA.

City of Waverly, Nebraska. Redevelopment Plan.

West Redevelopment Area.

December, 2024



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

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City of Waverly, Nebraska
Redevelopment Plan
West Redevelopment Area

Waverly, Nebraska West Redevelopment Area REDEVELOPMENT PLAN.

INTRODUCTION.

The **Waverly, Nebraska Redevelopment Plan** is a guide for redevelopment activities within the **West Redevelopment Area**. **Illustration 1, Page 2**, identifies the location of the **Area** within the context of the City of Waverly.

This **Redevelopment Plan** serves as an amendment to an original plan prepared in 2004 for the furthest western portion of the **Redevelopment Area** (or referred to as redevelopment area #1), less two parcels (**2429100006000** and **2420401004000**) totaling 71 acres. These parcels are located along the south boundary of the **Area**, adjacent one another. The reason for the parcel removal is the addition of the **East Beltway Corridor Protection Area** that will disallow any development within these parcels, set aside for the planned construction of the **I-80 East Beltway** around the eastern edge of Lincoln, Nebraska. The second change to the original **Redevelopment Area** is the addition of the **South Central Redevelopment Area**, that was determined to be **Blighted and Substandard** in December, 2024.

The **West Redevelopment Area** begins along I-80 Exit 409, continuing northeast along Highway 6 until the Canongate Road overpass, then northwest to encompass the approach to the Canongate Road overpass (**2421100999000**), continuing along Highway 6 to N 140th Street, then south along N 140th Street, east along Guildford Street, then south to encompass parcel (**2421106001000**).

Once intersecting the northern border of Wayne Park (**2421200012000**) the boundary of the **Redevelopment Area** follows the border of the parcel southeast until intersecting with Eastbourne Street. The boundary of the **Area** continues west through Wayne Park along Eastbourne Street slightly north of the new Waverly Aquatic Center until intersecting Holley Drive, following the roadway south until it ends. The **Area** boundary continues south along the concrete trail adjacent Holley Drive, then west along Amberly Road, until diverting north along the western boundary of the Wayne Park parcel, then west intersecting the southern boundary of parcel **2421104002000** until intersecting Deer Park Road, then following the right-of-way south, until intersecting with Amberly Road, then north on the west side of Deer Park Road. The boundary of the **West Redevelopment Area**, then diverts southwest along the southern border of parcel (**2421103001000**) until intersecting Canongate Road, following the right-of-way south, until diverting west on the south side of Amberly Road until intersecting N 134th Street, then south along the right-of-way until it diverts southwest to encompass the N 134th Street overpass approach, following the border of I-80.

The **Area** boundary continues west, following the northern boundary of parcels **2420401004000** and **2429100006000**, continuing south along the western boundary of parcel **2429100006000** until intersecting I-80 and following Exit 409, concluding at Highway 6.



A complete list of all Parcels included within the West Redevelopment Area is as follows:

2430200003000	2420300007000	2420203006000	2421115002000	2421101004000
2430200008000	2420300008000	2420203004000	2421115001000	2421111001000
2430200007000	2420403004000	2420203003000	2421117003000	2421103001000
2429100004000	2420403001000	2420203002000	2421117005000	2421104002000
2420302001000	2420401002000	2420200007000	2421117004000	2421200012000
2420302002000	2420401003000	2421110004000	2421117006000	2421102003000
2420302003000	2420203007000	2421110003000	2421117002000	2421107010000
2420302004000	2420203008000	2421110002000	2421117001000	2421116002000
2420302005000	2420400005000	2421112002000	2421118003000	2421106001000
2420300004000	2420200002000	2421114002000	2421118002000	2421108001000
2420301003000	2420203001000	2421100007000	2421118001000	2416321001000
2420301001000	2420203005000	2421114004000	2421118004000	

EXISTING CONDITIONS.

The **Redevelopment Area** presents signs of ongoing decline during the last few decades. Many existing structures and public facilities and utilities are old and in need of updating/possible replacement. A **Blight and Substandard Determination Study** confirmed the number and degree of blighting and substandard factors in the **Area**, as per State Statutes. The **Studies** were completed in October 2004 for the western portion from Exit 409 to Canongate Road. The **South Central Blight and Substandard Determination Study** was completed in December 2024. The continuation of blight and deterioration is a threat to the stability and vitality of the **West Redevelopment Area**. Revitalization efforts are not likely to occur without public action. This **Redevelopment Plan** provides a guide for public and private partners as redevelopment efforts move forward in the **Area**.

Land Use.

The **West Redevelopment Area** consists of approximately **441 acres**. **Table 1** presents the estimated existing land use within the **Redevelopment Area**. **Illustration 2, Page 4**, identifies the **Existing Land Use Map** of the **Redevelopment Area**. The **Redevelopment Area** includes a variety of land uses, including industrial, which comprise an estimated 160 acres, or 36.26 percent of the **Area** Excluding streets and alleys, which comprise an estimated 82 acres or 18.75 percent of the **Redevelopment Area**, vacant/undeveloped land and commercial land uses occupy the second and third largest sections of the **Area**, with estimated acreages of 113 and 57 respectively. Public/quasi-public uses in the **Redevelopment Area** are used for storm water management and other miscellaneous public uses. Parks and recreational facilities are mainly comprised of Wayne Park.

**TABLE 1
EXISTING LAND USE
WEST REDEVELOPMENT AREA
WAVERLY, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Industrial	159.9	36.26%
Public Streets and Alleys	82.68	18.75%
Commercial	57.25	12.98%
Parks/Recreation/Open Space	23.26	05.27%
Multifamily Residential	2.67	00.61%
Public/Quasi-public	1.77	00.40%
<u>Vacant/Undeveloped Land</u>	<u>113.47</u>	<u>25.73%</u>
Totals	441.00	100.0%

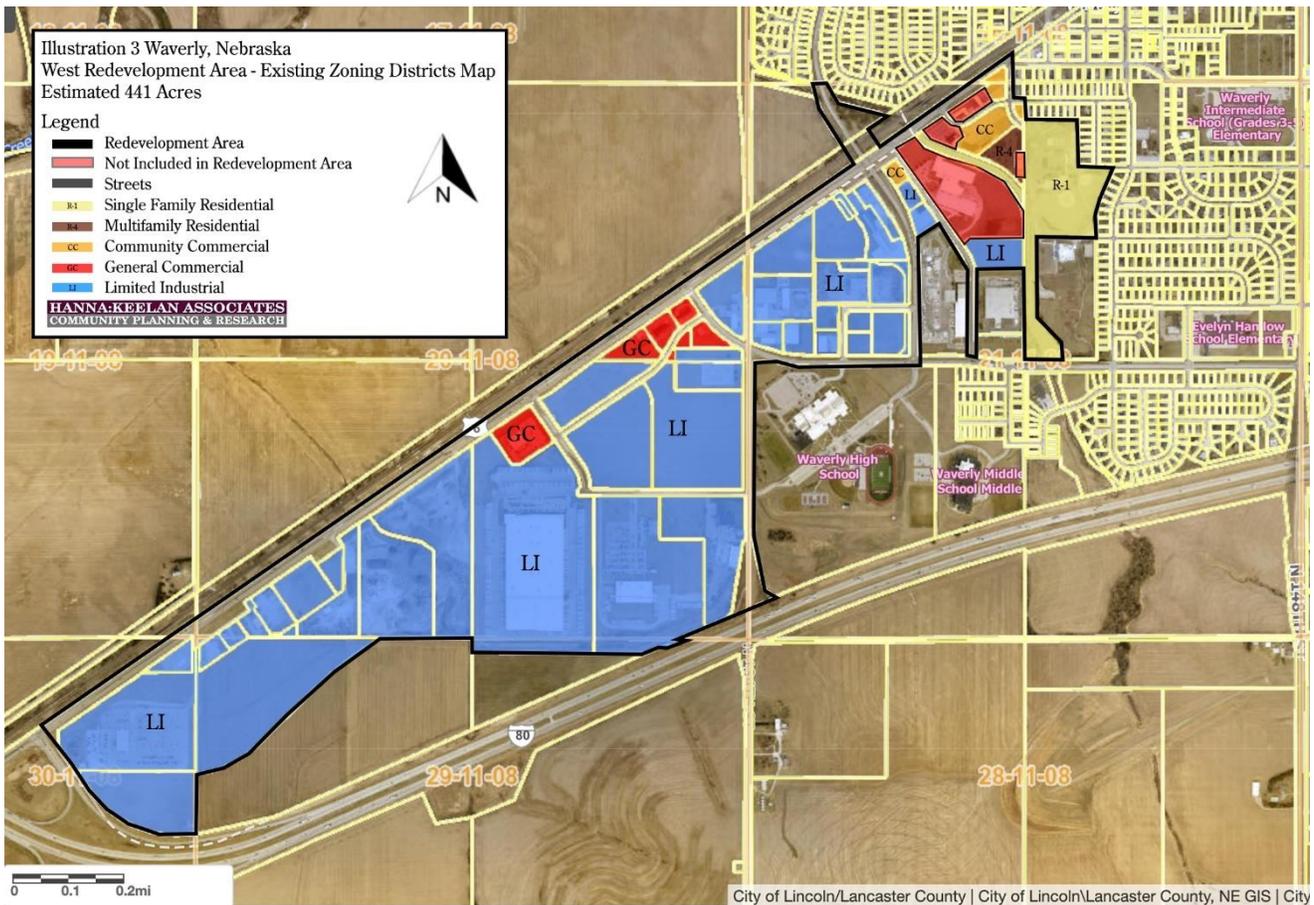
Source: Hanna:Keelan Associates, 2024.



Zoning.

Five **Zoning Districts** are present throughout the **Redevelopment Area**: “General Commercial (GC)”, “Community Commercial (CC)”, “Limited Light Industrial (LI)”, Single Family Residential (R-1) and “Multifamily Residential (R-4)”. The Majority of the **Area** is zoned light industrial (LI) with two isolated general commercial (GC) areas along Highway 6. All instances of multifamily residential (R-4) as well as community commercial (CC) are confined to the area east of Canongate Road. Wanye Park is the only land use within the Single Family Residential (R-1) **District**. **Illustration 3, Page 5**, identifies the **Existing Zoning Districts** in the **Redevelopment Area**. These **Districts** are described as:

General Commercial (GC): This **District** has a variety of commercial uses, some of which have significant traffic or visual effects. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities.



Community Commercial (CC): This **District** is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region.

Limited Light Industrial (LI): This **District** is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The **District** is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.

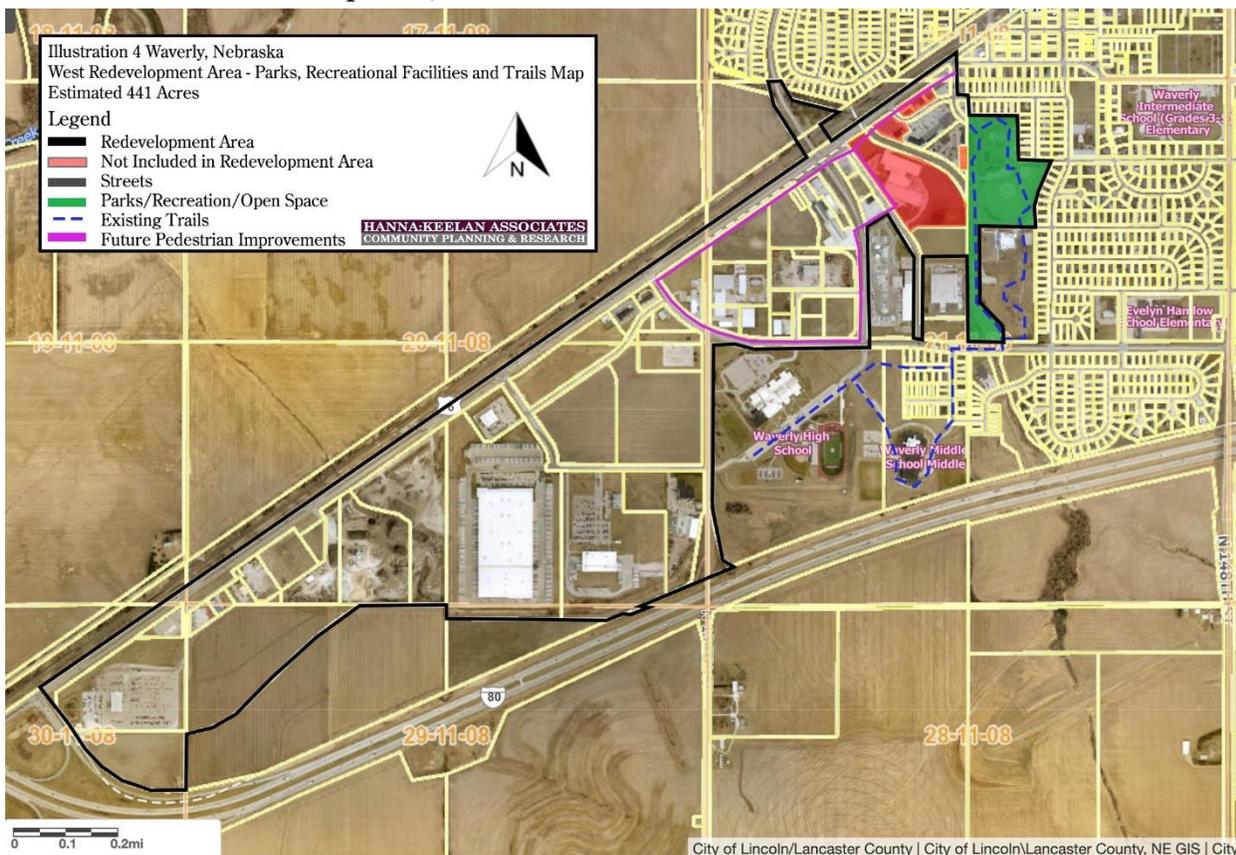
Single Family Residential (R-1): This **District** is intended to provide for residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities and urban services. **(Wayne Park is the existing land use in this R-1 District.)**

Multifamily Residential (R-4): This **District** is intended to provide for residential neighborhoods, characterized by single-family and duplex dwellings on relatively large lots with supporting community facilities and urban services.

Parks and Recreational Facilities and Trails.

- **Parks and Recreational Facilities:** **Wayne Park** is the only instance of parks and recreational facilities within the **West Redevelopment Area**. The Portion of **Wayne Park** within the **Area** includes playground equipment, ball fields and multipurpose courts for basketball, tennis and pickle ball, a recreation trail and other public accommodations.
- **Trails:** The only existing trail system within the **West Redevelopment Area** is a portion of the **Wayne Park Trail System** that connects to the intermediate, middle and high school within the surrounding area and offers protected connections to Several neighborhoods.

The general land use within the **West Redevelopment Area** discourages regular bike travel as it lacks residential populations and has a presence of heavy through traffic. Community growth and general wants of residents have necessitated a better network of walkable/bikeable infrastructure within the surrounding around and throughout the City of Waverly. There is currently a plan to extend existing trail systems and add additional trails to better connect the Community to essential services in the City. **Illustration 4** identifies the locations of parks, recreational facilities and trails in the **Area**.



Transportation.

- **Traffic:** There are two major roadways bordering the **West Redevelopment Area**, **Interstate 80 (I-80)** and **Highway 6**. These major roadways are high in traffic volume and offer the **Area** connectivity within Waverly and to surrounding cities like Lincoln and Omaha.
- **Public Transportation:** There is no widely available public transportation within the City of Waverly.
- **Street Layout:** The linear development pattern of properties that are located along the south side of **Highway 6** are currently accessed by frontage roads. However, these parcels were developed on lots abutting one another to the extent that few rights-of-way were established to provide access to land located to the south of these smaller developed tracks of land. Land locked parcels with no road access for future development exist. Due to the location of **I-80** along the southern boundary of the **Redevelopment Area**, there is no option for a right-of-way in the southern portion.
- **Access and Parking Issues:** Excluding the major roadways that border the **Redevelopment Area**, there are 10 roadways providing varying levels of access into the **Area**. **Access points** are located the **north off Highway 6:**
 - **N 120th Street**, which only provide access to Lincoln Auto Auction and the adjacent commercial park
 - **Two frontage roads** connecting to one another, which only provides access to the back industrial lots of Pavers.
 - **N 130th Street** fully connects to the City's roadway infrastructure.
 - **Amberly Road** fully connects to the City's roadway infrastructure.
 - **Canongate Road** fully connects to the City's roadway infrastructure via an overpass from the residential neighborhood north of the **Area**.
 - **Deer Park Road, Guildford Street and N 140th Street** fully connects to the City's roadway infrastructure.
 - **N 134th Street** provides access via an overpass from the south of the **Area**, but does not connect to Highway 6.

Public Utilities.

- **Water Sanitary Sewer Systems:** The portion of the **West Redevelopment Area** southwest of **130th Street** and **Dover Street** do not currently have access to the water distribution and sanitary system of the City. Parcels northeast of **130th** and **Dover Street** are relatively well connected, but undeveloped parcels may not have access that is conforming to the desired land use.
- **Watershed Management:** Salt Creek is approximately one mile north of the **Redevelopment Area**. The Creek's flood plain does not impact the **Area** directly, but there are two storm water drainage channels in and near the **Redevelopment Area**, one on the west side of **Canongate Road** and another generally between **Deer Park Road** and **Guildford Street** that follows into **Wayne Park**. This results in approximately 13 percent of **Area** in a floodway or "100-year flood plain".

Future redevelopment in the **Area** will need to consider the floodplain. The area between **Amberly Road** and **Canongate Road** has a particularly high flood risk. Stormwater quality standards are in effect and any redevelopment that disturbs an acre or more ground must include facilities for stormwater quality standards.

- **Electrical/Street Lighting:** 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 **N 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. An underground project is planned to move the overhead facilities on **N 141st Street** from **Oldfield** to **Mansfield** in the next few years. Another project is planned for Oldfield west of **N 141st Street**, to move the overhead facilities underground when a planned paving project is underway.

Historical Significance.

There are no historic properties or areas of historic significance in the **West Redevelopment Area**.

PLAN REQUIREMENTS.

Redevelopment activities are guided by the Nebraska Community Development Law, Neb. Rev. Stat. Section 18-2101, et. seq., as amended (the “Act”). The statutes indicate the governing body must first declare the project area as substandard and blighted to prepare a redevelopment plan for the designated redevelopment area. The City of Waverly has authorized the Waverly Community Development Authority (WCRA) to act as the Authority under the Act. The City has contracted with Hanna:Keelan Associates to develop a Plan for guiding appropriate private and public resources to:

- Eliminate or prevent the spread of urban blight;
- Encourage urban rehabilitation;
- Provide for the redevelopment of substandard and blighted areas, including provision for the prevention of the spread of blight into areas of the municipality, which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
- Rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
- Clear and redevelop substandard and blighted areas or portions thereof.

Section 18-2111 of the Act defines the minimum requirements of a **Redevelopment Plan** as follows: “A **Redevelopment Plan** shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area...”

Section 18-2111 also outlines **six elements** that must be included in all Redevelopment Plans:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property in the **Redevelopment Area**;
2. A land use plan showing proposed uses of the **Area**;
3. Information showing the standards of population densities, land coverage, and building intensities in the **Area** after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances in the **Area**;
5. A site plan of the **Area**;
6. A statement as to the kind and number of additional public facilities or utilities, which will be required to support the new land uses in the **Area** after redevelopment.

In making the recommendation to approve this **Redevelopment Plan**, the Consultant has considered the land uses and building requirements of the **West Redevelopment Area** and determined conformance of such with the **Comprehensive Plan** for the **City of Waverly**, to represent a coordinated, adjusted, and harmonious development of the City and its environs.

These determinations are in accordance with:

- present and future needs to promote health, safety, morals, order, convenience, prosperity;
- the general welfare; and
- efficiency and economy in the process of development.

Factors considered in the determination included among other things:

- adequate provision for traffic and vehicular parking;
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- promotion of sound design and arrangement;
- efficient expenditure of public funds; and
- prevention of insanitary of unsafe dwelling accommodations or conditions blight.

REDEVELOPMENT PLAN.

Waverly Comprehensive Plan 2033 (WPlan 2033): Guiding Principles.

The **WPlan** embodies the Community of Waverly's shared vision for the future, to the year 2033. It outlines where, how and when the Community intends to grow, how to preserve and enhance the things that make Waverly special and strategies for implementing the vision for how people will live, work, play and get around in the future.

The relevant principles listed below are taken directly from **WPlan 2033** and will be used as a guide for redevelopment activities in combination with the concerns identified in this **Redevelopment Plan**.

Community and Economic “Preservation” Initiatives.

- Existing Park/Recreation and Other Public Amenities - 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.
- Road Network and Other Transportation Systems - 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.

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.

- Commercial and Industrial Development - Recommendation for the City to foster a partnership of support with both local business owners/franchisees and small, locally based business owners to support business industry retention and development in Waverly. 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 existing shopping mall area should be targeted for improvements to enhance redevelopment activities to include additional local based businesses and services. 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.

- Public Facilities/Services, Utilities and 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. As the Community continues to grow, maintenance of existing public utilities and infrastructure components will be critical to the sustainability of the existing neighborhoods.

Community and Economic “Growth/Development” Initiatives.

- Land Use Planning and Zoning - This includes utilizing and understanding both the existing and future land use capacity matrices in designating specific land uses to undeveloped tracts of land to maintain current City and National Planning Standards and having land “set aside” for future developments.

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.

- Future Parks/Recreation and Other Public Amenities - 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.
- Commercial and Industrial Development - 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.

A local public opinion survey revealed responses to new businesses desired in Waverly 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 is located along the Highway 6 Corridor in southwestern Waverly. The City will want to consider establishing, via local Zoning Regulations, additional industrial land for new both clean and light manufacturing industries.

- Public Facilities, Utilities and 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 could also, possibly house a new Waverly Volunteer Fire Department and/or City recreational facilities. 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 **WPlan**. The expansion of public water, sewer and electrical capacity will promote growth and development in Waverly, especially in newly platted subdivisions near 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 the 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 corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project.

Project Funding/Implementation and 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.

