

Waverly Profile

From the Waverly Comprehensive Plan “Community Summary”: “The City of Waverly is located in east eastern Nebraska, along the Interstate 80 and Highway 6 Corridors and the Burlington Northern Santa Fe Railroad Corridor in northeastern Lancaster County. The Community is located approximately three miles northeast of Lincoln, Nebraska, and 45 miles southwest of Omaha, Nebraska. Waverly is also located within the Lincoln Metropolitan Statistical Area.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Waverly offers a variety of amenities including schools, restaurants, governmental services, grocery and convenience stores, a medical clinic, community center, etc.

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, a bank, Waverly City Office and U.S. Post Office.

Most of Waverly’s major employers are located along the Highway 6 Corridor, including a Tractor Supply Company Distribution Center, MBA Poultry, District 145 Public Schools, Millard Lumber, Watts Electric, Kamterter and Matheson Linweld. Additional highway commercial businesses and professional offices are also located along Highway 6.

The Waverly Comprehensive Plan identifies the following goals that are related to the My Town, Lancaster County workshop.

Community Growth, Land Use and Zoning

Goal 2: Structural Rehabilitation. Focus on improving the condition of structures in Downtown Waverly and existing commercial and residential neighborhoods. Incentives, including tax increment financing, should be considered to financially support the improvement of properties. (p. 2.4)

Housing and Residential Development

Goal 1: Community Housing Initiative. The City of Waverly should implement a housing development initiative as a primary economic development activity. Should include development of up to 635 new housing units by 2033, including 470 owner occupied and 165 rental units. (p. 2.6)

Goal 3: Existing Owner and Rental Housing Stock. A housing and rehabilitation program should be implemented in the City of Waverly to protect and preserve the existing housing stock of the community.

Goal 5: Impediments to Fair Housing Choice. As a community, Waverly will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice. All sectors of the Community. Both public and private, should play a role in this process. This would include the involvement of City Government, schools, churches, and the local business sector. (p. 2.10)

Transportation Systems

Goal 1: Cornhusker Highway (US 6). Improve vehicular traffic flow, safety and aesthetics along US 6 through Waverly. (p. 2.11)

Goal 2: Amberly Road. Improve vehicular traffic flow, safety and accommodations for pedestrian/bicycle activity along Amberly Road from US 6 to N. 148th Street, with special emphasis on school related traffic. (p. 2.12)

Goal 5: Active Transportation. Provide facilities to both safely accommodate and promote active transportation modes like walking and bicycling. (p. 2.15)

Additional Goal: Work with State of Nebraska or other entities required that would get an I80 on/off ramp installed at North 162nd Street.

Economic and Community Development

Goal 2: Community Development. Community development practices should strive to both stabilize and improve the local Waverly economy and quality of life. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries. (p. 2.16)

The Waverly Community and Housing Survey, summarized on page 2.19 and in full in Appendix II, provides a good review of community priorities and values.