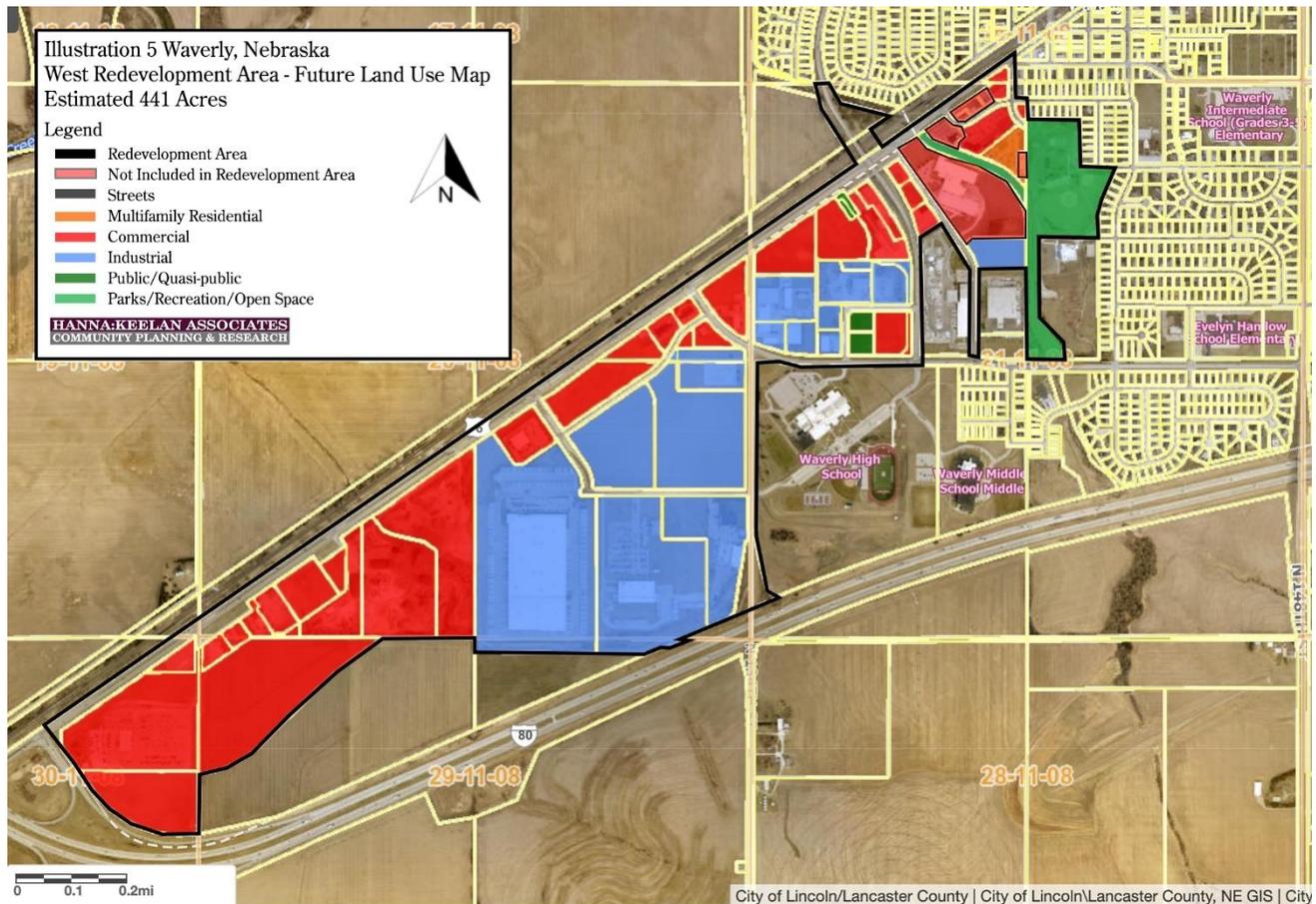
All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2033 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

- Plan Maintenance/Review - The 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.

Future Land Use and Zoning Districts.

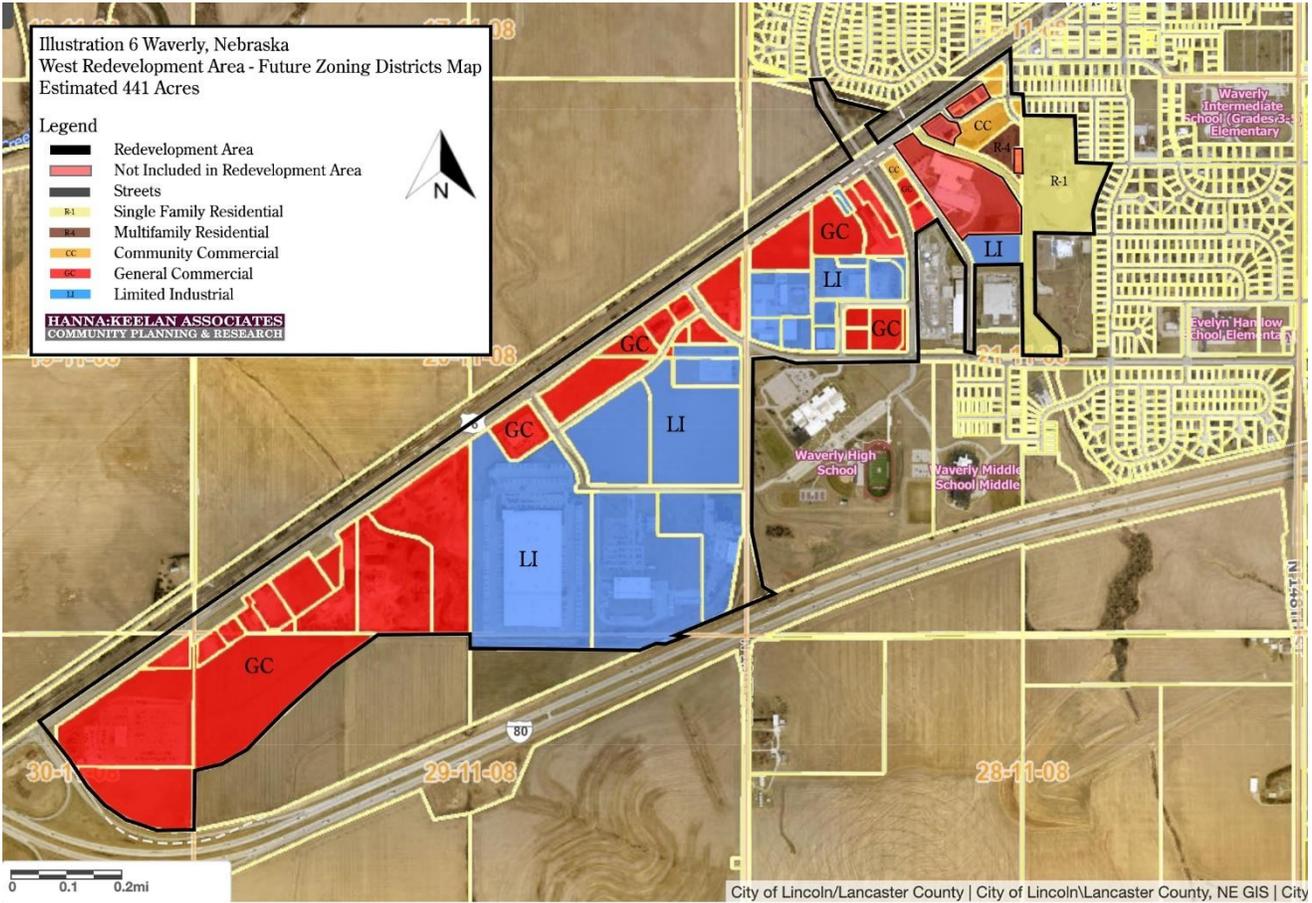
Illustration 5 is a proposed Future Land Use Map, **Illustration 6, page 16** is a proposed Future Zoning Districts Map.



The proposed future land use and zoning designations differ from that presented in the WPlan. This being the case, once this Redevelopment Plan is adopted by the City of Waverly, the Waverly Planning Commission will need to make these recommended changes to the City Council for officially amending the WPlan land use and zoning districts maps accordingly.

West Redevelopment Area Redevelopment Activities.

Table 2, page 17 identifies proposed projects within the West Redevelopment Area, with estimated costs for each. **Illustration 7, page 18** is a Proposed Projects Map, numbered in accordance with **Table 2**, identifies potential redevelopment project sites. **Illustrations 8 and 9, pages 18 and 19** identify proposed improvements to the water and sewer main systems in accordance with **Table 2**. All proposed projects identify future land-uses and improvements which can advance planning goals while considering the existing context of the Area.

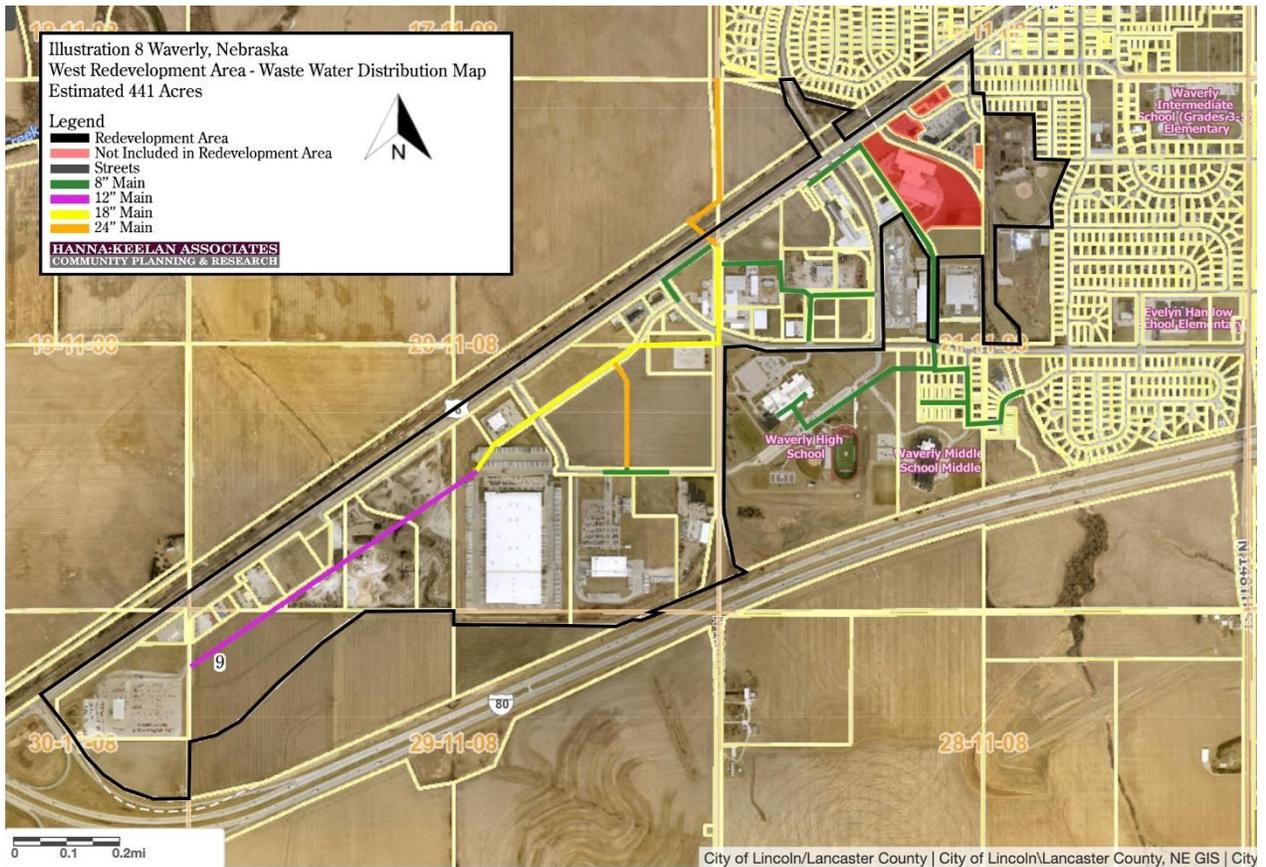
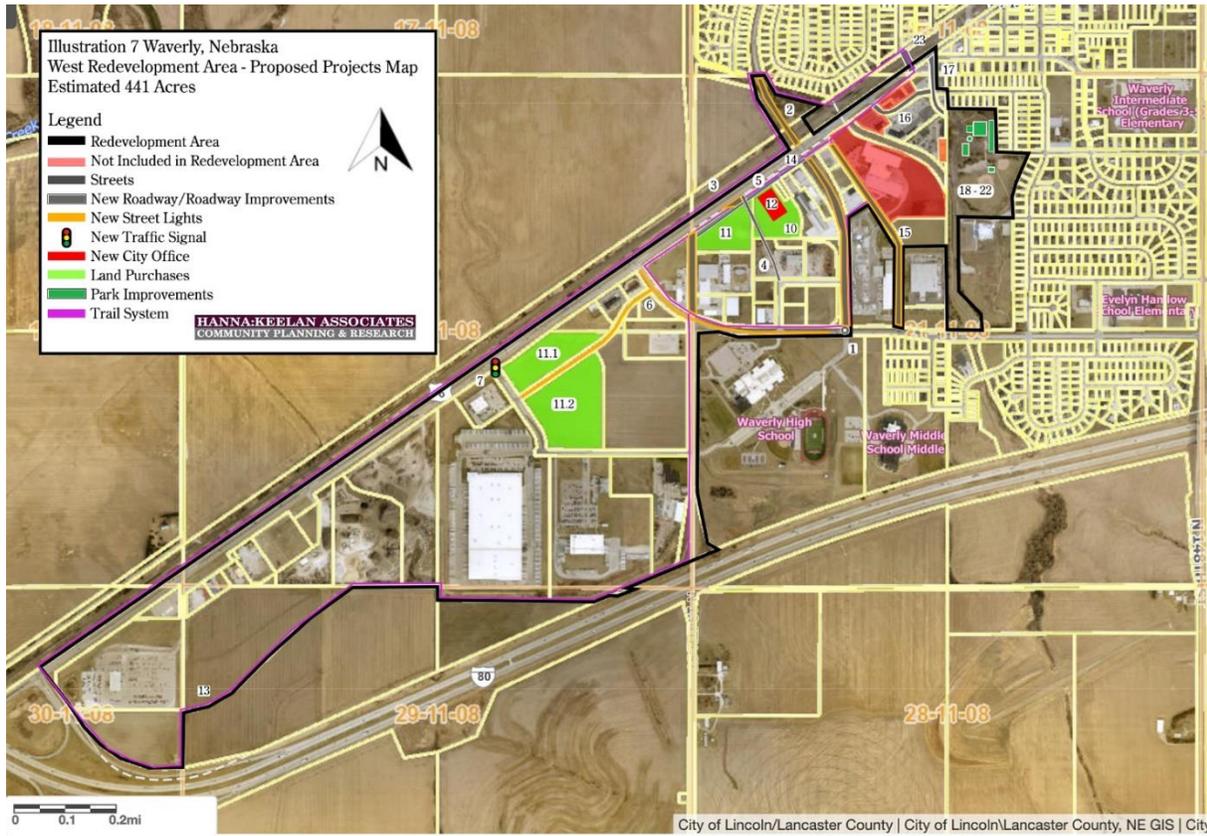


City of Waverly, Nebraska
Redevelopment Plan
West Redevelopment Area

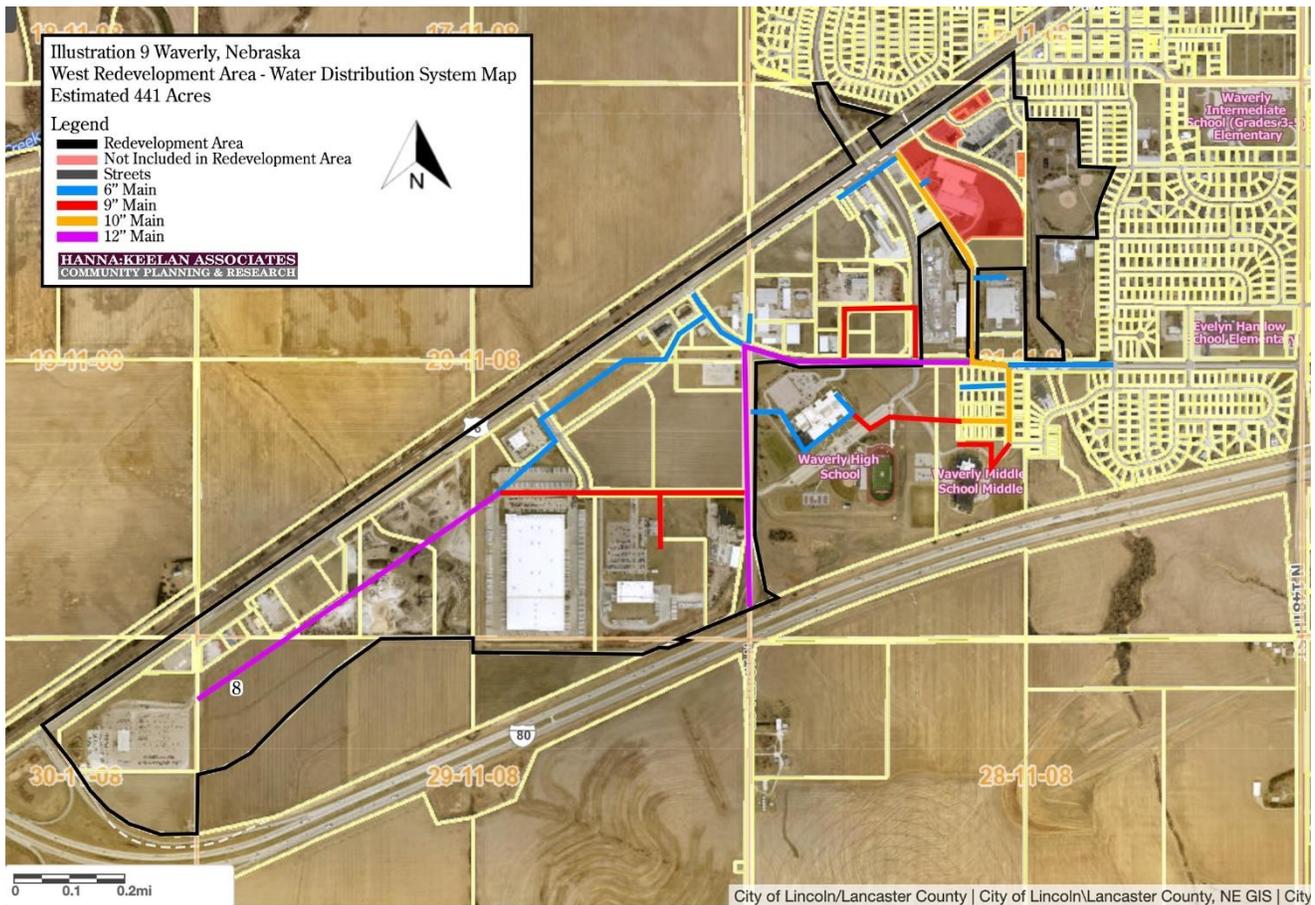
**TABLE 2
PROPOSED PROJECTS
WEST REDEVELOPMENT AREA
WAVERLY, NEBRASKA**

Project	Cost
Amberly Road and Canongate Road intersection: Construct roundabout	\$1,000,000
Canongate Overpass: Resurface asphalt	\$450,000
N 135th Street: Highway 6 Construct turn lane	\$400,000
N 135th Street: Castlewood Street to Highway 6 construct new street	\$450,000
N 134th Street: Amberly Road to frontage road construct new street with storm sewer	\$620,000
Callum Drive, Canongate Road, Amberly Road, N 134th Street, N 135th Street turn lane: Add streetlights	\$410,000
N 130th Street and Highway 6: Traffic signal	\$275,000
From Tractor Supply Company to N 120th Street: Extend Water main	\$1,300,000
From Tractor Supply Company to N 120th Street: Extend Sewer main	\$2,000,000
For New City Office and Recreation Center (1 parcel): Land Purchase	\$1,200,000
For Development (3 parcels): Land Purchase	\$5,800,000
New City Office/Recreation Center Construction	\$12,000,000
Trail System: Add Concrete Trail around West Redevelopment Area	\$350,000
Energy Way: Resurface/New Concrete, New Storm Sewer for entire length	\$250,000
Deer Park Road: Resurface Asphalt and Add Streetlights	\$240,000
Guildford Street: Rebuild Concrete from N 140th to Highway 6	\$30,000
N 140th Street: Resurface Asphalt from Highway 6 to Wayne Park	\$50,000
Wayne Park: Resurface courts and New Equipment for Tennis / Basketball / Pickleball Courts	\$150,000
Wayne Park: Construct Inclusive Playground Structures with equipment	\$400,000
Wayne Park: Construct Outdoor Pavillion	\$150,000
Wayne Park: Demolish/Construct New Restroom/Concession Stand	\$250,000
Wayne Park: Construct Skate Park	\$350,000
Trail System: Construct Pedestrian Overpass/Underpass to cross Highway 6 and Railroad Tracks	\$4,000,000
Administrative and Planning Consulting Service	\$75,000 Annually

Source: City of Waverly, 2024 and Hanna:Keelan Associates, 2024



City of Waverly, Nebraska
Redevelopment Plan
West Redevelopment Area



- **Private Improvement Goals**

Successful redevelopment projects should remove or lessen blighted and substandard conditions and make positive contributions to the **Redevelopment Area**. Preferred projects should increase the security and safety of the **Area** through the removal and redevelopment of blighted and substandard conditions.

Proposed redevelopment/development projects should align with the **Guiding Principles of WPlan 2033**, especially the principles identified in this **Plan**.

All **redevelopment/development projects** in the **West Redevelopment Area** should be consistent with the goals of this **Waverly, Nebraska Comprehensive Plan**. Potential project locations and concepts are included in this **Redevelopment Plan**.

- **Statutory Elements:** Proposed projects in the **West Redevelopment Area** will need to account for the following statutory elements:
 - **Property Acquisition, Demolition, and Disposal:** This element considers the ownership of land in the area to be redeveloped, the extent of demolitions required and associated environmental remediation, including any necessary capping, removal or replacement of utilities and site preparation. Any disposition of public land should be noted.
 - **Population Density:** This element considers the impact of a redevelopment project on the population density in the **Redevelopment Area**. The number of residential units and associated total square footage of commercial or industrial uses should be reviewed.
 - **Land Coverage:** This element considers the impact of a redevelopment project on the developed land coverage and building density in the **Redevelopment Area**.
 - **Traffic Flow, Street Layouts and Street Grades:** This element considers the likelihood of any redevelopment project resulting in a significant increase in traffic. Any impacts on existing streets or public rights-of-way should be considered.
 - **Parking:** This element evaluates the impact of a redevelopment project on parking in the **Redevelopment Area**. The number of parking spots and whether that number meets parking requirements should be considered.
 - **Zoning, Building Codes and Ordinances:** This element evaluates the conformance of a redevelopment project to the existing zoning, building codes and associated ordinances which apply to the redevelopment project area. Any required rezoning will be considered. Any project must conform to building codes and ordinances.

- **Cost Benefit Analysis:** As required by the **Nebraska Community Development Law (Neb. Rev. Stat. 18-2113)**, the City of Waverly will analyze the **costs and benefits** of proposed projects, including the impacts on:

- **Public Tax Revenues:** Proposed projects will be reviewed for the impact on public tax revenues, via a Tax Increment Financing (TIF) analysis. This analysis considers the base assessed value of the site and compares this value to the estimated new assessed value. The increment value is determined through subtracting the base assessed from the estimated new assessed value. The annual TIF generated is determined by taking the increment value and multiplying it by the current tax rate. The use of TIF rests on the principle that public improvements and enhancements for proposed redevelopment projects would not occur **“but for”** the TIF generated by private redevelopment within the project area. Project improvements would not be achievable to the same extent without TIF.
- **Public Infrastructure and Community Public Service Needs Impacts:** Any anticipated adverse impacts from redevelopment projects on existing public infrastructure will be evaluated. Projects will capture the incremental tax revenues for eligible public purposes including, but not limited to, site acquisition, façade enhancements, streetscape, public area enhancements and other eligible improvements.

Redevelopment projects should also encourage private investment in the **West Redevelopment Area** and once completed, should increase security and safety in the **Area**, by the removal of certain blighted and substandard conditions. Any anticipated adverse impacts on City services will be evaluated, as well as additional revenues which will provide support for those services.

- **Employment within the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment within a redevelopment project area will be evaluated.
- **Employment in the City outside the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment for the City of Waverly will be evaluated.

- **Other Impacts:** Redevelopment projects should improve the **Redevelopment Area**, eliminating blighted and substandard conditions. Any other impacts, both negative and beneficial, should be evaluated. While the use of TIF will defer receipt of the incremental ad valorem real property taxes generated for up to 15 years, additional revenue will be generated, including the sales tax paid by businesses and/or residents of the project. Upon the completion of the 15-year collection period, projects should benefit the Community through higher property tax payments.

All proposed redevelopment/development projects should be consistent with the goals of this **Waverly, Nebraska Comprehensive Plan**. Potential project concepts and locations are discussed in this **Redevelopment Plan**.

Redevelopment Process.

Public improvements and redevelopment activities may require construction easements, vacating of street and alley rights-of-way, temporary and permanent relocation of businesses, demolition and grading, disposal/sale of property and site preparation including driveway easements, paving driveways, approaches and sidewalks outside property lines, relocation of overhead utility lines and rerouting/upgrading of underground utilities, as needed. The process for these activities include the following:

- **Property Acquisition:** The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations (See *Land Acquisition Policy Statement*, on file at the Urban Development Department and available on request).
- **Relocation:** Relocation may involve the temporary or permanent relocation of businesses to complete redevelopment activities. Relocation will be completed according to Local, State, and Federal relocation regulations.
- **Demolition:** Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing utilities, site preparation securing insurance and bonds, and taking other necessary measures to protect citizens and surrounding properties. Measures to mitigate environmental findings may also be necessary if determined by site testing.

- **Disposal/Disposition:** Future redevelopment projects may include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open and competitive proposal process according to City requirements.
- **Requests for Proposals:** Architects and engineers will follow the City’s standard selection process for the design of public facilities and improvements. Primary contractors for public facilities and improvements will also be competitively selected according to City requirements.

Conformance with Comprehensive Plan.

WPlan 2033, the Waverly Comprehensive Plan, adopted December 2023, as amended, represents the local goals, objectives, and policies of the City of Waverly. The majority of the **Waverly, West Redevelopment Plan** was developed to be consistent with **WPlan 2033**. **The proposed future land use and zoning designations presented in this Redevelopment Plan differ from those presented in the WPlan. This being the case, once this Redevelopment Plan is adopted by the City of Waverly, the Waverly Planning Commission will need to make these recommended changes to the City Council for officially amending the WPlan land use and zoning districts maps accordingly.**

Financing.

The primary burden for revitalization of the **West Redevelopment Area** must be on the private sector. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the redevelopment needs of the **Area** are beyond the City’s capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures.

Sources of funding may include:

- Special Assessments – Business Improvement Districts
- Private Contributions
- Sale of Land (Proceeds from the sale of land acquired for redevelopment, as identified in the **Redevelopment Plan**, may be reinvested in the **Redevelopment Area**)
- Municipal Infrastructure Redevelopment Fund (MURF)
- Community Development Block Grant Funds (CDBG)
- Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
- Capital Improvements Program Budget
- Federal and State Grants
- Interest Income
- Advance Land Acquisition Fund – property rights/easements, public facility site acquisition
- Impact Fees

Redevelopment project activities will be undertaken subject to the limit and source of funding authorized and approved by the Mayor and City Council. According to the Community Development Law, any ad valorem tax levied upon real property in the redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of such provision, by the governing body as follows:

That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

That portion of the ad valorem tax on real property in the redevelopment project in such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of loan, of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, priority for financing or refinancing, in whole or in part, the redevelopment project.

When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and country treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing for each Redevelopment Project shall be identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant **to Neb. Rev. Stat. 18-212.**



**Special Permit Application for
Waverly Resilient Power Project**

November 5, 2025



VIA HAND DELIVERY

Lincoln-Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, Nebraska 68508
plan@lincoln.ne.gov

11/5/2025

Dear Lincoln-Lancaster Planning Department,

SP Resilient Power 10, LLC ("Applicant") respectfully submits this application for a Special Permit for the Waverly Resilient Power Project ("Project"). The Project is a proposed battery energy storage system ("BESS") in Lancaster County, Nebraska. Applicant is held under partnership with Sofos and our financial sponsors.

Founded in 2004, Sofos began as a residential and industrial solar developer. In over 20 years, we've expanded to over 10 countries, growing our expertise and global presence. We have had presence in the United States market since 2017. We now continue with the development of utility-scale BESS in the ERCOT and SPP markets. Backed by a \$250,000,000 investment fund, our team includes professionals in transmission, siting, real estate, permitting, finance, and engineering who collectively have led the development of thousands of megawatts of renewable energy generation and storage capacity. This depth of experience enables Sofos to ensure responsible project siting, strong stakeholder engagement, and compliance with applicable regulations.

Sofos has a successful track record of selecting reputable technology partners who provide reliable equipment ensuring the Project uses proven, safe, and reliable technologies that are compatible with site conditions, while supporting schedule certainty and long-term, performance.

A complete Project narrative and accompanying exhibits, prepared in accordance with Zoning Ordinance of the City of Lincoln ("Ordinance"), are included with this application.

The Project is designed to support local and regional grid reliability, improve energy efficiency, and enhance system resiliency. As a dispatchable resource, the BESS will store energy during periods of low demand and release it when demand is higher, helping to balance the grid and reduce stress on existing infrastructure. The Project will have minimal environmental impact and is expected to generate meaningful long-term tax revenue for the community.

Applicant is committed to meeting or exceeding all applicable standards and permitting requirements. We appreciate the Planning Commission's consideration of this application and look forward to working collaboratively to advance a safe, compliant and beneficial energy project for the community.

Thank you for your consideration.

Sincerely,

Juan Mayoral
CEO, Sofos Power



PROJECT:
Waverly Resilient Power Project

APPLICANT:
SP Resilient Power 10, LLC

Project Narrative and Exhibits



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- 8. Decommissioning Plan
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1.0 Project Narrative

Applicant respectfully requests a Special Permit, pursuant to Section 27.63.840 of the Ordinance¹, for the construction and operation of a 170 MW_{AC} BESS as Section 27.02.030 B. defines. The Project Site (defined below) is in the Agriculture “AG” zoning district in the City of Lincoln’s extraterritorial zoning jurisdiction (PIN: 2420300001000).

Applicant will construct the Project solely on the land of voluntarily participating landowners. Applicant has acquired the necessary property rights as evidenced by that certain Memorandum of Real Estate Option, Purchase and Sale Agreement dated April 17, 2025, and recorded May 12, 2025, at Instrument No. 2025014372 at the Lancaster County Register of Deeds. The overall Project Site (defined below) will encompass approximately 41 acres with approximately 28 buildable acres containing Project improvements.

The Project will consist of BESS enclosures, batteries, safety monitoring equipment, access driveways, stormwater measures, and associated electrical infrastructure for energy storage, conversion, monitoring and interconnection. The Project will comply with all applicable safety standards, including, but not limited to, National Fire Protection Association (NFPA), International Fire Code (IFC) and Underwriters Laboratories (UL) certifications and standards. Applicant will collaborate with local fire districts as set forth in Section 3.6 of this application below.

The Project will be immediately adjacent to and directly associated with the existing Lincoln Electric System (“LES”) transmission lines near the intersection of N 120th Street and Highway 6 / Alternate Interstate 80. The Project will interconnect to the LES transmission system using existing transmission infrastructure, a new substation, and utility easements and will connect to the Waverly-Alvo 115 kV line, a suitable interconnection point. Applicant has discussed the Project with LES and will enter into Generator Interconnection Agreements with the Southwest Power Pool (“SPP”) and LES.

The Project will maintain a low visual profile and quiet operations. To mitigate aesthetic impacts, Applicant will use the natural topography of the area and vegetative screening. The Project will be harmonious with surrounding agricultural land uses. During operation, the Project will use minimal water and produce no emissions. The Project will meet all site and design standards in the Ordinance, including visual screening requirements, setbacks, height limits and sound limits. No waivers are requested.

The BESS will store energy during periods of low demand and discharge energy during periods of high demand or grid stress, supporting system reliability, resiliency and operational flexibility. By providing this flexibility, the Project will:

- Enhance electric grid stability and reliability;
- Support integration of renewable energy resources;
- Reduce the need for peaking generation facilities;
- Improve power quality and frequency regulation capability; and
- Potentially defer costly transmission or distribution upgrades.

¹ All references are to the Zoning Ordinance of the City of Lincoln, unless otherwise stated.



The Project is consistent with the Lincoln-Lancaster County 2050 Comprehensive Plan and the Lincoln Climate Action Plan which support responsible infrastructure development, grid reliability and the use of innovative energy technologies. Specifically, the Project would increase energy efficiency, reduce emissions, conserve water and increase sustainability of energy resources. The Project shares these objectives with Goal 2 (Complete Neighborhoods), Goal 7 (Environmental Stewardship and Sustainability), Goal 11 (Rural Environment), Element 7 (Community Facilities), Element 8 (Energy and Utilities), Policy 48 (Renewable Energy), Policy 49 (Conservation of Energy) and Policy 59 (Electric Utility) of the Lincoln-Lancaster County 2050 Comprehensive Plan.

The Project aligns with the SPP Strategic Plan (2022–2026) which identifies battery energy storage as a priority technology to integrate renewable energy generation and support system flexibility. The Project also aligns with Omaha Public Power District (OPPD), NPPD and LES evaluations which include battery energy storage for peak shaving and load balancing.

Additionally, the Project is consistent with Nebraska Power Review Board Guidance Document 14 in which the agency determined it has jurisdiction and authority to authorize BESS facilities subject to agency approval or statutory exemption requirements. Applicant will obtain all required Nebraska Power Review Board approvals before commencing Project construction.

Community feedback is an important component in the development and design process. Applicant has actively engaged with community officials and will continue to engage the community throughout the permitting process. In addition, Applicant will conduct individual outreach to adjacent residences and neighbors to share information and answer any questions about the Project. Applicant will also conduct an open house community meeting on November 20.

Applicant respectfully requests that the Planning Commission approve the Project as proposed. Applicant looks forward to working collaboratively with the Planning Commission to develop any necessary conditions of approval.



2.0 Economic Benefits

Direct Revenue to the Community

Applicant will invest an estimated \$200,000,000 in Project improvements and equipment, generating over \$20,600,000 in estimated tax revenue over an estimated 20-year operational life. Approximately \$4,000,000 of this new tax revenue would go to local public schools, subject to local levy.²

Other local taxing entities would also benefit, including Lancaster County, local fire districts, agricultural societies, natural resource districts, libraries, community colleges and educational service units. The Project will provide this direct revenue to the local community in addition to other economic benefits.

The benefits of this additional revenue are amplified by the lack of public costs or services needed to support the Project. The Project provides this additional revenue without a corresponding draw on public services or infrastructure such as schools, emergency services, water, sewer, or roads. A typical investment of this nature would extract hundreds of acres otherwise useable for agriculture, industry, or green space, whereas the Project will only occupy an approximately 28-acre area.

Moreover, the Nebraska Legislature could prospectively subject battery energy storage to the Nebraska Nameplate Capacity Tax under Neb. Rev. Stat. § 77-6203. In such case, the Project would generate even more revenue for the aforementioned taxing entities.

Other Regional Economic Benefits

In addition to direct revenue, the Project will also provide a surge in economic activity during construction including localized job creation and spending on local lodging, goods and services. From grading contractors to fence installers and electricians to construction laborers, the Project will provide significant job creation during construction with an estimated 20 to 30 people at a time working on site during peak construction. The direct economic benefit of job creation is paired with the indirect, induced economic benefit of laborers eating, shopping, and sleeping at local hotels and restaurants.

The Project will also stabilize and place downward pressure on regional electricity prices while bolstering grid resilience by storing and supplying power locally and decreasing the burden of energy on Nebraska's existing electrical grid and need for costly upgrades.

² Revenue projections and economic benefits are estimates based on Project parameters at the time of this application and are subject to adjustments resulting from changes in Project design, build cost, tax rates or other factors.



3.0 Applicable Ordinances; Required Submittals

Applicant has reviewed Section 27.63.840 and all other applicable sections of the Ordinance. The Project, as set forth in this application, complies with the Ordinance in all respects. Applicant provides the following to demonstrate the Project meets or exceeds all application requirements and development standards:

3.1 Contacts.

<u>Primary Contact:</u>	<u>Secondary Contact:</u>
David C. Levy	Juan Mayoral
Baird Holm LLP	Sofos Power, LLC
1700 Farnam Street, Suite 1500	426 Edgewood Place
Omaha, Nebraska 68102	Homewood, Alabama 35209
(402) 636-8310	(305) 469-4118
dlevy@bairdholm.com	jmayoral@sofospower.com

3.2 Application Form, Landowner Authorization, and Application Fee. § 27.63.010. Exhibit 1 is a copy of the completed Planning Department Application Request Form and a Designation of Agent and Consent to File Special Permit Application, Supporting Permitting Applications and Related Documents from the underlying landowner (collectively, the “Application Form”), including the legal description of the Project Site (defined below) and a copy of the check evidencing payment of the \$1,176 Special Permit application fee. As the Application Form requires, Applicant will also submit the Site Plan (defined below) and all other exhibits via electronic delivery.

3.3 Cover Letter. The Project Narrative in Section 1 of this application above states the purpose for the application and includes all relevant information concerning the reason for the request. There are no other associated applications or projects pending at this time.

3.4 Site Plan. § 27.63.010. Exhibit 2 is the “Site Plan” for the proposed location of the Project (“Project Site”). The Site Plan is to scale and shows all pertinent information to demonstrate the Project meets all site and development standards under the Ordinance.

The Project Site is west of and adjacent to the City of Waverly, north of Highway 6, on North 120th Street. The underlying property is currently used for agriculture and is predominately covered by flood plain (the Project Site excludes the flood plain). The parcel is abutted on three sides (north, west, east) by agricultural uses predominantly in the 100 and 500-year flood plain. To the south, the parcel boundary is lined by mature vegetation, followed by the railroad, Highway 6 / Alternate Interstate 80 and light industrial uses.

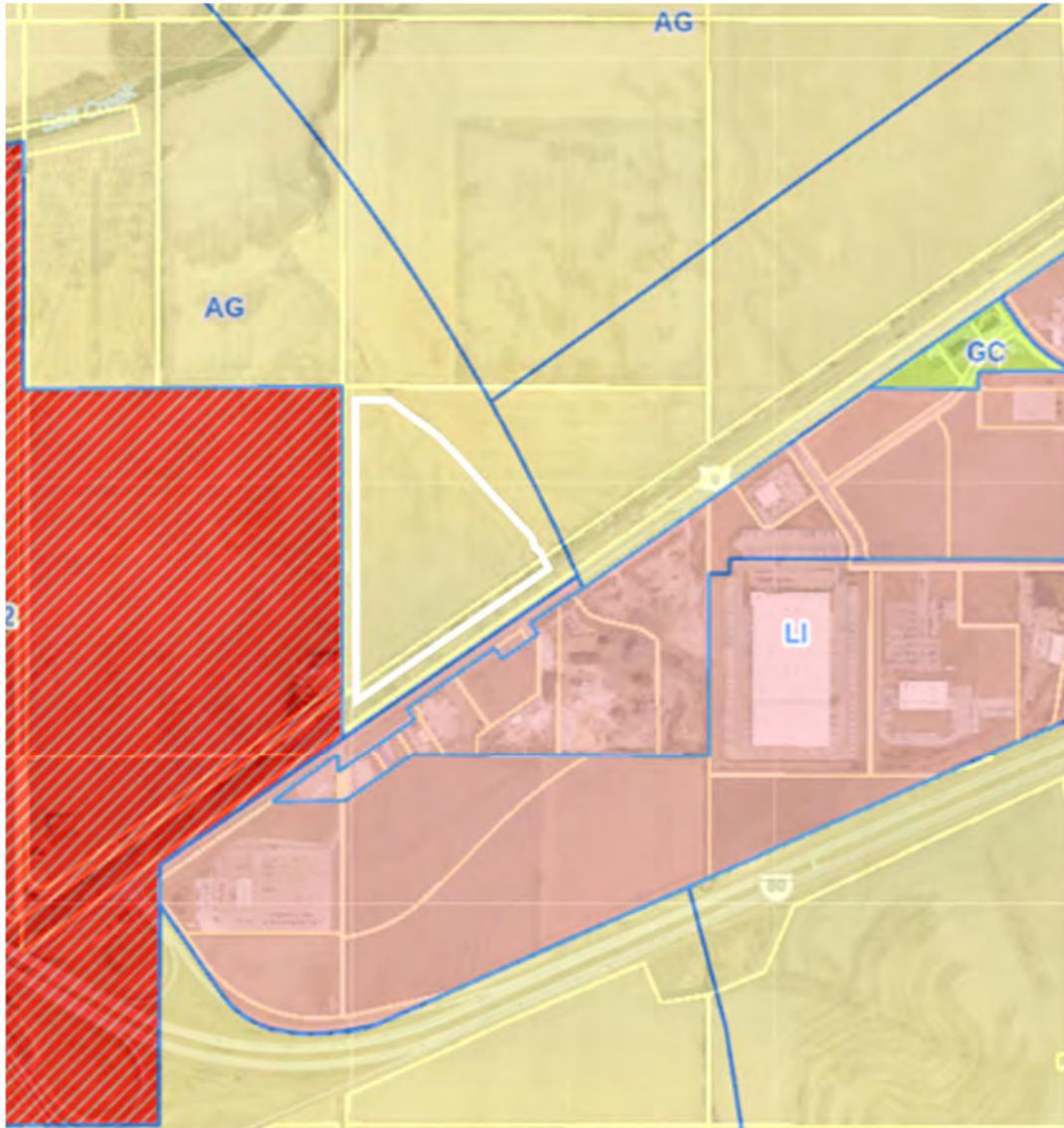
Applicant selected the Project Site primarily due to its proximity to the three transmission lines (115kV and 345kV) which border the property on the north and traverse the property on both its south and west boundaries.

Applicant evaluated multiple potential locations near the point of interconnection. Alternative sites were considered based on proximity to existing transmission infrastructure, land availability, topography, environmental constraints, zoning and landowner interest.

For further details regarding the Project Site, please see Figures 3.1 and 3.2 below.

Figure 3.1

Parcel Location and abutting parcels.



Project Property outline shown in white.

Parcel ID: 2420300001000

Legal Description: All of that certain parcel described as S20, T11, R8, 6th Principal Meridian, LOT 5 SW in Lancaster County, Nebraska, lying westerly of the creek roughly bisecting the parcel from northwest to southeast and comprising approximately 41 acres.

School District: 55-0145 Waverly

Owner: Brownie Family Farms, Inc

Current Zoning: AG

Existing Land Use: Railroad, Agricultural Production: Crops/Tree Farms

Figure 3.2

Project Outline and abutting parcels.



Project Property outline shown in red. Project Site outline shown in white.

Project Property Area: +/- 41 acres.

Project Site Area: +/- 28 acres

BESS Equipment Area: +/- 10 acres



3.5 Site Control Documentation. Exhibit 3 is that certain Memorandum of Real Estate Option, Purchase and Sale Agreement dated April 17, 2025, and recorded May 12, 2025, at Instrument No. 2025014372 at the Lancaster County Register of Deeds. The document bears the signature of the underlying landowner and authorizes Applicant to pursue a Special Permit on their behalf.

3.6 Emergency Action Plan; Fire Safety. § 27.63.840(iv). Exhibit 4 is a draft Emergency Action Plan (“EAP”). The EAP includes:

- 24-hour contact information;
- Access to lock boxes;
- Shut off locations and circulation patterns;
- Emergency notification procedures;
- Site evacuation plans;
- Fire prevention and suppression procedures; and
- Coordination protocols with first responders.

Fire safety design measures will include:

- Fire extinguishers in strategic locations throughout the Project Site;
- Adequate access throughout the site for fire and rescue vehicles;
- Vegetation management to maintain safe clearances and reduce fuel sources;
- Electrical equipment certified to meet UL and IEC standards;
- BESS designed and installed in full compliance with:
 - National Fire Protection Association (NFPA) 855;
 - International Fire Code (IFC);
 - UL 9540 certification and UL 9540A testing standards; and
 - Local fire code amendments as applicable.

BESS units will include:

- Thermal management systems;
- Smoke and fire detection systems;
- Integrated fire suppression systems;
- Seismic protection measures; and
- Clear signage identifying hazards and emergency procedures.

The EAP will be finalized with input and approval by the Lincoln Bureau of Fire Prevention and Waverly Rural Fire District before Project construction. Emergency access will be incorporated into Project design in coordination with fire officials.

3.7 Equipment Specifications; Battery Chiller System Information. § 27.63.840(v). Exhibit 5 contains Project equipment specifications, including safety data sheet information for the Project’s battery chiller system. Applicant will provide the same to the Lincoln-Lancaster County Health Department. Preliminary design is based on Hithium Energy Storage Technology USA’s 6.25 MWh 4h liquid-cooled energy storage system. Final equipment selection and procurement will be made prior to construction financing, and all components will meet applicable safety standards, including UL 9540 (energy storage systems) and UL 9540A (thermal runaway fire propagation testing).



4.0 Additional Submittals and Standards

In addition to the required application materials, Applicant provides the following submittals to aid the City in its review of this application. These voluntary submittals exceed the requirements under the Ordinance:

4.1 Acoustical Analysis. § 8.24.090. Exhibit 6 is an acoustical analysis for the Project Site and surrounding area from consultant Designed Acoustics evidencing compliance with the Noise Control Ordinance of the City of Lincoln.

4.2 Viewshed Analysis. Exhibit 7 is a viewshed analysis showing simulations of how the Project will look from key vantage points around the Project Site. Applicant offers this to help ease any concerns about the visual appearance of the Project.

4.3 Decommissioning Plan. Exhibit 8 is a draft Decommissioning Plan for the Project outlining the means, procedures and costs to remove the Project at the end of its operational life and to restore the underlying property. The Decommissioning Plan contains financial assurances to ensure funds are available to decommission the Project.

BESS typically have an operational life of 20–25 years, depending on usage and maintenance. Battery modules will degrade over time and will be periodically replaced to maintain capacity. Applicant may conduct routine augmentations from time to time rather than full system replacement.

Recycling of battery components has become a growing industry, and retired modules will be sent to qualified recycling facilities.

4.4 Road Use and Maintenance Agreement. Before commencing Project construction, Applicant will enter into a Road Use and Maintenance Agreement with the City governing Applicant's use and maintenance of public roads.

5.0 Project Design, Development, and Construction

5.1 Project Design. Project design is currently preliminary and subject to refinement during final engineering. Applicant will comply with all site and design standards under the Ordinance.

Project components will include:

- Battery energy storage enclosures or containers;
- Batteries;
- Power conversion systems (inverters);
- Medium-voltage transformers;
- Electrical cable collection systems (above and/or below ground);
- Control and monitoring equipment;
- Internal access roads and maintenance areas;
- Perimeter fencing and security features; and
- Ancillary buildings or equipment, as needed.



The Project will be sited on predominantly flat or gently sloping terrain, minimizing the need for earthwork. All Project activities, including staging, laydown, parking and construction will occur within the Project Site and associated easements.

Final engineering will determine exact equipment locations, access routes, parking areas and staging zones. All required permits will be obtained prior to construction. All Project structures will meet applicable dimensional standards, including setbacks from property lines and public rights-of-way.

Buffers and screening will be used as required to minimize visual impacts. Materials, colors, and vegetation will be selected to blend with the existing landscape and maintain compatibility with surrounding land uses.

5.2 Utility-Owned Point of Interconnection (“POI”) Substation. Applicant expects the interconnecting utility to construct a new POI substation which will be owned and operated by said utility. The POI substation will be installed adjacent to the existing transmission line or other utility infrastructure.

The Project will include a dedicated collector substation (if required), and the utility will own and operate the POI substation that receives power from the BESS facility. The POI substation will have:

- A separate perimeter fence;
- Independent access control; and
- Utility-owned and maintained equipment.

5.3 Project Development and Construction Timeline. The overall Project development timeline depends on utility and off-taker needs, interconnection milestones and financing. Key milestones include:

- Completion of permitting and approvals;
- Execution of power purchase agreements or equivalent contracts;
- Interconnection agreements;
- Final engineering and detailed site plan approval; and
- Construction financing.

Construction is expected to occur over an approximate 6 to 12-month period. As of the application date, the earliest anticipated commercial operation date is 2028 or 2029. To meet this schedule, construction could begin as early or as late as 2027 or 2028.

The Project schedule, including construction phases and sequencing, will be refined as development progresses. Applicant will communicate updates to the City upon request. A final detailed construction schedule will be provided prior to commencing Project construction.



5.4 Project Construction Methodology. Subcontractors and vendors for Project construction will be selected based on qualifications, safety record and experience with BESS facilities. Applicant will obtain all required building permits prior to Project construction. Typical construction steps include:

Site Preparation:

- Removal of surface vegetation as needed, using best practices to minimize dust;
- Limited grading to level equipment areas and install foundations; and
- Grubbing and grading for internal access roads and perimeter fencing.

Access Roads:

- Construction or improvement of internal access roads to allow movement of construction vehicles, delivery trucks, and emergency responders; and
- Road surfaces will be compacted and maintained to control dust and ensure safe travel.

Foundations:

- Depending on final design, BESS units will be installed on concrete pads or compacted, graded aggregate foundations; and
- Foundations will be designed to meet geotechnical conditions and structural requirements.

Electrical System Installation:

- Installation of underground and/or above-ground cables connecting BESS enclosures to inverters and transformers; and
- Trenching operations will follow best practices and applicable local, state, and federal standards for burial depth and backfill.

Equipment Deployment:

- Delivery and placement of BESS containers and power conversion equipment;
- Integration of HVAC systems for thermal management; and
- Installation of monitoring and control systems (SCADA).

Testing and Commissioning:

- Equipment calibration, electrical testing, and operational validation; and
- Troubleshooting and performance verification prior to energization.

Upon completion of successful testing, the Project will be energized in coordination with the interconnecting utility.

5.5 Site Access. Construction and operation of the Project will require adequate access points for delivery trucks, construction vehicles, emergency responders and maintenance personnel. Current plans anticipate use of existing public roads near the Project Site, with improvements as needed.



Optimal access to the property is from North 120th Street, which runs parallel to the western boundary of the property. It is anticipated that this road would require improvement to the local standard through the access driveway to the Project Site.

Access road requirements:

- Constructed or improved to meet local, state, and federal standards;
- Designed to accommodate heavy truck traffic during construction; and
- All necessary transportation/approach permits will be obtained before construction.

Internal roads:

- A perimeter road will provide access for operations, maintenance, fire and security personnel;
- “Knox-Box” (or similar) rapid entry systems will be installed at locked gates to ensure emergency access;
- Internal roads will be graded and compacted to control dust and support safe travel; and
- Additional access points may be included to meet fire and safety requirements.

Prior to Project construction, Applicant will provide a detailed site access plan showing access routes, construction parking, long-term parking and emergency access points. All fire and safety access will comply with applicable regulations.

6.0 Project Operations

Similar to the operations of substations or many other forms of energy infrastructure, once installed, the Project will operate continuously under remote monitoring and little activity will be present on site in the normal course of operations.

Hours of operation:

- The Project will be capable of discharging energy 24 hours per day, 7 days per week, as determined by grid needs;
- Routine maintenance staff will typically be on site during normal working hours (e.g., 7:00 a.m. to 8:00 p.m.), however, maintenance may occur outside these hours if necessary; and
- The facility will not require full-time on-site staff. Periodic maintenance will typically be performed by 2–4 personnel.

Employee skills may include:

- General labor;
- Journeyman or licensed electricians; and
- Skilled technicians with expertise in battery systems, power electronics, and data systems.

Remote monitoring and control systems will allow the facility to be operated safely and efficiently without constant on-site presence.



To utilize specialized, qualified contractors for ongoing operations, the Project may enter into an agreement with either an operations and maintenance (“O&M”) service provider or may enter into an agreement with a qualified engineering, procurement, and construction contractor that also provides long-term O&M services. Alternatively, the Applicant may operate and maintain the facility directly or through a combination of qualified contractors.

7.0 Safety

The Project and its associated equipment do not pose significant public safety risks. The Project is designed to operate at safe voltage and power levels. Electrical equipment will be located within secured areas.

Key safety measures include:

- Fencing: All high-voltage or restricted areas will be enclosed by a continuous barrier extending to at least 6 feet in height.
- Access control: Locked gates using Knox-Box or similar systems to allow emergency responder entry.
- Compliance with safety codes: National Electrical Safety Code (NESC), Occupational Safety and Health Administration (OSHA) standards, and all other applicable federal, state, and local requirements.
- Signage: Clear identification and warning signs on or near equipment.
- Hazard mitigation: Barricading, covering, or flagging of potentially hazardous areas and equipment.
- Worksite safety practices: Tools and equipment will be secured daily to prevent hazards and vandalism.

During construction:

- Traffic safety signage (e.g., “Caution: Heavy Truck Traffic”) will be placed along affected roads.
- Contractors will follow standard safety procedures and best practices.

A comprehensive health and safety plan will be implemented for both construction and operations, and safety data sheet information will be submitted to the Health Department for the battery chiller systems complying with local requirements.



8.0 Impact Control Measures for Sound, Odors, and Air Quality

8.1 Construction Phase. Construction activities will comply with applicable noise ordinances. Typical construction equipment includes excavation machinery, delivery trucks, crane or lift equipment and worker vehicles.

Mitigation measures:

- Limit construction to permitted hours;
- Maintain all equipment in proper working order to reduce noise and emissions;
- Coordinate truck deliveries to minimize disruptions;
- Centralize on-site traffic routes;
- Apply water or other dust control measures on roads and disturbed soils; and
- Comply with local, state, and federal emissions standards.

8.2 Operations Phase. The Project will have no emissions during operation and will not create odors. As an electrical facility, it does not involve combustion, fuel storage or other activities that produce odor or degrade air quality.

During operation, the Project will generate low-level sound from inverters, transformers and HVAC systems, typically perceived at the Project Site fence as a faint hum. However, due to equipment design and setback distances, operational sound levels will remain within applicable noise limits and will not adversely affect neighboring properties or sensitive receptors.

Applicant commissioned an acoustical analysis for the Project Site and surrounding area, from consultant Designed Acoustics, to determine compliance with applicable noise regulations at all property boundaries. The resulting report predicted sound levels of 40 dBA at the nearest property line and predicted no adverse acoustic impacts on nearby properties. The Project is expected to be inaudible and compliant under all normal operating conditions. Please see [Exhibit 6](#) for the full acoustical analysis report.

There are no noise sensitive zones (as defined by Section 8.24.050) abutting or in the near vicinity (0.5 mile) of the Project.

9.0 Environmental

The Project complies with commonly accepted management practices for avian, wildlife and environmental protection. Initial environmental assessments indicate the Project Site is suitable for development of a BESS facility.

Applicant is committed to responsible environmental stewardship and will work with qualified environmental consultants and regulatory agencies throughout development. Applicant has successfully permitted and constructed similar BESS facilities and is experienced in managing environmental compliance.



9.1 Wetlands.

A jurisdictional determination with field delineation was performed by Shoal Creek Environmental in accordance with the guidelines established in the Field Guide for Wetland Delineation, 1987 Corps of Engineers Manual (Manual), and, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region on September 30, 2025, and determined that the Project Site does not contain any features that are classified as Waters of the U.S. and under the jurisdiction of the USACE. See Wetlands Delineation Report ([Exhibit 9](#)) and Site Plan ([Exhibit 2](#)).

9.2 Flood Plains

One unnamed intermittent tributary transects the Project parcel from southeast to northwest, draining the watershed from southern areas including croplands and light industrial uses. FEMA Flood Zones AE and X correlate with these streams. The Project is setback from and avoids all flood plains, both AE and X. See Site Plan ([Exhibit 2](#)).

9.3 Stormwater. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented during construction to manage erosion, sedimentation and runoff. Contractors will be trained in spill prevention and response, and post-construction monitoring or mitigation will be implemented if required by regulatory agencies. Ample acreage on the Site Plan is retained for these measures.

9.4 Threatened & Endangered Species.

The majority of the Project parcel is currently active agricultural field (corn) with wooded and scrub vegetated areas along the unnamed tributary. No threatened or endangered species are expected to be impacted by the construction or operation of the Project. A Biological Habitat Assessment will be performed and a Letter of Non-Objection / Concurrence issued by the United States Fish and Wildlife Service and Nebraska Game and Parks Commission prior to commencing Project construction.

Exhibit 1

Application Form; Landowner Authorization

CITY OF LINCOLN

Planning Department Application Request Form

Planning Department / 555 S 10th St, Ste 213 / Lincoln, NE 68508
 Phone 402-441-7491 / Fax 402-441-6377
 plan@lincoln.ne.gov

Date 11/05/2025

			Office Use Only	
Application Type	Subtype	Category	File #	PC Final Action
Special Permit	Battery Energy Storage System	N/A		<input type="checkbox"/>

Project Name Waverly Resilient Power Project

Address/General Location N 120th Street and Highway 6

Legal Description S20, T11, R8, 6th Principal Meridian, LOT 5 SW (Please see Exhibit 3 for full legal description)
(Attach legal if necessary.)

Parcel ID Number(s) (PID) 2420300001000

Number of Acres 41 Number of lots being platted N/A App # Being Amended N/A
(Not outlots)

THE FOLLOWING INFORMATION IS NECESSARY TO HAVE A COMPLETE APPLICATION:

1. **LETTER** stating purpose of application. This statement should include information concerning the reason for the request(s), any associated applications, projects or other information related to the application. This letter should include a list of waivers associated with an application and justifications for those waivers. If no waivers are requested state "no waivers are requested."
 2. **FEE** ([View Fee Schedule](#)) Note: Make checks payable to the City of Lincoln.
 3. **SITE PLAN** The site plan shall be submitted electronically using e-plan. ([View instructions on eplan submittal](#))
- NOTE:** See [Forms & Fees](#) section of Planning Department website for checklists with specific requirements for each type of project.

*** This application may be returned as incomplete if all requested information is not provided.
 *** The City reserves the right to ask for additional information to process this application.

Property Owner Name Brownie Family Farms, Inc. Phone (402) 430-0587

Address 7610 S 33rd Street Email jsnydr@gmail.com

City Lincoln State NE Zip 68516

Contact Name Juan Mayoral Phone (305) 469-4118

Address 426 Edgewood Place Email jmayoral@sofospower.com

City Homewood State AL Zip 35209

ProjectDox Contact Lee E. Greenwald **ProjectDox Email** lgreenwald@bairdholm.com

* Property Owner Signature: 

**** NOTE:** If application is for a special permit or a use permit and the contact is not the owner of the property, the property owner must sign the application or the contact must attach written permission of the owner authorizing the contact to sign on behalf of the owner. By signing this application request form or granting the contact permission to sign on the owner's behalf, the owner hereby grants all authorized city/county personnel to access the property for purposes of review of this application.

**DESIGNATION OF AGENT AND CONSENT TO FILE SPECIAL PERMIT APPLICATION,
SUPPORTING PERMITTING APPLICATIONS AND RELATED DOCUMENTS**

The undersigned legal owner(s) of record (whether one or more collectively, the "**Owner**") of the real property legally described below (the "**Property**") hereby confirms that as to the Property, Owner:

- Appoints SP Resilient Power 10, LLC, and its affiliates, successors and assigns, as Owner's authorized agent under all applicable regulations, including but not limited to the Zoning Ordinance of the City of Lincoln, Nebraska (the "**Ordinance**"), to file a special permit application under Section 27.63.840 of the Ordinance for a Battery Energy Storage System ("**BESS**") and to take such other actions necessary to obtain all permits and governmental approvals necessary to construct and operate a BESS on the Property.

- Consents to all such permits and governmental approvals necessary to construct and operate a BESS on the Property.

OWNER:

Brownie Family Farms, Inc., a Nebraska corporation

James Earthwell, Vice President

Date: _____

Legal Description of Property:

Lot Five (5) of Irregular Tracts Located in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Eleven (11) North, Range Eight (8) East of the 6th P.M., Lancaster County, Nebraska.

6894208.1

BH | BAIRDHOLM^{LLP}
ATTORNEYS AT LAW
1700 Farnam Street
Suite 1500
Omaha, Nebraska 68102-2068

US Bank
Farnam at Seventeenth
27-2/1040 Omaha NE 68102 US
148701575901

Check No: 327415

DATE: 10/31/2025

PAY ONE THOUSAND ONE HUNDRED SEVENTY-SIX AND 00/100 DOLLARS ***

\$ ***1,176.00***

Baird Holm LLP - Operating Account

TO City of Lincoln
THE Planning Department
ORDER 555 S. 10th St., Ste. 213
OF Lincoln, NE 68508

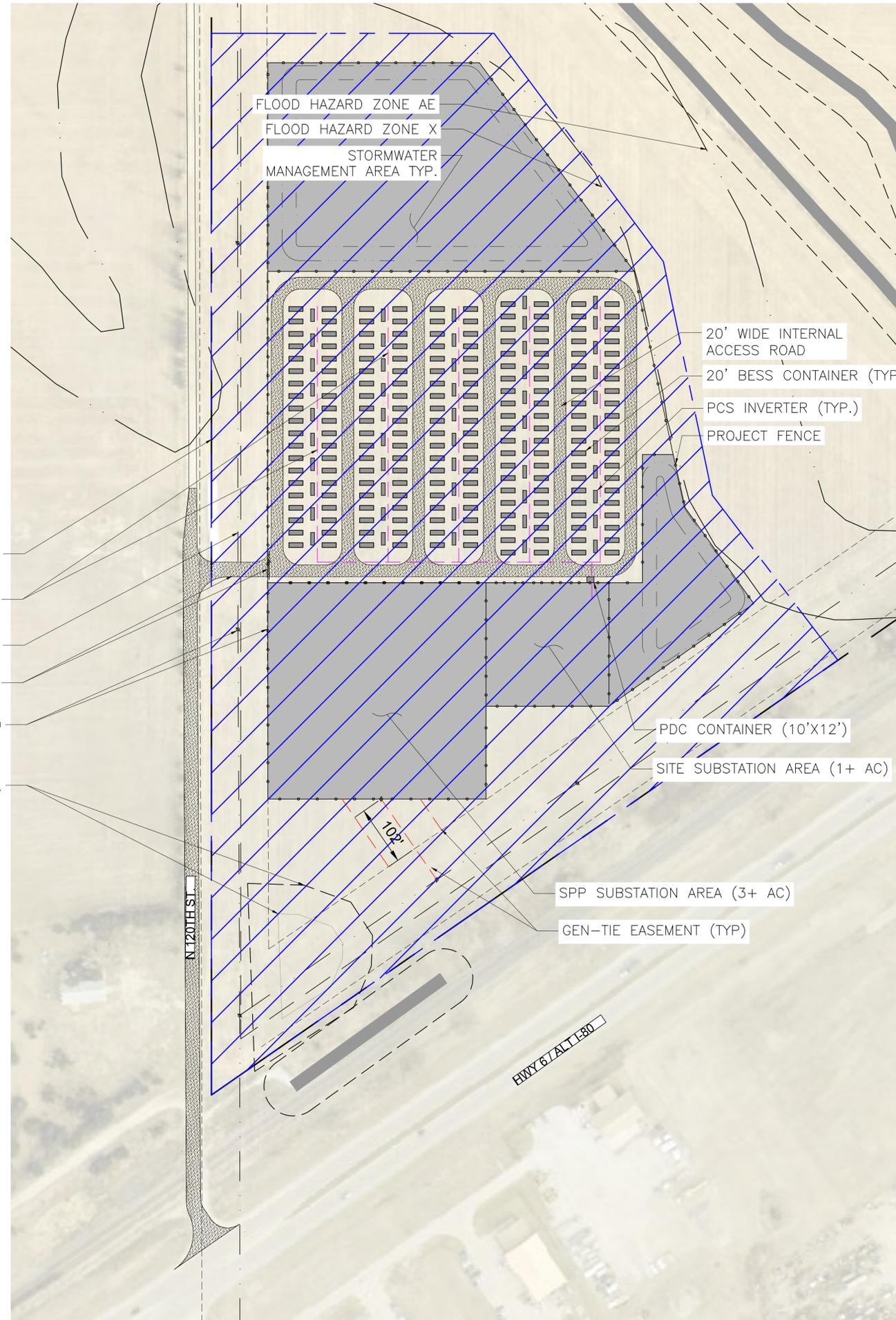

Void after 90 days

Exhibit 2

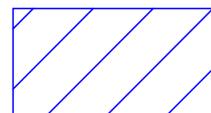
Site Plan



VICINITY MAP



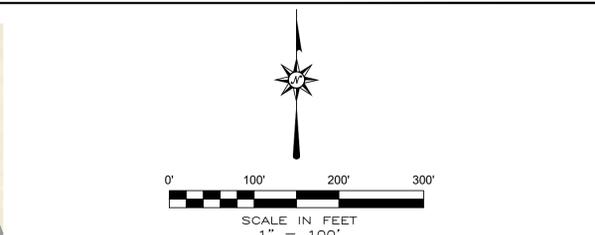
- PROJECT AREA
- CONDUIT TRENCH (TYP.)
- CODE SETBACK LINE - TYP.*
- ACCESS DRIVEWAY AND GATE
- EXISTING TRANSMISSION LINES AND APPROX EASEMENT AREA -TYP.
- WETLAND AND 50' BUFFER - TYP.



PROJECT AREA



CONDUIT TRENCH LENGTH = 2,720 L.F
GEN-TIE EASEMENT LENGTH = 102'



BESS LAYOUT GUIDELINES:

- 21.3' X 6.5' PCS UNITS
- 24' X 8' BESS CONTAINERS
- 20' INTERNAL ROAD WIDTH
- 13.12' (4M) BETWEEN BESS CONTAINERS
- 13.12' (4M) BETWEEN CONTAINERS AND INVERTERS
- 10' MIN. BETWEEN EQUIPMENT AND INTERNAL ROADS
- 30' MIN. INTERNAL ROAD TURN RADIUS
- 25' MIN. SETBACK FROM PROPERTY LINES, OR PER CODE

SITE DATA TABLE:

OWNER: BROWNIE FAMILY FARMS INC.
LANCASTER COUNTY, NE

ZONING REVIEW:
PROPERTY IS ZONED AG, AGRICULTURE DISTRICT.
SURROUNDING PROPERTY ZONING:
NORTH AND EAST: AG, AGRICULTURE DISTRICT
WEST: I-2, INDUSTRIAL PARK
SOUTH: LI, CITY OF WAVERLY LIMITED INDUSTRIAL DISTRICT

BESS is an allowed use in the Zoning Ordinance of the City of Lincoln within the AG district by Special Permit. Site is within the City of Lincoln Extraterritorial District. Refer to the Zoning Ordinance of the City of Lincoln Section 27.63.840 for the Special Permit requirements.

*BUILDING SETBACKS AND DIMENSION REQUIREMENTS (additional setbacks and buffers may be required to obtain the Special Permit):
Min lot size = 20 ac, ave lot width 550', min, frontage 550'
FRONT 50'
REAR 100'
SIDE 60'

PROPERTY DESCRIPTION:
All of that certain parcel described as S20, T11, R8, 6th Principal Meridian, LOT 5 SW in Lancaster County, Nebraska, lying westerly of the creek roughly bisecting the parcel from northwest to southeast and comprising approximately 41 acres.
PROJECT AREA = 28.3 AC.
INCLUDES A 1 AC SITE SUBSTATION AREA AND A 3 AC SPP SUBSTATION AREA

WETLANDS AND STREAMS SHOWN ARE APPROXIMATE AND ARE SCALED FROM THE NATIONAL WETLAND INVENTORY MAP. A JURISDICTIONAL DETERMINATION IS NEEDED TO DETERMINE THE ACTUAL WETLAND BOUNDARY
TRANSMISSION LINE INFORMATION IS SCALED FROM AERIAL PHOTOGRAPHY

FLOOD ZONE AE AND FLOOD ZONE X ARE SCALED SCALED FROM FLOOD PLAIN PER FEMA PANEL 31109C0218G EFF 4/16/2013. IT IS ANTICIPATED THAT PROJECT IMPROVEMENTS WILL AVOID IMPACTS TO FLOOD ZONE A

PROPOSED DEVELOPMENT:

- 170 MWac
- 206 BESS CONTAINERS
- 52 PCS

REVISION:	DATE:
ISSUED FOR REVIEW	9-20-24
ADDED CONDUIT TRENCH AND GEN-TIE LENGTHS	10-11-24
GEN TIE LINE TAP AND SUBSTATIONS	7-28-25
DATA TABLE AND ROAD LABEL EDITS	11-3-25

AMAL
ENGINEERING &
DEVELOPMENT SERVICES

P.O. BOX 43881 VESTAVIA, AL 35243
205-329-3934, AMLENG.COM

CONCEPT SITE PLAN

WAVERLY RESILIENT POWER
PARCEL ID 24-20-300-001-000
LANCASTER COUNTY, NE

SOFOS POWER

CONCEPTUAL
NOT FOR
CONSTRUCTION

PROJECT NO: SOFO-SPP01
DATE: 9-20-24
DWG. NO. - REV.



C1-R3

Exhibit 3

Site Control Documentation

This instrument prepared by and after recording return to:

STATE OF NEBRASKA

COUNTY OF LANCASTER

MEMORANDUM OF REAL ESTATE OPTION, PURCHASE AND SALE AGREEMENT

THIS MEMORANDUM OF REAL ESTATE OPTION, PURCHASE AND SALE AGREEMENT (this "Memorandum") is made and entered into as of this 17th day of April, 2025, by and between **Brownie Family Farms, Inc.**, a Nebraska corporation ("Seller"), having an address of 7610 S 33rd St, Lincoln, NE 68516-4808 and **SP Resilient Power 10, LLC** ("Buyer"), having an address of 38 Keyes Avenue, Suite 101, San Francisco, CA 94129.

WITNESSETH:

1. Effective as of November 15, 2024, Seller and Buyer entered into that certain Real Estate Option, Purchase and Sale Agreement (the "**Agreement**"), pursuant to which Seller has granted Buyer the exclusive right and option to purchase certain Property described more particularly in the Agreement, consisting in whole or in part of the Land more particularly described on Exhibit A attached hereto and incorporated herein by reference. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Agreement.

2. Buyer has an initial period of 365 days within which to determine, in Buyer's sole and absolute discretion, whether to purchase the Property. Such period may be extended by Buyer, in Buyer's sole and absolute discretion, 3 times for 365 days each time, as more particularly set forth in the Agreement. In the event Buyer elects to purchase the Property, Closing shall occur on or before the date that is thirty (30) days after the expiration of the Due Diligence Period (the "Closing Date") and shall proceed as more particularly described in the Agreement.

3. The Agreement grants the following restriction:

"No Other Contracts. Seller has not entered into any other contract or agreement with any party other than Buyer with respect to the purchase and sale of the Property or any part thereof and shall not, during the term of this Agreement, enter into any such contract or agreement without Buyer's prior written consent. There are no liabilities which encumber the Property and no agreements or commitments relating to the Property that will survive Closing or be binding upon Buyer, other than the Permitted Exceptions."

4. The purpose of this Memorandum is to give record notice of the Agreement and of the rights created thereby. The terms and conditions of the Agreement are hereby incorporated herein by reference as if fully set forth herein. If any term or condition of this Memorandum shall conflict with any term or condition of the Agreement, the terms and conditions of the Agreement shall control. Counterpart originals may be

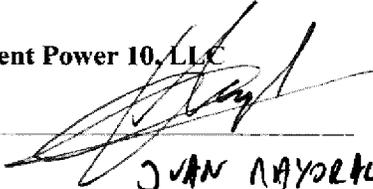
assembled in order to make one complete copy of this Memorandum and all such counterpart originals, when taken together, shall comprise but one and the same instrument. Any capitalized term used but not defined herein shall have the meaning ascribed such term in the Agreement.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have duly executed these presents as of the day and year first above written.

BUYER:

SP Resilient Power 10, LLC

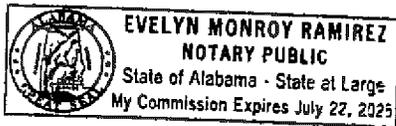
By: 

Name: JUAN NAYORK

Title: AUTHORIZED PERSON

Alabama
STATE OF NEBRASKA)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 17th day of April, 2025 by Juan Nayork, Authorized person of SP Resilient Power 10, LLC, a Delaware limited liability company, on behalf of the limited liability company.

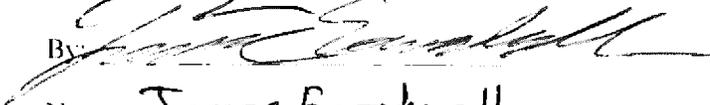



Title: Notary Public, State of Alabama
Serial No (if any): _____



SELLER:

Brownie Family Farms, Inc.

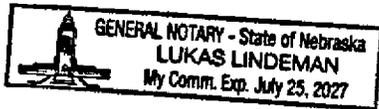
By: 

Name: James Earthwell

Title: Vice President, Brownie Family Farms Inc.

STATE OF NEBRASKA)
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me this 3 day of April, 2025 by James Earthwell, of **Brownie Family Farms, Inc.**, a Nebraska corporation, on behalf of the corporation.




Title: General Notary
Serial No (if any): N/A

EXHIBIT A to the Memorandum of Agreement

Legal Description of the Land

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LANCASTER, STATE OF NEBRASKA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 OF IRREGULAR TRACTS LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE EIGHT (8) EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

IT

Exhibit 4

Emergency Action Plan

2709 McGraw Drive
Bloomington, Illinois 61704
p 309.663.8435

www.f-w.com



EMERGENCY ACTION PLAN

Waverly Resilient Power

SP Resilient Power 10, LLC

November 3, 2025

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Introduction

This Waverly Resilient Power (the Project) Emergency Action Plan (EAP) outlines procedures to ensure the safety of Project employees, emergency service members, and the surrounding community in the event of an emergency. This EAP provides emergency personnel contact information and outlines procedures to prevent, mitigate, and effectively respond to an incident should one arise at the Project.

General Facility Information

Project Description

The Project consists of a combined 170-megawatt AC (MW_{AC}), battery energy storage system (BESS) facility located in Lancaster County (the County), Nebraska. The Project is owned and operated by SP Resilient Power 10, LLC.

The fenced Project area occupies approximately 18 acres within a larger 78-acre parcel (PIN 2420300001000) in Lancaster County, Nebraska. The site is bordered by N 120th Street to the west and railroad and County Highway 6 to the south. The site is accessed via N 120th Street on the western border of the parcel, approximately $\frac{1}{4}$ mile north of the intersection of N 120th Street and County Highway 6. Surrounding areas to the north, northeast, and west consist of agricultural land while areas to the southeast and south are commercial. See **Figure 1** for the proposed site layout.

Access Roads

The site is accessed through a new entrance drive on N 120th Street off County Highway 6. The site is serviced by a network of roads developed to provide access to every BESS container in the project. This network is interconnected to allow for better circulation of vehicles during typical operation and in the event of an emergency. Access roads will likely consist of gravel substrate. All roads will be wide enough to accommodate maintenance and emergency vehicles and will be designed in accordance with Nebraska Department of Transportation (NDOT) standards.

Fencing

The BESS facility and all system equipment will be enclosed in a seven-foot-tall, secure fence in compliance with the National Electric Code (NEC). The fence will have at least one vehicle access gate on N 120th Street, which will remain locked except during operations and maintenance activities.

Electrical Equipment

The Project consists of 206 lithium ferrophosphate (LFP) BESS containers (24' x 8') and 52 PCS/inverters (21' x 6.5'). The containers are oriented in five pairs of horizontal rows, with pairs separated by vertical columns of inverters. BESS containers and inverters are spaced a minimum 13.12' (4m) apart and at least 10' from internal roads. Internal access roads are 20' wide and separate each group of containers. Battery containers are connected by underground conduit, controlled by the site's power distribution center, and convey current to/from the Project's substation.

The Project's substation will contain switchgear to control the flow of electricity and provide a point of interconnection to the proposed Southwest Power Pool (SPP) substation and grid. The access road within the Project provides maintenance and repair access to all electrical equipment.

General Safety and Operational Information

Central to the operation of the Project site are the LFP modules that provide temporary energy storage. This process uses solid-state technology, is entirely self-contained, and neither consumes nor emits materials unless punctured. The primary concern for first responders is the potential exposure to electrical components, which presents a significant risk of electric shock. During any emergency response, it is crucial to assume the following:

- All electrical equipment on site contains lethal AC and DC voltages.
- PCS modules and Inverters contain energy storage devices that require 15 minutes to safely discharge lethal voltages.
- Electricity is supplied from multiple sources.
- The site should only be accessed by authorized personnel or emergency responders under the direction of the Operator.

The most hazardous components within the Project are:

- Battery containers, PCS units, inverters, disconnects, and electrical switchgear.
- Exposed wiring, conduits, and all associated electrical boxes.
- The substation and transformers.

The following general safety precautions should always be taken when working within the Project boundary:

- Only trained personnel should work near the battery arrays, inverters, power conversion systems, modules, electrical boxes, or wiring.
- All personnel must always wear personal protective equipment (PPE) in accordance with local and national safety regulations during any installation, operation, or maintenance process.

The following PPE should be available to workers on site as necessary:

- Electrically insulating gloves, low/high voltage (ASTM D120, NFPA 70E)
 - Safety glasses
 - High visibility clothing or vest
 - Arc flash protective safety helmet
 - Arc flash protective face shield
 - S3 class safety boots
 - Insulated rescue pole
- Before installation, operation, or maintenance, the trained operator or technician must consult the corresponding equipment's user manual for more specific safety instructions and procedures.

- It is recommended to have at least two people present at all times when working on the array or handling modules. Do not attempt to service or respond to an emergency unless another person capable of rendering first aid and CPR is also present.
- Any accidents should be immediately reported to the Operator as soon as it is safe to do so.
- LFP batteries have hard, but penetrable surfaces. In very rare instances, batteries may overheat or receive physical damage that causes exterior damage to a battery cell. Cracks in the batteries can expose a person to the full voltage and current of the module. Do not touch the modules without wearing electrically insulating gloves. Damaged batteries should be safely removed and replaced to avoid overheating or thermal runaway events.
- Do not install, use, or operate any outdoor equipment or cables or work at heights under severe weather conditions such as lightning, rain, snow, or strong winds.
- Always measure voltage before making contact with any conductor surface or terminal to ensure no shock hazard is present.
- Do not disable any protective devices on or near the battery modules.
- Do not expose any electrical parts inside or outside the cabinet to water, including during the cleaning process.
- Do not wear any watches, bracelets, bangles, rings, necklaces, or other conducive objects to avoid electric shock and burns during the installation, operation, and maintenance.
- Any tools used during installation, operation, or maintenance should have insulated handles.

Shutoff Procedures and Locations

Entry to the Project should only occur under the Operator's direction. Contact information for the Operator will be provided in the Operational Contacts section. In an emergency, the BESS facility can be shutoff, disconnecting it from the grid. Depending on the type of shutoff switch implemented, the BESS system may be shutoff remotely and/or by a manual operation performed by a qualified design release engineer (DRE). Emergency responders must not assume the system is de-energized or attempt to de-energize equipment due to arc flash risk. The location for the shutoff switch will be within the project substation. The exact location of shutoff equipment and the shutoff procedure will be included in this EAP once they are determined.

Lock out/ tag out procedures must be performed before servicing any BESS equipment to prevent unintended energization and exposure to high voltages. Only DRE personnel should perform lock out/tag out procedures. DRE personnel should consult the BESS equipment user manuals to determine specific lock out/tag out procedures and grounding requirements to minimize electrical hazards while performing maintenance.

In an emergency, DRE representatives may shut off BESS and PCS equipment by following these procedures:

1. Shut down each affected battery container by pressing the external "stop" button. See **Figure 2**.

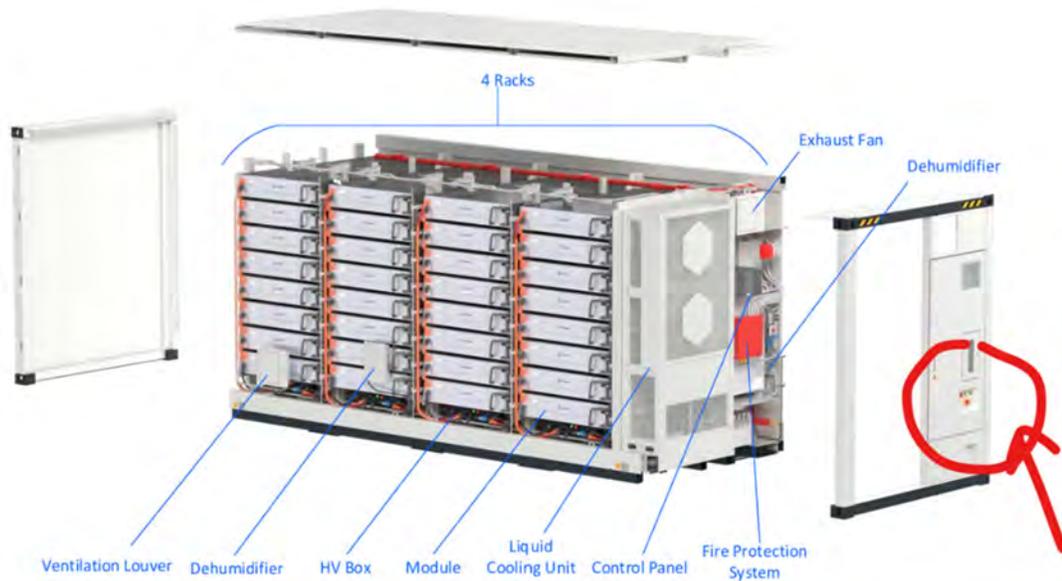


Figure 2. Battery Container Emergency Shutoff Location

2. Manually turn the ON/OFF switch on each PCS/inverter to the OFF position, shutting off both the AC and DC switches inside the inverter.
3. After the system is off, turn off the DC Disconnect Switch and place a lock on it to prevent inadvertent re-energization.

Waverly Resilient Power will coordinate with Waverly Fire & Rescue and the Lincoln Fire Protection District on locking procedures for the inverters, and any updates to shut down and locking procedures will be reflected in the final EAP, based on the finalized equipment specifications, system management, and site layout. The final EAP will be completed before Project operation commences and will be provided to the Lancaster County Sheriff's Department, the Lincoln Fire Protection District, and Waverly Fire & Rescue.

Emergency Situations

Emergency Critical Points

- In the event of an emergency, dial 911.
- Entry and shutdown of the Project should only be attempted at the direction of the Operator.
- Battery, PCS, and substation components should always be considered extremely hot and electrically energized. Assume DC and AC voltage are always present
- All inverters contain energy storage devices that require at least 15 minutes to safely discharge lethal voltages.
- Do not touch the conductive surfaces on any electrical equipment without wearing electrical insulating gloves and measuring the voltage.

Lock Box Access Point

The lock box will be located on the entrance drive to the Project, near the access gate. Emergency responders will be provided with the relevant instructions to access the lock box and site during orientation.

Orientation

Appropriate training of first responders is essential to ensure they understand the hazards present within the Project area and can mitigate potential risks during a response. First responders who may be dispatched to the Project in the event of an emergency will receive training prior to the commencement of operations and periodically thereafter. The Operator will collaborate with Waverly Fire & Rescue and the Lincoln Fire Protection District, as well as any relevant county or state safety officials, to provide biennial site-specific orientation to emergency response leadership and their assigned staff.

Pre-emergency Fire Detection

Fire prevention and early fire detection methods are especially crucial in BESS systems. While rare, battery fires can grow extremely fast and due to high burning temperatures, response should focus on containing the fire rather than stopping it. Battery modules contain a built-in fire protection system that includes an automatic alarm system based on smoke, heat, and gas detectors, an NFPA 69 active ventilation system, a module box, a fire alarm control panel, as well as optional dry pipe systems and aerosol fire extinguishing systems, each compliant UL safety standards. These systems are designed to detect equipment faults early and inform the site operator, and, in the event of an alarm trigger, initiate suppression systems to mitigate fire propagation. Active fire suppression is generally not effective, and the priority is placed on preventing further fire propagation.

Each container has an emergency stop located on the exterior of the container at the control panel. Refer to **Figure 2** above for emergency stop location. If a dry contact emergency shutoff between the BESS and PCS has been installed, the operator may also activate this system.

In the event of a fire, the appointed Operations Center will detect equipment faults and dispatch site personnel to investigate and respond accordingly. Appropriate fire response measures are included in the following section.

Fire Emergency Response

In the event of a fire, the individual discovering the emergency shall:

1. Assess the situation to determine potential safety concerns to life and the environment, with life safety as the priority.
2. Notify the appropriate local authorities by dialing 911 and direct them to the entry point of the site, approximately ¼ mile north of the intersection of N 120th St. and County Highway 6, just outside the township limits of Waverly, Nebraska.
3. Local authorities should contact the Operator to determine the appropriate response.

Upon arrival to the Project, responders shall:

1. Evacuate and secure the area and keep people a minimum of 300 feet away, provided there are no immediate threats to people or non-site property. Emergency personnel should position themselves upwind from the fire to avoid inhaling toxic fumes.
2. Under the direction of the Operator, isolate or shutdown the electrical power at the site of the fire, if possible. Do not assume the system is de-energized and do not attempt to de-energize any equipment.
3. Let the damaged battery containers burn. Burning electrical equipment is already damaged and must be replaced. Equipment is designed and properly spaced such that fires should not propagate to neighboring containers. Damaged containers should be continuously monitored even after a fire goes out as lithium battery fires often reignite for several hours to days.
4. Protect adjacent exposures, such as homes and forested areas, as needed, to limit the potential of the fire spreading.
5. If fire must be suppressed within the array fence line, the Operator will direct local authorities on how to proceed.

The following are the most important considerations when responding to a fire or other emergency at the Project:

- Battery and substation should always be considered hot and electrically energized. DC voltage is always present, even at night.
- Identify and validate the hazard in order to minimize injury and loss of life.
- Electrical components produce gas during combustion. All responders should use a self-contained breathing apparatus (SCBA).
- Before committing apparatus to the access roads within any of the fenced battery array enclosures, understand that turnarounds will often be over 1,000 feet away.
- Under the direction of the Operator, isolate or shutdown the electrical power at the site of the fire, if possible.
- Do not open any inverter doors until at least 48 hours have passed since the initiation of the event or conditions are verified safe and entry is approved by the Operator.
- Leave the scene in a safe condition after mitigating hazards.

Natural Disasters

Severe weather events such as snowstorms, hurricanes, and tornadoes are possible at the Project. Although much less common, there is also the potential for minor earthquakes, flooding, or high wind events (e.g., microbursts). These events should have limited impact on the Project site. The Project is designed and constructed to withstand the extreme weather likely to occur at the Project site (e.g. high winds, hail, lightning, snowstorms, etc.), and BESS facilities generally do not need to be shut down for extreme weather. While operation may generally proceed, the site should continue to be monitored during extreme weather, but no maintenance should occur until conditions improve. After an extreme weather event, the Operator will evaluate all equipment for damages and repair, as necessary, to restore full Project operations.

Public Safety

Access to the Project is limited to trained staff and maintenance personnel only. Battery arrays and the Substation are surrounded by a seven-foot-tall fence per requirements of the NEC. Access to the Project site occurs through gates in the chain-link fence that are secured with a padlock, and only Operator personnel have access to the Project.

In the event of personnel injury from electric shock or if personnel should become incapacitated while within the Project site, the following procedures should be followed:

1. Assess the area for hazards and secure the area to protect additional life from injury.
2. Notify the appropriate local authorities by dialing 911 and direct them to the entry point of the site, approximately ¼ mile north of the intersection of N 120th St. and County Highway 6, just outside the township limits of Waverly, Nebraska.
3. Local authorities should contact the Operator to determine the appropriate response procedures and methods for shutting down the nearest components to ensure safe access.

Operational Contacts

The following people are responsible for the operation, maintenance, and safety of the Project. The Operator conducts local monitoring of the site on a regular basis. Should issues in emergency situations arise, central control will dispatch local operations personnel to the site, as necessary.

Waverly Resilient Power Project

Waverly Operations Center: [TBD]

Email: [TBD]

Phone: [TBD]

Address: [TBD]

The Waverly Operations Center is the primary contact for notification in the event of an emergency. Additional contacts that may require coordination regarding this plan and operation of the Project include the following departments and agencies.

Sofos Power 24-hour Contact Information

Sofos Power 24-hour Contact: [TBD]

Email: [TBD]

Phone: [TBD]

Address: [TBD]

The Sofos Power 24-hour contact should be notified in the case of an emergency after coordinating with the Waverly Operations Center or contacted immediately if the Operations Center is not responsive.

Lancaster County Sheriff's Department

County Sheriff Terry Wagner
Email: Iso@lancaster.ne.gov
Office Phone: 402.441.6500
Address: 575 S 10th Street, Lincoln, NE 68508

Waverly Fire & Rescue

Emergency Services Coordinator [TBD]
Email: [TBD]
Office Phone: [TBD]
Address: [TBD]

Lincoln Fire Station

Emergency Services Coordinator [TBD]
Email: [TBD]
Office Phone: [TBD]
Address: [TBD]

Exhibit 5

Equipment Specifications; Battery Chiller System Information

∞ Power

6.25 MWh 4h

Liquid-cooled energy storage system



Preliminary

Liquid-cooled energy storage system based on HiTHIUM prismatic LFP ESS Cells 1175 Ah with high cyclic lifetime.

Improved safety characteristics and specially optimised for the highest requirements on safety, reliability and performance. Suitable for industrial, utility, and grid serving applications.

- Product certifications and compliance*:
UL 1973, UL 9540A, UL 9540, NFPA 855, UN 38.3
- Company certifications:
ISO 9001, ISO 14001, ISO 45001, SA 8000
- Environmental compliance*:
RoHS, REACH, Cobalt free
- Eco-friendly:
Low noise, new type of eco-friendly refrigerant, high recyclability.
- Flexible solution:
String or central PCS compatible.

High safety

- Specialized flame retardant module top cover.
- High thermal stability thanks to innovated liquid cooling design.
- Multi-stage, active fire detection and protection system, compliance to NFPA 855.
- 3-level BMS for cell and system monitoring and protection.

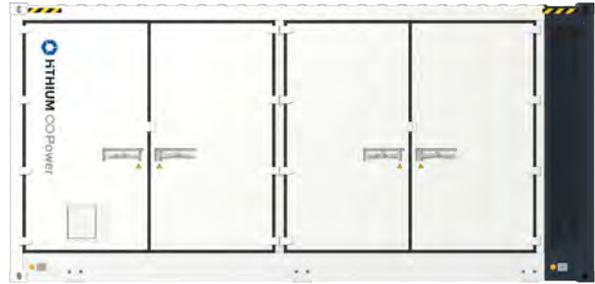
Low LCOS (Levelised Cost of Storage)

- High cyclic life and low auxiliary consumption due to excellent thermal management improve energy throughput by ensuring optimal operating temperature.
- Highly integrated: including thermal management system, fire protection system, BMS, etc.
- Supports back to back and side by side installations.

∞Power

6.25 MWh 4h

Liquid-cooled energy storage system based on prismatic LFP cells with very high cyclic lifetime



GENERAL

Configuration	4*1P416S
Cooling Method	Liquid Cooling
BMS Communication	CAN, RS485, Ethernet
Gravimetric ED	≥ 130 Wh/kg (≥ 59 Wh/lb)
Volumetric ED	≥ 145 Wh/L (≥ 549 Wh/gal)
Application Altitude	≤ 4,000 m (≤ 13,123 ft)

ELECTRICAL

Nominal Voltage	1,331.2 V
Operating Voltage	1,040 ... 1,500V
Nominal Energy	6,250 kWh ^{1,2}
Nominal SOC at Delivery	27 % ²
Nominal Charge/Discharge Rate	0.25 P / 0.25 P
Round Trip Efficiency	≥ 95 % ^{1,2}

¹ 0.25 P / 0.25 P

² 25 °C +/- 2 °C
(73.4 °F ... 80.6 °F)

³ ambient temperature

^{*} In progress

MECHANICAL

Dimensions (L x W x H)	6,058 x 2,438 x 2,896 mm (238 ½ x 96 x 114 in)
Maximum Weight	48,000 kg (105,822 lb)
Protection Level	IP 55

TEMPERATURE RANGE

Operating	-30 °C ... 55 °C ³ (-22 °F...131 °F ³)
Storing (Recommended)	-20 °C ... 35 °C ³ (-4 °F...95 °F ³)

PRODUCT CERTIFICATIONS AND COMPLIANCE*

Certificates and Compliance	UL 1973, UL 9540A, UL 9540, NFPA 855
Safe Transportation	UN 38.3

ENVIRONMENTAL*

Compliance	RoHS, REACH, Cobalt free
Regulation (EU)	2023/1542

COMPANY CERTIFICATIONS

ISO 9001, ISO 14001,
ISO 45001, SA 8000

HiTHIUM Energy Storage Technology USA Inc.

Address: 4046 Clipper Ct, Fremont, CA 94538, United States
Email: hithium@hithium.com

Xiamen HiTHIUM Energy Storage Technology Co., Ltd.

Address: HiTHIUM Industrial Park, Tongxiang High Tech Zone, Xiamen, Fujian, China | Email: hithium@hithium.com



LinkedIn



Website

Multi PCSM

IEC | UL

Easy maintenance.

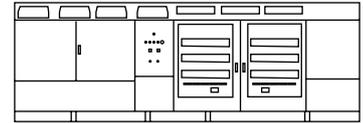
Integrated MV solution in the same enclosure.

Up to 4 independent DC inputs.

Advanced grid support.

Compatible with all battery technologies.





Preliminary

REFERENCES	FP5150MU2	FP5150MH2	FP5151MH2	FP5150MU4	FP5150MH4	FP5151MH4
AC	AC Output Power (kVA/kW) @35°C ^[1]		5150			
	AC Output Power (kVA/kW) @40°C ^[1]		4940			
	AC Output Power (kVA/kW) @50°C ^[1]		4520			
	Operating Grid Voltage (kV)	34.5 kV ±10%	33 kV ±10%	34.5 kV ±10%	33 kV ±10%	
	Operating Grid Frequency (Hz)	60 Hz	50 Hz	60 Hz	50 Hz	
	Current Harmonic Distortion (THDi)	< 3% per IEEE 519				
	Power Factor (CosPhi) ^[2]	0.5 leading ... 0.5 lagging				
Reactive Power Compensation	Four quadrant operation					
DC	DC Voltage Range Full Power ^[3]		1019 V – 1500 V			
	Maximum DC Voltage		1500 V			
	DC Voltage Ripple		< 3%			
	Max. DC Continuous Current (A)	2579			1289	
	Max. DC Short Circuit Current (kA)	250 kA with a time constant of 3 ms				
	Battery Technology	All type of batteries (BMS required)				
EFFICIENCY & AUX. SUPPLY	Efficiency (Max) (η)		98.00% including MV transformer			
	CEC (η)		97.53% including MV transformer			
CABINET	Dimensions [WxDxH] (ft)		21.3 x 6.5 x 7.2			
	Dimensions [WxDxH] (m)		6.5 x 2.0 x 2.2			
	Weight (lbs)		30865			
	Weight (kg)		14000			
	Type of Ventilation		Forced air cooling			
ENVIRONMENT	Degree of Protection	NEMA 3R	IP55	NEMA 3R	IP55	
	Operating Temperature Range ^[4]	From -25°C to +60°C, >35°C power derating				
	Operating Relative Humidity Range	From 4% to 100% non-condensing				
	Storage Temperature Range	From -40°C to +60°C				
	Max. Altitude (above sea level) ^[5]	2000 m				
CONTROL INTERFACE	Communication Protocol		Modbus TCP			
	Power Plant Controller		Optional			
	Keyed ON/OFF Switch		Standard			
PROTECTIONS	Ground Fault Protection		Insulation monitoring device			
	Humidity Control		Active heating			
	General AC Protection & Disconnection	38 kV MV switchgear (V)	36 kV MV switchgear (2L+V)	38 kV MV switchgear (V)	36 kV MV switchgear (2L+V)	
	General DC Protection & Disconnection	High-speed fuses, Motorized DC disconnect switches ^[6]				
	Overvoltage Protection		Type 2 for AC and Type 1+2 for DC			
	CERTIFICATIONS & STANDARDS	Safety		UL 1741 / CSA 22.2 No.1071-16 / IEC 62109-1 / IEC 62109-2 / IEC 62477-1 / IEC 62477-2		
Installation		NEC 2023				
Utility Interconnect ^[7]		UL 1741 SA & SB / IEEE 1547.1 / IEC 62116				

NOTES

- [1] Values at 1.00·Vac nom and CosPhi=1.
Consult Power Electronics for derating curves and overload capability in grid forming mode.
- [2] Consult P-Q charts available: $Q(kVar)=\sqrt{(S(kVA))^2-P(kW)^2}$.
- [3] Consult Power Electronics for derating curves. In the event of overvoltage in the grid, the minimum DC voltage will vary proportionally with the AC voltage.
- [4] Optional available for temperatures down to -35 °C.
- [5] Consult Power Electronics for altitudes above 1000 m.
- [6] Battery short circuit disconnection must be done on the battery side.
- [7] Consult Power Electronics for other applicable standards / grid codes.

Safety data sheet

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Version: 6.0

Date previous version: 26.04.2021

Previous version: 5.0

Date / First version: 08.01.2003

Product: **GLYSANTIN® G30® pink also suitable for electric vehicles**

(ID no. 30279144/SDS_GEN_EU/EN)

Date of print 12.11.2022

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product identifier

GLYSANTIN® G30® pink also suitable for electric vehicles

UFI: HD7F-706Y-100D-JV5N

1.2. Relevant identified uses of the substance or mixture and uses advised against

Relevant identified uses: engine coolant

1.3. Details of the supplier of the safety data sheet

Company:

BASF SE

67056 Ludwigshafen

GERMANY

Fuel and Lubricant Solutions

Telephone: +49 621 60-42178

E-mail address: RegXcellenceFuelLubes@basf.com

1.4. Emergency telephone number

International emergency number:

Telephone: +49 180 2273-112

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SECTION 2: Hazards Identification

2.1. Classification of the substance or mixture

For the classification of the mixture the following methods have been applied: extrapolation on the concentration levels of the hazardous substances, on basis of test results and after evaluation of experts. The methodologies used are mentioned at the respective test results.

According to Regulation (EC) No 1272/2008 [CLP]

Acute Tox. 4 (oral)

H302 Harmful if swallowed.

STOT RE 2

H373 May cause damage to organs (Kidney) through prolonged or repeated exposure.

For the classifications not written out in full in this section the full text can be found in section 16.

2.2. Label elements

According to Regulation (EC) No 1272/2008 [CLP]

Pictogram:



Signal Word:

Warning

Hazard Statement:

H302

Harmful if swallowed.

H373

May cause damage to organs (Kidney) through prolonged or repeated exposure.

Precautionary Statements (Prevention):

P260

Do not breathe dust/gas/mist/vapours.

P270

Do not eat, drink or smoke when using this product.

Precautionary Statements (Response):

P314

Get medical advice/attention if you feel unwell.

P301 + P312

IF SWALLOWED: Call a POISON CENTER or doctor/physician if you feel unwell.

P330

Rinse mouth

Precautionary Statements (Disposal):

P501

Dispose of contents and container to hazardous or special waste collection point.

Hazard determining component(s) for labelling: ethanediol

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2.3. Other hazards

According to Regulation (EC) No 1272/2008 [CLP]

If applicable information is provided in this section on other hazards which do not result in classification but which may contribute to the overall hazards of the substance or mixture.

SECTION 3: Composition/Information on Ingredients

3.1. Substances

Not applicable

3.2. Mixtures

Chemical nature

ethanediol
inhibitors

Regulatory relevant ingredients

| ethanediol

Content (W/W): >= 75 % - <= 100 %	Acute Tox. 4 (oral) STOT RE (Kidney) 2 H302, H373
CAS Number: 107-21-1	
EC-Number: 203-473-3	
REACH registration number: 01-2119456816-28	
INDEX-Number: 603-027-00-1	

Disodium sebacate

Content (W/W): >= 3 % - < 5 %	Eye Dam./Irrit. 2 H319
CAS Number: 17265-14-4	
EC-Number: 241-300-3	
REACH registration number: 01-2120762063-61	

Methyl-1H-benzotriazole

Content (W/W): >= 0 % - < 0.2 %	Acute Tox. 4 (oral) Aquatic Chronic 2 Repr. 2 (unborn child) H302, H361d, H411
CAS Number: 29385-43-1	
EC-Number: 249-596-6	

Sodium 4(or 5)-methyl-1H-benzotriazolide

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Content (W/W): $\geq 0.1\%$ - $< 0.2\%$	Acute Tox. 4 (oral)
CAS Number: 64665-57-2	Skin Corr./Irrit. 1B
EC-Number: 265-004-9	Aquatic Chronic 2
REACH registration number: 01-2119980062-42	Repr. 2 (unborn child)
	H314, H302, H361d, H411

For the classifications not written out in full in this section, including the hazard classes and the hazard statements, the full text is listed in section 16.

SECTION 4: First-Aid Measures

4.1. Description of first aid measures

Immediately remove contaminated clothing. If the patient is likely to become unconscious, place and transport in stable sideways position (recovery position).

If inhaled:

Keep patient calm, remove to fresh air, seek medical attention.

On skin contact:

Wash thoroughly with soap and water Seek medical attention.

On contact with eyes:

Wash affected eyes for at least 15 minutes under running water with eyelids held open.

On ingestion:

Immediately rinse mouth and then drink 200-300 ml of water, seek medical attention. Administer 50 ml of pure ethanol in a drinkable concentration.

4.2. Most important symptoms and effects, both acute and delayed

Symptoms: Information, i.e. additional information on symptoms and effects may be included in the GHS labeling phrases available in Section 2 and in the Toxicological assessments available in Section 11., (Further) symptoms and / or effects are not known so far

4.3. Indication of any immediate medical attention and special treatment needed

Treatment: Symptomatic treatment (decontamination, vital functions).

Antidote: Administer ethanol.

SECTION 5: Fire-Fighting Measures

5.1. Extinguishing media

Suitable extinguishing media:

water spray, dry powder, alcohol-resistant foam

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5.2. Special hazards arising from the substance or mixture

Endangering substances: harmful vapours

Advice: Evolution of fumes/fog. The substances/groups of substances mentioned can be released in case of fire.

5.3. Advice for fire-fighters

Special protective equipment:

Wear a self-contained breathing apparatus.

Further information:

The degree of risk is governed by the burning substance and the fire conditions. Contaminated extinguishing water must be disposed of in accordance with official regulations.

SECTION 6: Accidental Release Measures

6.1. Personal precautions, protective equipment and emergency procedures

Use personal protective clothing.

6.2. Environmental precautions

Contain contaminated water/firefighting water. Do not discharge into drains/surface waters/groundwater.

6.3. Methods and material for containment and cleaning up

For large amounts: Pump off product.

For residues: Pick up with suitable absorbent material. Dispose of absorbed material in accordance with regulations.

6.4. Reference to other sections

Information regarding exposure controls/personal protection and disposal considerations can be found in section 8 and 13.

SECTION 7: Handling and Storage

7.1. Precautions for safe handling

Ensure thorough ventilation of stores and work areas. Shut containers immediately after taking product because product takes up the humidity of air.

Protection against fire and explosion:

No special precautions necessary.

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Exposure estimate and reference to its source

Provide extract ventilation to points where emissions occur (LEV).

7.2. Conditions for safe storage, including any incompatibilities

Further information on storage conditions: Containers should be stored tightly sealed in a dry place. Storage in galvanized containers is not recommended.

7.3. Specific end use(s)

For the relevant identified use(s) listed in Section 1 the advice mentioned in this section 7 is to be observed.

SECTION 8: Exposure Controls/Personal Protection

8.1. Control parameters

Components with occupational exposure limits

107-21-1: ethanediol

Skin Designation (OEL (EU))

The substance can be absorbed through the skin.

STEL value 104 mg/m³ ; 40 ppm (OEL (EU))

indicative

TWA value 52 mg/m³ ; 20 ppm (OEL (EU))

indicative

124-04-9: adipic acid

1310-58-3: potassium hydroxide

1310-73-2: sodium hydroxide

PNEC

No hazard identified.

DNEL

Data refer to the lead substance

Components with DNEL

107-21-1: ethanediol

worker: Long-term exposure - local effects, Inhalation: 35 mg/m³

worker: Long-term exposure- systemic effects, dermal: 106 mg/kg

consumer: Long-term exposure - local effects, Inhalation: 7 mg/m³

consumer: Long-term exposure- systemic effects, dermal: 53 mg/kg

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8.2. Exposure controls

Personal protective equipment

Respiratory protection:

Respiratory protection in case of vapour/aerosol release. Combination filter for gases/vapours of organic compounds and solid and liquid particles (f.e. EN 14387 Type A-P2)

Hand protection:

Chemical resistant protective gloves (EN ISO 374-1)

Suitable materials also with prolonged, direct contact (Recommended: Protective index 6, corresponding > 480 minutes of permeation time according to EN ISO 374-1):

nitrile rubber (NBR) - 0.4 mm coating thickness

Manufacturer's directions for use should be observed because of great diversity of types.

Eye protection:

Safety glasses with side-shields (frame goggles) (e.g. EN 166)

Body protection:

Body protection must be chosen depending on activity and possible exposure, e.g. apron, protecting boots, chemical-protection suit (according to EN 14605 in case of splashes or EN ISO 13982 in case of dust).

General safety and hygiene measures

Do not inhale gases/vapours/aerosols. Handle in accordance with good industrial hygiene and safety practice. Wearing of closed work clothing is required additionally to the stated personal protection equipment. Handle in accordance with good industrial hygiene and safety practice.

SECTION 9: Physical and Chemical Properties

9.1. Information on basic physical and chemical properties

State of matter:	liquid	
Form:	liquid	
Colour:	pink	
Odour:	product specific	
Odour threshold:	not determined	
solidification temperature:	< -18 °C	(DIN ISO 3016)
Boiling point:	> 160 °C	(ASTM D1120)
Flammability:	hardly combustible	
Lower explosion limit:	For liquids not relevant for classification and labelling., The lower explosion point may be 5 - 15 °C below the flash point.	
Upper explosion limit:	For liquids not relevant for classification and labelling.	

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Flash point:	> 124 °C	(ISO 2719)
Auto-ignition temperature:	420 °C	(DIN 51794)
Thermal decomposition:	No decomposition if correctly stored and handled.	
pH value:	8.2 - 8.6	
Viscosity, kinematic:	20 - 30 mm ² /s (20 °C)	(DIN 51562)
Thixotropy:	not thixotropic	
Solubility in water:	miscible	
Solubility (qualitative) solvent(s):	polar solvents soluble	
Partitioning coefficient n-octanol/water (log Kow):	Study scientifically not justified.	
Vapour pressure:	0.2 mbar (20 °C)	
	13 mbar (50 °C)	
Density:	1.124 g/cm ³ (20 °C)	
Relative vapour density (air):	> 1 (20 °C)	(estimated)
	Heavier than air.	

Particle characteristics

Particle size distribution: The substance / product is marketed or used in a non solid or granular form. -

9.2. Other information

Information with regard to physical hazard classes

Explosives

Explosion hazard: not explosive

Oxidizing properties

Fire promoting properties: not fire-propagating

Other safety characteristics

Miscibility with water:

miscible in all proportions

Other Information: If necessary, information on other physical and chemical parameters is indicated in this section.

Evaporation rate:

not determined

SECTION 10: Stability and Reactivity

10.1. Reactivity

No hazardous reactions if stored and handled as prescribed/indicated.

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10.2. Chemical stability

The product is stable if stored and handled as prescribed/indicated.

10.3. Possibility of hazardous reactions

No hazardous reactions when stored and handled according to instructions.

10.4. Conditions to avoid

No conditions to avoid anticipated.

10.5. Incompatible materials

Substances to avoid:

strong oxidizing agents, alkali metal hydroxides

10.6. Hazardous decomposition products

Hazardous decomposition products:

No hazardous decomposition products if stored and handled as prescribed/indicated.

SECTION 11: Toxicological Information

11.1. Information on hazard classes as defined in Regulation (EC) No 1272/2008

Acute toxicity

Assessment of acute toxicity:

Of moderate toxicity after single ingestion. Of low toxicity after short-term skin contact.

Experimental/calculated data:

LD (human) (oral): approx. 1,600 mg/kg

Irritation

Experimental/calculated data:

Skin corrosion/irritation

rabbit: non-irritant

Serious eye damage/irritation

rabbit: non-irritant

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Respiratory/Skin sensitization

Assessment of sensitization:

Skin sensitizing effects were not observed in animal studies. Human data do not fully exclude a skin sensitizing potential.

Germ cell mutagenicity

Assessment of mutagenicity:

Based on the ingredients, there is no suspicion of a mutagenic effect.

Carcinogenicity

Assessment of carcinogenicity:

The whole of the information assessable provides no indication of a carcinogenic effect.

Reproductive toxicity

Assessment of reproduction toxicity:

Based on available data, the classification criteria are not met.

Developmental toxicity

Assessment of teratogenicity:

Based on available data, the classification criteria are not met.

Information on: ethanediol

Assessment of teratogenicity:

Developmental toxicity was observed after oral ingestion of high doses in studies with rats and mice, but this effect was not seen in a study with rabbits. Mechanistic studies show that the rabbit is the relevant species for the classification for human health. As such, and since ethylene glycol is not a developmental toxicant in the rabbit, no classification is warranted.

Specific target organ toxicity (single exposure)

Remarks: Based on available data, the classification criteria are not met.

Repeated dose toxicity and Specific target organ toxicity (repeated exposure)

Assessment of repeated dose toxicity:

Repeated exposure may affect certain organs.

Information on: ethanediol

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Assessment of repeated dose toxicity:

The substance may cause damage to the kidney after repeated ingestion. The substance may cause damage to the kidney after repeated skin contact with high doses.

Aspiration hazard

No aspiration hazard expected.

Interactive effects

No data available.

11.2. Information on other hazards

Endocrine disrupting properties

Product does not contain a substance above legal limits included in the list established in accordance with Article 59(1) of Regulation (EC) No 1907/2006 for having endocrine disrupting properties or is identified to have endocrine disrupting properties in accordance with the criteria set out in Commission Delegated Regulation (EU) 2017/2100 or Commission Regulation (EU) 2018/605.

Other information

Other relevant toxicity information

The product has not been tested. The statements on toxicology have been derived from the properties of the individual components.

SECTION 12: Ecological Information

12.1. Toxicity

Assessment of aquatic toxicity:

There is a high probability that the product is not acutely harmful to aquatic organisms.

Microorganisms/Effect on activated sludge:

Inhibition of degradation activity in activated sludge is not to be anticipated during correct introduction of low concentrations.

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12.2. Persistence and degradability

Elimination information:

> 70 % DOC reduction (28 d) (OECD 301 A (new version)) Readily biodegradable.

12.3. Bioaccumulative potential

Assessment bioaccumulation potential:

Accumulation in organisms is not to be expected.

12.4. Mobility in soil

Assessment transport between environmental compartments:

Adsorption in soil: No data available.

12.5. Results of PBT and vPvB assessment

According to Annex XIII of Regulation (EC) No.1907/2006 concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH): The product does not contain a substance fulfilling the PBT (persistent/bioaccumulative/toxic) criteria or the vPvB (very persistent/very bioaccumulative) criteria.

12.6. Endocrine disrupting properties

Product does not contain a substance above legal limits included in the list established in accordance with Article 59(1) of Regulation (EC) No 1907/2006 for having endocrine disrupting properties or is identified to have endocrine disrupting properties in accordance with the criteria set out in Commission Delegated Regulation (EU) 2017/2100 or Commission Regulation (EU) 2018/605.

12.7. Other adverse effects

The product does not contain substances that are listed in Regulation (EC) 1005/2009 on substances that deplete the ozone layer.

12.8. Additional information

Adsorbable organically-bound halogen (AOX):

This product contains no organically-bound halogen.

Other ecotoxicological advice:

The product has not been tested. The statement has been derived from the properties of the individual components.

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Do not release untreated into natural waters.

SECTION 13: Disposal Considerations

13.1. Waste treatment methods

Must be disposed of or incinerated in accordance with local regulations.

The waste codes are manufacturer's recommendations based on the designated use of the product. Other use and special waste disposal treatment on customer's location may require different waste-code assignments.

Waste key:

16 01 14[□] antifreeze fluids containing hazardous substances

Contaminated packaging:

Uncontaminated packaging can be re-used.

Packs that cannot be cleaned should be disposed of in the same manner as the contents.

SECTION 14: Transport Information

Land transport

ADR

	Not classified as a dangerous good under transport regulations
UN number or ID number:	Not applicable
UN proper shipping name:	Not applicable
Transport hazard class(es):	Not applicable
Packing group:	Not applicable
Environmental hazards:	Not applicable
Special precautions for user	None known

RID

	Not classified as a dangerous good under transport regulations
UN number or ID number:	Not applicable
UN proper shipping name:	Not applicable
Transport hazard class(es):	Not applicable
Packing group:	Not applicable
Environmental hazards:	Not applicable
Special precautions for user	None known

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Inland waterway transport

ADN

	Not classified as a dangerous good under transport regulations
UN number or ID number:	Not applicable
UN proper shipping name:	Not applicable
Transport hazard class(es):	Not applicable
Packing group:	Not applicable
Environmental hazards:	Not applicable
Special precautions for user:	None known

Transport in inland waterway vessel

Not evaluated

Sea transport

IMDG

	Not classified as a dangerous good under transport regulations
UN number or ID number:	Not applicable
UN proper shipping name:	Not applicable
Transport hazard class(es):	Not applicable
Packing group:	Not applicable
Environmental hazards:	Not applicable
Special precautions for user:	None known

Air transport

IATA/ICAO

	Not classified as a dangerous good under transport regulations
UN number or ID number:	Not applicable
UN proper shipping name:	Not applicable
Transport hazard class(es):	Not applicable
Packing group:	Not applicable
Environmental hazards:	Not applicable
Special precautions for user:	None known

14.1. UN number or ID number

See corresponding entries for "UN number or ID number" for the respective regulations in the tables above.

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14.2. UN proper shipping name

See corresponding entries for "UN proper shipping name" for the respective regulations in the tables above.

14.3. Transport hazard class(es)

See corresponding entries for "Transport hazard class(es)" for the respective regulations in the tables above.

14.4. Packing group

See corresponding entries for "Packing group" for the respective regulations in the tables above.

14.5. Environmental hazards

See corresponding entries for "Environmental hazards" for the respective regulations in the tables above.

14.6. Special precautions for user

See corresponding entries for "Special precautions for user" for the respective regulations in the tables above.

14.7. Maritime transport in bulk according to IMO instruments

Maritime transport in bulk is not intended.

SECTION 15: Regulatory Information

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture

Prohibitions, Restrictions and Authorizations

Annex XVII of Regulation (EC) No 1907/2006: Number on List: 3

If other regulatory information applies that is not already provided elsewhere in this safety data sheet, then it is described in this subsection.

15.2. Chemical Safety Assessment

Assessment of safe use has been performed for the mixture and the result is documented in section 7 and 8 of the SDS

SECTION 16: Other Information

Assessment of the hazard classes according to UN GHS criteria (most recent version)

Acute Tox. 4 (oral)

STOT RE (Kidney) 2

Acute Tox.

Acute toxicity

STOT RE

Specific target organ toxicity — repeated exposure

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Date / First version: 08.01.2003

Product: **GLYSANTIN® G30® pink also suitable for electric vehicles**

(ID no. 30279144/SDS_GEN_EU/EN)

Date of print 12.11.2022

Eye Dam./Irrit.	Serious eye damage/eye irritation
Aquatic Chronic	Hazardous to the aquatic environment - chronic
Repr.	Reproductive toxicity
Skin Corr./Irrit.	Skin corrosion/irritation
H302	Harmful if swallowed.
H373	May cause damage to organs (Kidney) through prolonged or repeated exposure.
H319	Causes serious eye irritation.
H361d	Suspected of damaging the unborn child.
H411	Toxic to aquatic life with long lasting effects.
H314	Causes severe skin burns and eye damage.

Abbreviations

ADR = The European Agreement concerning the International Carriage of Dangerous Goods by Road.
 ADN = The European Agreement concerning the International Carriage of Dangerous Goods by Inland waterways. ATE = Acute Toxicity Estimates. CAO = Cargo Aircraft Only. CAS = Chemical Abstract Service. CLP = Classification, Labelling and Packaging of substances and mixtures. DIN = German national organization for standardization. DNEL = Derived No Effect Level. EC50 = Effective concentration median for 50% of the population. EC = European Community. EN = European Standards. IARC = International Agency for Research on Cancer. IATA = International Air Transport Association. IBC-Code = Intermediate Bulk Container code. IMDG = International Maritime Dangerous Goods Code. ISO = International Organization for Standardization. STEL = Short-Term Exposure Limit. LC50 = Lethal concentration median for 50% of the population. LD50 = Lethal dose median for 50% of the population. TLV = Threshold Limit Value. MARPOL = The International Convention for the Prevention of Pollution from Ships. NEN = Dutch Norm. NOEC = No Observed Effect Concentration. OEL = Occupational Exposure Limit. OECD = Organization for Economic Cooperation and Development. PBT = Persistent, Bioaccumulative and Toxic. PNEC = Predicted No Effect Level. PPM = Parts per million. RID = The European Agreement concerning the International Carriage of Dangerous Goods by Rail. TWA = Time Weight Average. UN-number = UN number at transport. vPvB = very Persistent and very Bioaccumulative.

The data contained in this safety data sheet are based on our current knowledge and experience and describe the product only with regard to safety requirements. This safety data sheet is neither a Certificate of Analysis (CoA) nor technical data sheet and shall not be mistaken for a specification agreement. Identified uses in this safety data sheet do neither represent an agreement on the corresponding contractual quality of the substance/mixture nor a contractually designated use. It is the responsibility of the recipient of the product to ensure any proprietary rights and existing laws and legislation are observed.

Vertical lines in the left hand margin indicate an amendment from the previous version.

Exhibit 6

Acoustical Analysis



**NOISE IMPACT STUDY
OF PROPOSED
Waverly Resilient Power
located in Lancaster, Nebraska**

PREPARED FOR:

Farnsworth Group
20 Allen Ave,
Suite 200
St Louis, Missouri 63119

PREPARED BY:

KEVIN TANKERSLEY
DESIGNED ACOUSTICS, LLC
PROJECT #
10743

DATE

October 16th, 2025

INTRODUCTION

Designed Acoustics was commissioned by Farnsworth Group to conduct an environmental noise assessment for a proposed Battery Energy Storage System (BESS) Center in Lancaster, Nebraska. This report provides a summary of the noise analysis performed and evaluates the potential noise impacts associated with the installation and operation of multiple battery and inverter units planned for the site. The objective of the study is to assess the projected noise levels at the nearest surrounding properties and determine compliance with relevant noise criteria. The following sections outline the methodology employed in the assessment, along with the key findings and conclusions of the study.

1. Executive Summary

This report presents the findings of an environmental acoustical analysis conducted for the proposed Battery Energy Storage System (BESS) project at the Waverly site. The primary objective of this study was to evaluate and model the environmental noise emissions generated by the BESS containers and DC-to-AC inverters to determine compliance with applicable noise regulations at all property boundaries. Comprehensive noise calculations were performed for the entire site, and the assessment confirmed that all property boundaries are within compliance limits. Accordingly, the analysis focuses on the boundary nearest to the equipment installation, as it represents the most critical location for noise compliance evaluation. Once this closest boundary is demonstrated to meet the applicable criteria, it can be reasonably concluded that the remaining property boundaries will also satisfy the required noise standards.

Designed Acoustics, with over 27 years of experience in acoustical analysis, environmental noise studies, and code development, performed this study using industry-standard methodology and modeling. After detailed analysis, it is determined that the property lines will remain below 50 dBA, thereby meeting applicable noise code standards.

2. About the Consultant

Kevin Tankersley, Senior Acoustical Engineer of Designed Acoustics, has over 27 years of experience in acoustics and environmental noise analysis. Kevin has:

- Conducted hundreds of environmental noise studies nationwide
- Authored noise ordinances for counties across the United States
- Served as the principal acoustical engineer for St. Louis Lambert Airport
- Provided expert testimony in litigation matters
- Led Designed Acoustics, a firm specializing in noise mitigation and analysis, for over 20 years

Acoustical Engineering Report

Battery Energy Storage System (BESS) Noise Impact Assessment

1. Introduction

Designed Acoustics was commissioned by Farnsworth Group to perform an environmental noise impact assessment for the proposed Battery Energy Storage System (BESS) Center in Lancaster, Nebraska. This report summarizes the methodology, analysis, and results of the study, evaluating the potential noise impacts associated with the installation and operation of the BESS facility.

The objective of this study is to determine the predicted operational noise levels at the nearest noise-sensitive properties, evaluate compliance with local and state environmental noise regulations, and identify whether the project is expected to create any perceptible or adverse acoustic impacts.

2. Project Description

Equipment Type	Quantity	Sound Power Level (Lw)	Typical Frequency Spectrum	Notes
BESS Container Units	206	65 dB	Broadband	Includes integrated HVAC fans
Inverter Units	52	75 dB	Dominant mid-frequency	Operates continuously during charge/discharge cycles

The nearest property line (noise-sensitive receptor) is approximately 137 feet (41.8 meters) from the equipment field. The site is characterized as rural farmland with soft ground cover, minimal reflective structures, and open terrain.

3. Applicable Noise Criteria

The Lancaster County Noise Ordinance and Nebraska State environmental guidelines establish acceptable sound levels at property boundaries. Typical rural nighttime noise limits are approximately 50 dBA at the receiving property line. For reference, the U.S. Environmental Protection Agency (EPA) identifies outdoor noise levels below 55 dBA as generally protective of public health and welfare. Therefore, a compliance threshold of 50 dBA at the property boundary is used as the conservative criterion for this assessment.

4. Methodology

The cumulative noise level at the nearest property line was determined using logarithmic sound energy summation for multiple point sources. All calculations were performed in accordance with ISO 9613-2:1996 (Acoustics — Attenuation of sound during propagation outdoors).

Sound propagation modeling assumptions include hemispherical radiation, negligible atmospheric absorption, no barriers or topographical shielding, and ground attenuation of -1.5 dB for soft terrain. Ambient background levels were estimated at 40–45 dBA.

The general propagation formula is given as:

$$L_2 = L_1 - 20 \times \log_{10}(r_2 / r_1)$$

and the total sound level from multiple sources is calculated as:

$$L_{total} = 10 \times \log_{10}(10^{(L_1/10)} + 10^{(L_2/10)} + \dots + 10^{(L_n/10)})$$

5. Results and Analysis

Component	Quantity	Individual Source Level (137 ft)	Cumulative Contribution
BESS Containers	206	36.7 dBA	38.8 dBA
Inverters	52	46.7 dBA	39.7 dBA

Using logarithmic summation, the combined operational level at the nearest property line is approximately 40.0 dBA. The project noise is below both the ambient range (40–45 dBA) and the compliance limit (50 dBA), meaning it will be effectively masked by existing environmental sounds.

6. Discussion

The model represents a worst-case scenario assuming all equipment operates simultaneously at full load during nighttime conditions. Given the conservative assumptions, actual site conditions are likely to produce slightly lower received levels. At 40 dBA, noise from the facility will not be audibly distinguishable at nearby properties.

7. Conclusions

1. The combined operational noise from 206 BESS units and 52 inverter units is predicted to be 40 dBA at the nearest property line.
2. This value is below the background ambient level (40–45 dBA) and the county compliance limit (50 dBA).
3. Therefore, no adverse acoustic impacts are anticipated on nearby residential or agricultural properties.

**Waverly Resilient Power
Noise Study
October 16th, 2025**

4. The facility is expected to be inaudible and compliant under all normal operating conditions.

Sincerely,

DESIGNED ACOUSTICS. LLC,

Kevin R. Tankersley
President / Senior Acoustical Engineer

ACOUSTIC NOMENCLATURE AND TERMINOLOGY

ANSI: American National Standards Institute

A-Weighing: Prescribed frequency response defined by ANSI Standard S-1971. Used to obtain a single number representing the sound pressure level of a noise in a manner approximating the response of the ear, by de-emphasizing the effects of the low and high frequencies.

Background Sound: Sound that remains when sound of interest is removed is background sound relative to the sound of interest.

Daytime: The hours 0700 (7:00 am) to 2200 (10:00 pm).

Day-night average sound level (Ldn): A measure of the noise environment over a 24-hour A-weighted sound level with a 10 dB weighing applied to the nighttime levels. When equivalent level (Leq) information is available, the Ldn is calculated as follows:

Where $Leq(d) = Leq$ for the hours 0700-2200.

$Leq(n) = Leq$ for the hours 2200-0700.

Annualized Ldn is effective Ldn determined over a full year accounting for daily and seasonal variations.

dBA: Overall A-weighted sound pressure level expressed in decibels referenced to 20 micro-pascals.

Decibel (dB): Ten times the logarithm of the ratio of a quantity (X) to a reference quantity (X_r).

Equivalent Sound Level (Leq): The level of a constant sound which, in a given situation and time period, has the same sound energy as a time varying sound level.

f_i = percent of time period in which a particular L_i occurs.

L_i = sound level in dB.

Exceedance Level - Ln: The sound pressure level exceeded n percent of the time. Example: L10 is the sound pressure level exceeded 10% of the time during a measurement period. L50 corresponds to the median level.

Frequency: Number of complete oscillation cycles per unit of time. The frequency is the reciprocal of the period. The unit of frequency often used is the Hertz.

Hertz (Hz): Unit of frequency equal to one cycle per second.

Ldn: See day-night average sound level.

Leq(n): Equivalent sound level for a period n in length.

Lmax: The maximum sound level detected during the period of measurement.

Lmin: The minimum sound level detected during the period of measurement.

Ln: See Exceedance Level, the sound level exceeded n percent of the time.

Nighttime: The hours 2200 (10:00 pm) to 0700 (7:00 am).

Sound Pressure Level (SPL): In decibels, 20 times the logarithm to the base 10 of the ratio of a sound pressure to the reference sound pressure of 20 micro-pascals. Where p = sound pressure to be quantified $p_{ref} = 20$ micro-Pascals (metric). 2.9×10^{-9} psi (English).

Exhibit 7

Viewshed Analysis





RAILROAD
CROSSING
TRACKS
STOP

RR

NO
OUTLET



RAILROAD
CROSSING
TRACKS
STOP

RR

NO
OUTLET

























Exhibit 8

Decommissioning Plan



DECOMMISSIONING PLAN

Waverly Resilient Power

SP Resilient Power 10, LLC

November 5, 2025

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1.0 INTRODUCTION

Farnsworth Group Inc. (FGI) was contracted by SP Resilient Power 10, LLC on behalf of Sofos Power, LLC to prepare this decommissioning plan for the Waverly Resilient Power project (the Project) for the use of SP Resilient Power 10, LLC, the city of Lincoln, and Lancaster County. This document is prepared by the licensed engineers at FGI, drawing on over 130 years of multi-disciplinary background in Illinois and solar experience encompassing projects ranging from rooftop installations through community-scale and up to plant-replacing utility-scale facilities. This decommissioning plan was created to identify the appropriate methodology for the safe and efficient decommissioning of the Project and costs associated. Values are estimated based on material, labor, and construction cost databases (e.g. RSMeans) compiled by FGI and applied to this Project with industry accepted methodology. This plan provides a description of the decommissioning and restoration of the land at what is determined to be the end of the generation facility's useful life. Project details are included in **Section 2.0** and outline the overall Project goal as well as the relevant components and materials involved. A summary of the components and material to be removed is included in **Section 3.0** and the steps required to restore the Project area will be outlined in **Section 4.0**. The costs of decommissioning and restoration, an estimate of the revenue from reselling and salvaging material, and financial assurance are discussed in **Section 5.0**. Referenced exhibits are provided in **Section 6.0**.

2.0 PROJECT DETAILS

2.1 PROJECT DESCRIPTION

The Project is located northeast of the intersection of N 120th Street and Highway 6 in Lancaster County, Nebraska. The Project is inside of the City of Lincoln's three-mile extraterritorial zoning jurisdiction, west of the City of Waverly. The fenced area encompasses approximately 17.77 acres and will have a storage capacity of 170-Megawatts AC (MW_{AC}). This system will tie into a proposed SPP substation and store energy in times of surplus, then supply energy into the grid as needed.

2.2 APPROXIMATE COMPONENTS AND MATERIALS

All components and materials identified in this plan are estimated based on preliminary design information. The quantities of the components are estimated and summarized in a table at the end of section 2.2.

2.2.1 BATTERY MODULES & CONTAINER

The Project intends to use 206 BESS containers with liquid-cooled prismatic lithium ferro(iron)phosphate (LFP) battery cells, held in large containers. Exact battery specifications are not finalized, but the selected choice will be compliant with the highest industry standards (UL 9540A tested, UL 9540 compliant, and NFPA 855 compliant). All estimates in future sections are based on an example container. See **Exhibit A** for the specification sheets for this container as referenced in this decommissioning plan. Each container is estimated to have dimensions of 20'

x 8' x 9.5' and weigh 105,822 lbs. Containers will sit on reinforced concrete pads (assumed 10" thick).

2.2.2 PCS & INVERTERS

The Project intends to use 52 Power Conversion Systems (PCS) with AC power ratings of 5.15 MW and a maximum DC voltage of 1500 V. These PCS are used to convert AC voltage from the grid into DC voltage that can be stored within the BESS facility and then convert that DC voltage back into AC voltage and power when that energy is to be used.

The PCS will be connected to the site substation, which will connect to a new SPP Substation as the point of interconnection. The exact PCS/inverter models will be determined closer to construction, but equipment used will be up to industry standards. All estimates in future sections are based on an example PCS, where **Exhibit B** is the specification sheet for this PCS as referenced in this decommissioning plan. Containers are estimated to have dimensions of 21.3' x 6.5' x 7.2' and weigh 30,865 lbs. Each container will sit on a reinforced concrete pad (assumed 10" thick).

2.2.3 ELECTRICAL CABLES

Per the standard set by the National Fire Protection Association Table 300.5 and National Electric Code, all underground conduits used in this project must be buried to a minimum depth of 18 inches, or 24 inches for direct-buried cable. The number of linear feet and type of underground cabling in this facility is assumed to generate a negligible amount of salvage value. As the Project develops, this value may prove to be significant and should then be considered when estimating salvage value. For instance, if copper wiring is implemented there is a greater likelihood for significant salvage value as compared to aluminum wiring.

2.2.4 SUBSTATION, TRANSFORMER, SWITCHGEAR, & POWER DISTR. CENTER

Switchgear and a power distribution center (PDC) will be installed on the same equipment pad as the transformer. Both systems serve to monitor and regulate the Facility's operation. Exact systems will be determined closer to construction, but the equipment selected will be up to industry standards. The switchgear, PDC, and transformer will be part of a manufactured skid foundation that will likely be pile mounted. The project substation allows for a safe and reliable connection between the project and grid. For estimating the cost of decommissioning, the substation, transformer, switchgear, and PDC will be evaluated as one item referred to as the Energy Management System. This estimate considers one Energy Management System for each proposed substation.

2.2.5 FENCING AND ACCESS ROADS

The Project area will be enclosed by a security fence around its perimeter. The fence is assumed to be chain link and approximately 7 feet high, spanning 6,400 linear feet. Access roads will be constructed to allow entry to the facility from local roadways. There will be approximately

119,200 square feet of access roads added to the project, including improvements to N 120th St. on the west end of the project. The access roads typically consist of aggregate pavement or gravel as determined through the design process. Road lengths are subject to change based on the final design, what is included here will be representative of the final road length. For cost estimates, the combined surface and aggregate thickness of the road is assumed to be 12”.

Table 1: Estimated Quantities of Components and Materials

Component/Material	Quantities	Unit of Measure
Battery containers	206	EACH
Power conv. systems	52	EACH
Underground conduits	2720	LINEAR FEET
Energy Management System	2	EACH
Access road aggregate	119200	CUBIC FEET
Fencing	6400	LINEAR FEET
Reinforced concrete foundations under containers	39000	CUBIC FEET
Excavation and backfill	57400	CUBIC YARD

2.3 CITY ORDINANCE AND PROJECT LIFESPAN

The Zoning Ordinance of the City of Lincoln does not define the lifespan of a BESS facility. However, Section 13.051(a)(v)(4) of the Zoning Resolution of Lancaster County related to Large Solar Facilities states, “discontinuance, decommissioning, or abandonment shall mean the [facility] has produced no energy for twelve (12) consecutive months.” This decommissioning plan assumes said definition and thus defines discontinuance, decommissioning, or abandonment to mean the BESS facility has stored or returned no energy for twelve (12) consecutive months.

Section 13.051(a)(v)(4) further states, “[t]he owner or operator shall have twelve (12) months to complete decommissioning of the [facility]. If the owner or operator of the [facility] fails to remove the installation in accordance with the requirements of [the Special Permit] or within twelve (12) months following discontinuance, decommissioning, or abandonment, the County may collect the bond or other financial security and the County or a hired third party may enter the property to physically remove the installation.” This decommissioning plan likewise assumes these conditions and SP Resilient Power 10, LLC proposes that the City impose the same timing and financial security requirements for decommissioning the Project.

BESS containers typically last 20 years before they are salvaged, depending on the standard of care maintained during the operation of the facility. As equipment is deemed in need of replacement, it may be replaced/retrofitted to extend the useful life of the facility. For the purposes of this decommissioning

plan, it is assumed that deconstruction and site restoration will be completed within 12 months after the end of the useful life of the facility.

3.0 DECOMMISSIONING PROCESS

Any action taken to decommission the facility will be subject to the requirements of the relevant authorities and follow process regulations set by local, state, and federal permits. The decommissioning process generally will involve deconstruction of all above ground equipment and structures, as well as foundations or structures below ground to a depth of three feet if implemented.

Before any decommissioning activities may begin, the facility will need to be deenergized and disconnected from the grid. The facility operator shall communicate with all relevant agencies to ensure the deenergizing of the BESS facility. Any transportation of LFP batteries should follow guidelines for packaging and shipping as outlined by the U.S. Department of Transportation (DOT) Hazardous Materials Regulations (HMR) 49 CFR, Parts 171-180 for transportation by air, highway, rail, or water. At the time of decommissioning, batteries and equipment should be deenergized according to local, state, or federal requirements. Special precautions should be taken with visibly damaged batteries as they pose additional shock or fire risks.

All equipment and materials will be evaluated by their condition to determine if they can be reused/refurbished, salvaged, recycled, or disposed of. Only when it is determined that equipment and materials may not be reused/refurbished, salvaged, or recycled, will disposal be considered. Products of deconstruction will be sent to the appropriate facilities to refurbish, salvage, or recycle said products. Anything in need of disposal will be sent to an approved waste management facility in accordance with state and federal regulations.

The general process for decommissioning will be in the reverse order of construction operations, with first assuring all electrical components are deenergized.

3.1 BATTERY CONTAINER REMOVAL

Utility-scale BESS enclosures are built from steel shipping containers or custom-fabricated steel housings designed to meet UL and NFPA standards. Reuse and refurbishment are the preferred pathways for battery container removal from the site as they present higher recoverable costs and minimal environmental burden. Where reuse or refurbishment is not available, battery containers and modules will undergo a deconstruction process by fully trained technicians for the materials to be properly recycled and salvaged. Special attention should be paid to regulations and standards concerning disassembly processes and safety precautions.

If batteries have sustained damage, they should be packaged and treated in compliance with Title 40 of the Code of Federal Regulations under the Resource Conservation and Recovery Act. Damaged batteries should only be handled by those with proper safety training and necessary personal protective equipment.

Estimated costs consider the high-end cost of labor and equipment for disassembling, packaging, and transporting batteries for only their salvage value.

3.2 EQUIPMENT SYSTEM & INVERTERS

All electrical equipment should be deenergized and disconnected prior to disassembly/deconstruction. All transformers, switchgear, PDC, and inverters will be removed from the site. These electrical components may be refurbished and resold to help offset decommissioning costs. Any remaining electrical components will be salvaged or recycled at approved facilities. Deconstruction processes for electrical components should only be performed by fully trained technicians. Special attention should be paid to regulations and standards concerning disassembly processes and safety precautions to minimize the risk of environmental contamination and injury. Damaged electrical equipment should only be handled by those with proper safety training and necessary personal protective equipment.

Concrete footings and foundations created to support these components will be broken down with equipment to a size that allows them to be easily removed from the site. Processed concrete will be taken to an approved recycling facility.

3.3 UNDERGROUND CONDUIT

Underground electrical conduit will be excavated and removed. Aluminum or copper material can be processed and recycled for some salvage value at an approved recycling facility. Other materials that cannot be recycled will be disposed of at an approved facility.

3.4 ACCESS ROADS, CONCRETE FOUNDATION, FENCING, & ELECTRICAL POLES

Fencing and access roads will be the final components removed from the site as they will be used for accessing and protecting the site throughout decommissioning. Access roads may remain in place if agreed to by the Landowner in writing. For this decommissioning plan, it is assumed that all roads will be removed at the end of the Project's useful life. The full depth of the pavement section will be removed from the Project area. Carbon steel rebar should be separated from concrete materials for recycling. Materials that can be recycled will be sent to an approved recycling facility. All other materials will be disposed of at an approved facility. The soil beneath the access roads may be compacted, in which case that compaction will be restored to its initial condition. This decommissioning plan considers a 3' excavation and backfill across the entire Project area, with potentially deeper excavations required for the substation area.

Fencing will be disassembled and removed from the Project area. Any driven steel piles supporting electrical poles will be pulled from the ground and removed from the Project area. Places where piles have been removed will be backfilled as required. The chain link fencing and driven piles will be sent to an approved recycling facility.

3.5 REQUIRED EQUIPMENT

Equipment will be needed to decommission the facility and transport materials and components off the site to the appropriate locations for reselling, salvaging, recycling, or disposing of said materials and components. It is assumed that the equipment required for decommissioning will be similar to what was needed for construction of the facility. This may include, but would not be limited to cranes, excavators, bulldozers, backhoes, trucks for hauling material, etc.

4.0 RESTORATION PROCESS

After deconstruction occurs, the restoration process of the site will begin. The restoration process aims to restore the land within the Project area to the condition it was in before development as closely as reasonably possible. To achieve this, all restoration activities will comply with regulations in place at the time of decommissioning.

4.1 SOILS AND REGRADING

Before any deconstruction activities start, care will be taken to remove and store topsoil from the facility separate from any other material or debris that may be produced through deconstruction efforts. Best efforts will be made to remove rocks greater than 3 inches in any dimension from the surface of the exposed subsoil and to dispose of collected rock in accordance with regulations at the time of decommissioning. After deconstruction, the topsoil will be used to backfill where necessary and used to recontour the Project area as closely as possible to preconstruction conditions. Any rutting or compaction created by equipment used for deconstruction will be restored after the replacement of the topsoil as standard Best Management Practice (BMP) for agricultural land use and in compliance with any other guidelines set by appropriate governing bodies. The Project area will be revegetated after recontouring subject to the same guidelines. All land disturbed by the facility construction, operation, and deconstruction will be restored to a condition reasonably similar to its preconstruction condition.

4.2 DRAINAGE

The Project area is zoned as agricultural. Based on FEMA Flood Maps, there are two streams running through the center of the project parcel, flowing from northwest to southeast. The area around these streams is zoned as a FEMA Flood Zone AE. The appropriate setbacks for streams, wetlands, and flood zones are accounted for in the design of the Project area. Exact drainage and BMPs will be determined as engineering design is finalized. A Stormwater Pollution Prevention Plan (SWPPP) and a Stormwater Management/Erosion Control Plan will be created as part of the engineering design to mitigate erosion during construction and decommissioning. At the determined end of the Project's useful life, drainage conditions will need to be reassessed. After deconstruction, the site will be recontoured in such a way as to emulate the drainage conditions before initial construction. BMPs for the deconstruction and restoration processes will be determined before decommissioning begins.

4.3 REVEGETATION

After recontouring, the Project area will be revegetated to, as closely as reasonable, match the original state of the site before development. The seed mix used to revegetate will be agreed upon by the Project owner and the Landowner and/or applicable local, state, or federal agencies as required. Revegetation efforts will restore the native grass, forb and tree populations as observed before development of the site.

5.0 DECOMMISSIONING COST ESTIMATE SUMMARY

The cost for decommissioning the Project is an estimation of the costs required to return the Project area to a condition that is similar to the initial condition of the Project area as reasonably as possible. The costs of man hours, component and material pricing, and implementation of equipment in the decommissioning process are based on 2025 market values and then adjusted for inflation ($i = 5\%$) to the approximate project start and end of lifetime, 2026 and 2046. The estimation in this section is based on industry research and knowledge/experience. The net estimated cost to decommission this facility is **\$7,046,800**. The details of the estimate are included in the following sections. Value generated from salvaging and recycling components of the system were estimated as they have the potential to offset a significant portion of decommissioning costs.

5.1 DECOMMISSIONING COST

Costs generated from the decommissioning of the Project include equipment and labor costs to disassemble, package, ship, and recycle the LFP battery containers, power conversion systems and metal fencing. Additional costs include the labor and equipment for removing site access roads, underground electrical conduit, and concrete foundations, recontouring and restoration of the Project area, excavating and backfilling up to a depth of 3', repairing public roads, material hauling to appropriate facilities, and overhead and management expenses. The costs associated with the processes identified in this plan are estimated in Table 2. The total cost for decommissioning is summed at the end of the table.

TABLE 2: Decommissioning Cost Estimate

Decommissioning Effort	Quantity	Unit Cost of Removal (\$/unit)	2026 Cost of Removal	2046 Scaled Cost of Removal
Overhead and management		Lump Sum	\$8,700	\$29,400
Public road repair		Lump Sum	\$9,900	\$33,600
Site restoration		Lump Sum	\$204,300	\$406,900
Battery systems	206	15725	\$3,401,300	\$9,024,700
Power conversion systems	52	7530	\$411,200	\$1,091,000
Conduit (LF)	2,720	5.01	\$14,300	\$37,900
Energy management systems	2	160000	\$336,000	\$891,500
Access Roads (CF)	119200	0.89	\$111,400	\$295,600
Fence (LF)	6400	1.81	\$12,200	\$32,400
Concrete & rebar (CF)	39000	0.89	\$36,400	\$96,600
Material Hauling (CY)	76700	4.3	\$346,300	\$918,800
Excavation and backfill (CY)	57400	2.06	\$124,200	\$329,500
Total Estimated Decommissioning Cost			\$5,016,200	\$13,187,900

5.2 SALVAGE VALUE

Some components and materials used throughout the facility will have salvage value. Reinforcements for concrete foundations are expected to be made of carbon steel. Salvage values for the batteries and power conversion systems were estimated based on their respective scrap values. Any copper cabling included in this project will not be considered in this estimate due to the uncertainty of the amount included. Salvage values for materials can vary greatly with local recycling availability, remaining project duration, and material demands/shortages. If the project is decommissioned early, batteries and electrical components may have significantly more value. For the purposes of this decommissioning plan, salvage values are based only on material recycling cost and recoverable value. All salvage values included here are estimated based on 2025 market values and adjusted to the approximate project start and end of lifetime, 2026 and 2046, with a 5% annual inflation rate. Salvage values will vary based on location; where available, all values utilized here are in reference to the closest large metropolitan area, Lincoln, Nebraska.

TABLE 3: Salvage Value Estimate

Salvage Material	Weight (tons)	Salvage Price (\$/ton)	2026 Salvage Value (\$)	2046 Salvage Value (\$)
Battery Containers (scrap li-ion battery)	5150	400	\$2,163,000	\$5,739,100
Power Conversion Systems (scrap inverter)	780	166	\$136,000	\$360,800
Fence (scrap metal)	41.9	140	\$6,200	\$16,500
Foundation rebar (carbon steel)	44.3	200	\$9,300	\$24,700
Total Estimated Salvage Value			\$2,314,500	\$6,141,100

5.3 OVERALL COST OF DECOMMISSIONING

Given the decommissioning cost and the Salvage value, the overall cost of decommissioning is calculated in the table below.

Table 4: Overall Cost of decommissioning

Decommissioning Cost	\$13,187,900
Salvage Value	\$6,141,100
Net Decommissioning Cost	\$7,046,800

5.4 FINANCIAL ASSURANCE

The Zoning Ordinance of the City of Lincoln does not set forth financial security requirements for decommissioning a BESS facility. However, Section 13.051(a)(v)(3) of the Zoning Resolution of Lancaster County related to Large Solar Facilities states, “the owner of the [facility] shall provide the decommissioning cost guaranty no later than the end of the fifteenth (15th) year of operation, and shall maintain the financial security thereafter for as long as the [facility] is in existence or upon discontinuance, decommissioning, or abandonment of the [facility]. Such financial security shall be updated every five (5) years to cover the costs associated with the updated decommissioning cost estimates.” The City of Lincoln has applied this standard to a Large Solar Energy Conversion System in the past (See Special Permit No. 19036 adopted by the City Counsel via Resolution No. A-91830 on September 30, 2019). This decommissioning plan assumes said standard.

Consistent with Section 13.051(a)(v)(3) of the Zoning Resolution of Lancaster County, the Project owner shall provide financial assurance to the City of Lincoln for Project decommissioning in the form of a surety bond, letter of credit or equivalent security instrument. This financial security will be provided to the City of Lincoln no later than the earlier of the 15th year of commercial operation of the facility or

upon discontinuance, decommissioning, or abandonment. The decommissioning cost estimate and corresponding financial security shall be reevaluated and updated every 5 years to reflect accurate decommissioning costs and to maintain financial security for as long as the BESS facility is in existence.

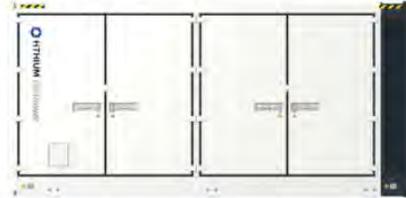
Future advances in technology and best practices could decrease decommissioning costs and improve efficiency such that future reevaluations of the decommissioning plan have a lower cost. Salvage prices and inflation rates can also drastically fluctuate year to year. To provide a high level of financial assurance, this decommissioning plan was based strictly on the evaluation of present technologies and practices.

6.0 EXHIBITS

6.1 EXHIBIT A – Container Specifications

∞Power 6.25 MWh 4h

Liquid-cooled energy storage system based on prismatic LFP cells with very high cyclic lifetime



GENERAL	
Configuration	4*1P416S
Cooling Method	Liquid Cooling
BMS Communication	CAN, RS485, Ethernet
Gravimetric ED	≥ 130 Wh/kg(≥ 59 Wh/lb)
Volumetric ED	≥ 145 Wh/L(≥ 549 Wh/gal)
Application Altitude	≤ 4,000 m(≤ 13,123 ft)

ELECTRICAL	
Nominal Voltage	1,331.2 V
Operating Voltage	1,040 ... 1,500V
Nominal Energy	6,250 kWh ^{1,2}
Nominal SOC at Delivery	27 % ³
Nominal Charge/Discharge Rate	0.25 P / 0.25 P
Round Trip Efficiency	≥ 95 % ^{1,2}

¹ 0.25 P / 0.25 P

² 25 °C +/- 2 °C
 (73.4 °F ... 80.6 °F)

³ ambient temperature

^{*} In progress

MECHANICAL	
Dimensions (L x W x H)	6,058 x 2,438 x 2,896 mm (238 ½ x 96 x 114 in)
Maximum Weight	48,000 kg (105,822 lb)
Protection Level	IP 55

TEMPERATURE RANGE	
Operating	-30 °C ... 55 °C ³ (-22 °F...131 °F ³)
Storing (Recommended)	-20 °C ... 35 °C ³ (-4 °F...95 °F ³)

PRODUCT CERTIFICATIONS AND COMPLIANCE*	
Certificates and Compliance	UL 1973, UL 9540A, UL 9540, NFPA 855
Safe Transportation	UN 38.3

ENVIRONMENTAL*	
Compliance	RoHS, REACH, Cobalt free
Regulation (EU)	2023/1542

COMPANY CERTIFICATIONS	
	ISO 9001, ISO 14001, ISO 45001, SA 8000

HITHIUM Energy Storage Technology USA Inc.
 Address: 4046 Clipper Ct, Fremont, CA 94538, United States
 Email: hithium@hithium.com

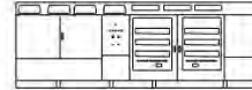
Xiamen HiTHIUM Energy Storage Technology Co., Ltd.
 Address: HiTHIUM Industrial Park, Tongxiang High Tech Zone,
 Xiamen, Fujian, China | Email: hithium@hithium.com

Document is subject to regular updates, corrections, and improvements.
 Kindly check you are using latest version.
 Picture for illustration purpose only.



6.2 EXHIBIT B – PCS Specifications

Freemaq Multi PCSM
 IEC | UL



Preliminary

REFERENCES	FP5150MU2	FP5150MH2	FP5151MH2	FP5150MU4	FP5150MH4	FP5151MH4
AC	AC Output Power (kVA/kW) @35°C [1]		5150			
	AC Output Power (kVA/kW) @40°C [1]		4940			
	AC Output Power (kVA/kW) @50°C [1]		4520			
	Operating Grid Voltage (kV)	34.5 kV ±10%	33 kV ±10%	34.5 kV ±10%	33 kV ±10%	
	Operating Grid Frequency (Hz)	60 Hz	50 Hz	60 Hz	50 Hz	
	Current Harmonic Distortion (THDi)	< 3% per IEEE 519				
	Power Factor (CosPhi) [7]	0.5 leading ... 0.5 lagging				
Reactive Power Compensation	Four quadrant operation					
DC	DC Voltage Range Full Power [2]		1019 V – 1500 V			
	Maximum DC Voltage		1500 V			
	DC Voltage Ripple		< 3%			
	Max. DC Continuous Current (A)	2579		1289		
	Max. DC Short Circuit Current (kA)	250 kA with a time constant of 3 ms				
	Battery Technology	All type of batteries (BMS required)				
EFFICIENCY & AUX. SUPPLY	Efficiency (Max) (η)		98.00% including MV transformer			
	CEC (η)		97.53% including MV transformer			
CABINET	Dimensions [WxDxH] (ft)		21.3 x 6.5 x 7.2			
	Dimensions [WxDxH] (m)		6.5 x 2.0 x 2.2			
	Weight (lbs)		30865			
	Weight (kg)		14000			
ENVIRONMENT	Type of Ventilation		Forced air cooling			
	Degree of Protection	NEMA 3R	IP55	NEMA 3R	IP55	
	Operating Temperature Range [4]	From -25°C to +60°C, >35°C power derating				
	Operating Relative Humidity Range	From 4% to 100% non-condensing				
	Storage Temperature Range	From -40°C to +60°C				
	Max. Altitude (above sea level) [5]	2000 m				
	Communication Protocol	Modbus TCP				
CONTROL INTERFACE	Power Plant Controller		Optional			
	Keyed ON/OFF Switch		Standard			
	Ground Fault Protection		Insulation monitoring device			
PROTECTIONS	Humidity Control		Active heating			
	General AC Protection & Disconnection	38 kV MV switchgear (V)	36 kV MV switchgear (2L+V)	38 kV MV switchgear (V)	36 kV MV switchgear (2L+V)	
	General DC Protection & Disconnection	High-speed fuses, Motorized DC disconnect switches [6]				
	Overvoltage Protection	Type 2 for AC and Type 1+2 for DC				
	Safety	UL 1741 / CSA 22.2 No.1071-16 / IEC 62109-1 / IEC 62109-2 / IEC 62477-1 / IEC 62477-2				
	Installation	NEC 2023				
CERTIFICATIONS & STANDARDS	Utility Interconnect [7]		UL 1741 SA & SB / IEEE 1547.1 / IEC 62116			

- NOTES
- [1] Values at 1.00-Vac; nom and CosPhi=1. Consult Power Electronics for derating curves and overload capability in grid forming mode.
 - [2] Consult P-Q charts available; $Q(kVA) = \sqrt{(S(kVA))^2 - P(kW)^2}$.
 - [3] Consult Power Electronics for derating curves. In the event of overvoltage in the grid, the minimum DC voltage will vary proportionally with the AC voltage.
 - [4] Optional available for temperatures down to -35 °C.
 - [5] Consult Power Electronics for altitudes above 1000 m.
 - [6] Battery short circuit disconnection must be done on the battery side.
 - [7] Consult Power Electronics for other applicable standards / grid codes.

V.1.0



Exhibit 9

Wetlands Delineation Report



80 Parkwood Lane, Odenville, AL

October 13, 2025

Mr. Alex Fukuchi
Sofos Power, LLC
426 Edgewood Place
Homewood, AL 35209

Subject:
USACE Jurisdictional Evaluation
Waverly
Waverly, Lancaster County, Nebraska
Shoal Creek Environmental Project No.; RME25-15

Mr. Fukuchi:

Shoal Creek Environmental, LLC (SCE) performed a United States Army Corps of Engineers Jurisdictional Evaluation on the Waverly site in Waverly, Lancaster County, Nebraska. The enclosed USACE Jurisdictional Evaluation Report includes project information, project location, jurisdictional evaluation methods, and jurisdictional findings.

Shoal Creek Environmental, LLC appreciates the opportunity to provide this information. Please contact me at (659) 346-8178 or by electronic mail at heath@shoalenvironmental.com if you have any questions or comments.

Sincerely,
SHOAL CREEK ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads "Heath Belyeu". The signature is written in a cursive style.

Heath Belyeu
Senior Biologist

Enc. USACE Jurisdictional Evaluation Report

Phone: (659) 346-8178

USACE Jurisdictional Evaluation

Waverly

Waverly, Lancaster County, Oklahoma

October 13, 2025

SCE Project No: RME25-15

PREPARED FOR:

Sofos Power, LLC
426 Edgewood Place
Homewood, AL 35209

PREPARED BY:

Shoal Creek Environmental, LLC

80 Parkwood Lane
Odenville, AL 35120
Phone: (659) 346-8178

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 1.1 SITE LOCATION..... 4
 1.2 SITE DESCRIPTION AND BACKGROUND..... 4
 1.3 SOILS..... 5
2.0 FIELD EVALUATION METHODS..... 5
3.0 FINDINGS..... 5
4.0 CONCLUSION 6

FIGURES

Figure 1 Site Location Map
Figure 2 Topographic Map
Figure 3 Aerial Photograph
Figure 4 Web Soil Survey
Figure 5 National Wetlands Inventory

APPENDICES

Appendix A Site Photographs

1.0 INTRODUCTION

1.1 SITE LOCATION

The project area is located northeast of the intersection of McKelvie Road and N. 120th Street in Waverly, Lancaster County, Nebraska (Figure 1). The project area is depicted on the United States Geological Survey 7.5-minute Topographic Quadrangle “Waverly, NE” dated 1964, Photorevised 1972. The project area is located in the SW ¼ of Section 20, Township 11 North, Range 8 East, and centered at latitude 40.90427° north and longitude 96.55725° west (Figure 2). The project area is located in the Lower Salt Creek sub-watershed (HUC 1020020309) of the Salt watershed (HUC 10200203).

1.2 SITE DESCRIPTION AND BACKGROUND

The project area comprises an approximate 42-acre parcel of agricultural land consisting of recently harvested corn (*Zea Mays*). The project area is bounded to the north by agricultural land, to the east by an intermittent tributary to Salt Creek, to the south by a railroad, and to the west by N. 120th Street (Figure 3).

The topography within the region consists of rolling hills, and the project area slopes gently to the east and west from a gentle knoll in the central portion of the site. An intermittent stream corridor is located on the eastern boundary of the project area, and a powerline right-of-way is located on the southern portion. The entirety of the project area consists of an agricultural field that was planted with corn and has recently been harvested. Site Photographs are attached as Appendix A.

The project area is located in the Nebraska/Kansas Loess Hills ecoregion (47h) of the Western Corn Belt Plains. The Western Corn Belt Plains once covered with tallgrass prairie, over 90 percent of the Western Corn Belt Plains ecoregion is now used for cropland agriculture and much of the remainder is in forage for livestock. A combination of nearly level to gently rolling glaciated till plains and hilly loess plains, ample precipitation mainly in the growing season, and fertile, warm, moist soils make this one of the most productive areas of corn and soybeans in the world. Agricultural practices have contributed to environmental concerns, including surface and ground water contamination from soil erosion, fertilizer and pesticide applications, as well as livestock concentrations.

The greater relief and deep loess hills of the Nebraska/Kansas Loess Hills are markedly different from the flat alluvial valley of neighboring Missouri Alluvial Plain (47d). Dissected hills with deep, silty, well drained soils supported a potential natural vegetation of tallgrass prairie with scattered oak-hickory forests along stream valleys. Cropland agriculture is now common and ample precipitation in the growing season supports dryland agriculture, with only a few areas requiring irrigation.

1.3 SOILS

Soils within the project area are identified as Crete silt loam, terrace, 0 to 1 percent slopes; Butler silt loam, terrace, 0 to 1 percent slopes; Fillmore silt loam, frequently ponded; Littlesalt silty clay loam, 1 to 6 percent slopes; and Colo-Nodaway silty clay loams, frequently flooded (Figure 4).

Table 1. Soil Survey

Lancaster County						
Soil	Symbol	Drainage Class	Landforms	Frequency of Flooding	Hydric Rating and Location	Depth to Water Table
Crete silt loam, terrace, 0 to 1 percent slopes	3709	Moderately well drained	Stream terraces	None	Yes, playas and stream terraces	>80 inches
Butler silt loam, terrace, 0 to 1 percent slopes	3713	Somewhat poorly drained	Stream terraces	None	Yes, playas and stream terraces	6-18 inches
Fillmore silt loam, frequently ponded	3952	Somewhat poorly drained	Playas on stream terraces	None	Yes, playas and stream terraces	0-24 inches
Littlesalt silty clay loam, 1 to 6 percent slopes	4101	Moderately well drained	Terraces	None	Yes, floodplain steps	36-60 inches
Colo-Nodaway silty clay loams, frequently flooded	7774	Colo-Poorly drained	Colo-Flood plains	Colo-Occasional	Yes, floodplains	Colo-0-18 inches
		Nodaway-Moderately well drained	Nodaway-Flood plains	Nodaway-Frequent		Nodaway-36-72 inches

2.0 FIELD EVALUATION METHODS

Shoal Creek Environmental, LLC (SCE) personnel reviewed the USGS 7.5-minute “Waverly, NE” Topographic Quadrangle, the USDA Web Soil Survey, the National Wetlands Inventory (Figure 5), and aerial photographs for the site. SCE personnel conducted the jurisdictional evaluation on September 30, 2025. The following briefly describes the field procedures conducted during site activities.

SCE conducted a reconnaissance of the property within the subject site boundaries as well as on adjacent properties to assist in describing representative vegetation, hydrology, and soils. The subject site was observed for jurisdictional wetland indicators and Waters of the U.S. The field delineation was performed in accordance with the guidelines established in the Field Guide for Wetland Delineation, 1987 Corps of Engineers Manual (Manual), and, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (August 2010).

3.0 FINDINGS

It is SCE’s professional opinion that the project area does not contain any features that are classified as Waters of the U.S. and under the jurisdiction of the USACE.

USACE Jurisdictional Evaluation

Waverly

Waverly, Lancaster County, Nebraska

Shoal Creek Environmental Project No.; RME25-15

4.0 CONCLUSION

Shoal Creek Environmental, LLC, performed a site visit of the project area on September 30, 2025. The topography within the region consists of rolling hills, and the project area slopes gently to the east and west from a gentle knoll in the central portion of the site. The project area is located within an agricultural area of Waverly, Lancaster County, Nebraska, and is comprised of an agricultural field utilized for corn production. It is SCE's professional opinion that the project area does not contain any features that are under the jurisdiction of the USACE.

Shoal Creek Environmental, LLC appreciates the opportunity to provide this information. Please contact me at (659) 346-8178 or by electronic mail at heath@shoalenvironmental.com if you have any questions or comments.

Sincerely,
SHOAL CREEK ENVIRONMENTAL, LLC.



Heath Belyeu
Senior Biologist

Attachments: Figures
Site Photographs

Appendix A



View of the eastern portion of the project area.



View of the northern portion of the project area.



View of the western portion of the project area.

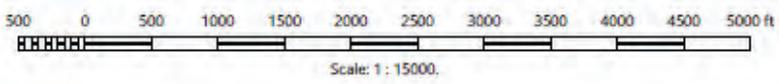


View of the southern portion of the project area.

Figures



ExpertGPS



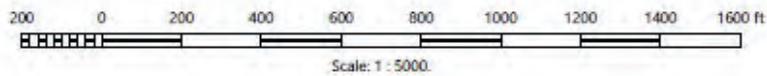
USACE Jurisdictional Evaluation
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 Shoal Creek Environmental Project No.; RME25-15


 80 Parkwood Lane
 Odenville, AL 35120

Figure 1.
 Location Map



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USACE Jurisdictional Evaluation
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 Waverly, Lancaster County, Nebraska
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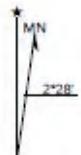
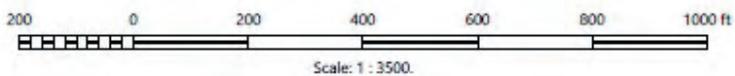


80 Parkwood Lane
 Odenville, AL 35120

Figure 2.
 Topographic Map



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Odenville, AL 35120

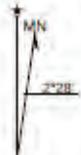
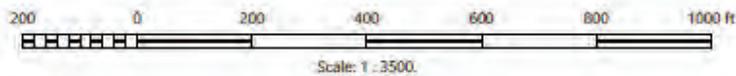
Figure 3.
Aerial Photograph



- Crete silt loam, terrace, 0 to 1 percent slopes
- Butler silt loam, terrace, 0 to 1 percent slopes
- Fillmore silt loam, frequently ponded
- Littlesalt silty clay loam, 1 to 6 percent slopes
- Colo-Nodaway silty clay loams, frequently flooded

ExpertGPS Basemap: mapbox, OpenStreetMap

ExpertGPS



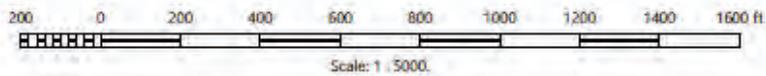
USACE Jurisdictional Evaluation
Waverly
Waverly, Lancaster County, Nebraska
Shoal Creek Environmental Project No.; RME25-15


 SHOAL CREEK
 ENVIRONMENTAL
 80 Parkwood Lane
 Odenville, AL 35120

Figure 4.
Soil Survey



ExpertGPS



USACE Jurisdictional Evaluation
 Waverly
 Waverly, Lancaster County, Nebraska
 Shoal Creek Environmental Project No.; RME25-15


 80 Parkwood Lane
 Odenville, AL 35120

Figure 5.
 National Wetlands Inventory