

COMPREHENSIVE DEVELOPMENT PLAN

Village of Roca, Nebraska

Prepared by the
Village of Roca

With the Assistance of the
Lincoln City-Lancaster County Planning Department

October, 1976



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INTRODUCTION

This is the Comprehensive Development Plan for the Village of Roca, Nebraska, as adopted by the Planning Commission on October 12, 1976, and the Village Board on October 19, 1976. It was prepared by the village under an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln. In compliance with Nebraska Statute 19-903, the plan consists of three components: land use, transportation, and community facilities.

The Comprehensive Plan is an official document which will serve as a policy guide for decisions about future physical development in the Roca community. The plan indicates, in a general way, how the village should grow and develop during the next 25 years. It covers the entire village area, plus the rural countryside lying within one mile of the village corporate limits. It considers the basic components of the community, including land-use activities, transportation, and facilities and services, which relate to local physical development.

ROCA PLANNING PROCESS

The Comprehensive Plan represents a significant commitment by the Roca community to guide future growth and development. It reflects several months of intense effort by local residents to review future development requirements and growth alternatives. Key steps in the local planning process are outlined below:

- Interlocal Cooperation Agreement. The overall program began when Roca entered into an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln through which the Lincoln City-Lancaster County Planning Department would provide comprehensive planning assistance to the village.

- Plan Initiation. The first official meeting of the comprehensive planning program was conducted on May 18, 1976. At this meeting, the overall process was discussed, individual work items explained, and a schedule established. A Project Steering Committee was formed to monitor the program, consisting of Village Board and Planning Commission members plus one representative from the surrounding rural area.
- Community Attitude Survey. Immediately following the initial meeting, the village, assisted by the Planning Department, began laying the groundwork for the plan by sponsoring a community attitude survey. The survey solicited local attitudes on such key issues as future growth, economic development, and village services and facilities. It provided valuable insights on local needs and aspirations and has been an important source in the planning program. The survey was distributed to and picked up from each adult in the village and rural area and had a 95% return.
- Goals Development. During the next two months, the Project Steering Committee took part in a series of meetings at which community goal statements were established covering community development, transportation, and community facilities. Following local review and revision, final goals were adopted by the Village Board. These began to define what kind of community Roca should be in the future, and they have provided important guidelines for planning decisions throughout the program.
- Background Analysis. Concurrently, background data was collected and mapped, including information on topography, soils, population, existing land-use, transportation, history, community facilities, etc. These materials were analyzed, and the planning implications reported to the Project Steering Committee in the informational memo and the study elements section of the Draft Plan on August 17, 1976.
- Major Work Session. Results of the background studies were reviewed and discussed during a major weekend work session held in Roca on Saturday, August 21, 1976. An open house was held to explain concepts, answer questions, and receive ideas and opinions from local residents. Key land-use, transportation, and community facilities issues were discussed and plan alternatives evaluated. The weekend resulted in a preliminary version of the Plan Map.

-- Plan Adoption. Based on the conclusions of the work session, draft comprehensive plan maps and text were prepared and delivered to the Steering Committee for review and comment. The Planning Department also contacted interested regional and special purpose agencies-- such as the Soil Conservation Service, the State Office of Planning and Programming, and other state and local agencies--for review. After revisions, a final draft of the plan was prepared. Following a series of public hearings and reviews, the Comprehensive Development Plan was adopted by the Planning Commission on October 12, 1976, and the Village Board on October 19, 1976.

BENEFITS OF THE PLANNING PROCESS

The comprehensive planning process should result in a number of benefits for the Roca community. For the first time, a wide range of data and materials on local conditions have been assembled and recorded. The process has encouraged local residents to think more directly about the future of their community, and actively discuss future options and alternatives. It has resulted in a plan for future growth and development which represents a strong local consensus.

The Plan promotes a balanced and orderly future development pattern which should enhance the local living environment. It establishes an overall framework for coordinating both public and private development. It provides guidelines by which the Planning Commission and Village Board can review and evaluate individual development proposals. It provides a guide for public investments, and can help insure that local public dollars for community facilities and services are spent most wisely. It clarifies long-range village policies so that individual property owners and developers can prepare and coordinate their own development plans. Perhaps most importantly, an overall process has been established by which the village can plan for its future on a continuing basis.

ORGANIZATION OF THE PLAN

The Comprehensive Plan document contains seven chapters which present planning background studies, analyses, and future planning recommendations. Chapter 1 discusses the regional context within which local planning must occur and reviews history and physical characteristics and their influences on future development. Chapter 2 reviews the socio-economic characteristics which indicate prospects

for future growth and development. Chapter 3 surveys the existing land use. Chapter 4 reviews the community facilities, their existing capability and future needs. Chapter 5 reviews the transportation facilities and their future needs. Chapter 6 presents the Future Land Use Plan. Chapter 7 briefly discusses the next steps required to implement the Plan.

1.
HISTORY AND PHYSICAL CHARACTERISTICS

REGIONAL SETTING

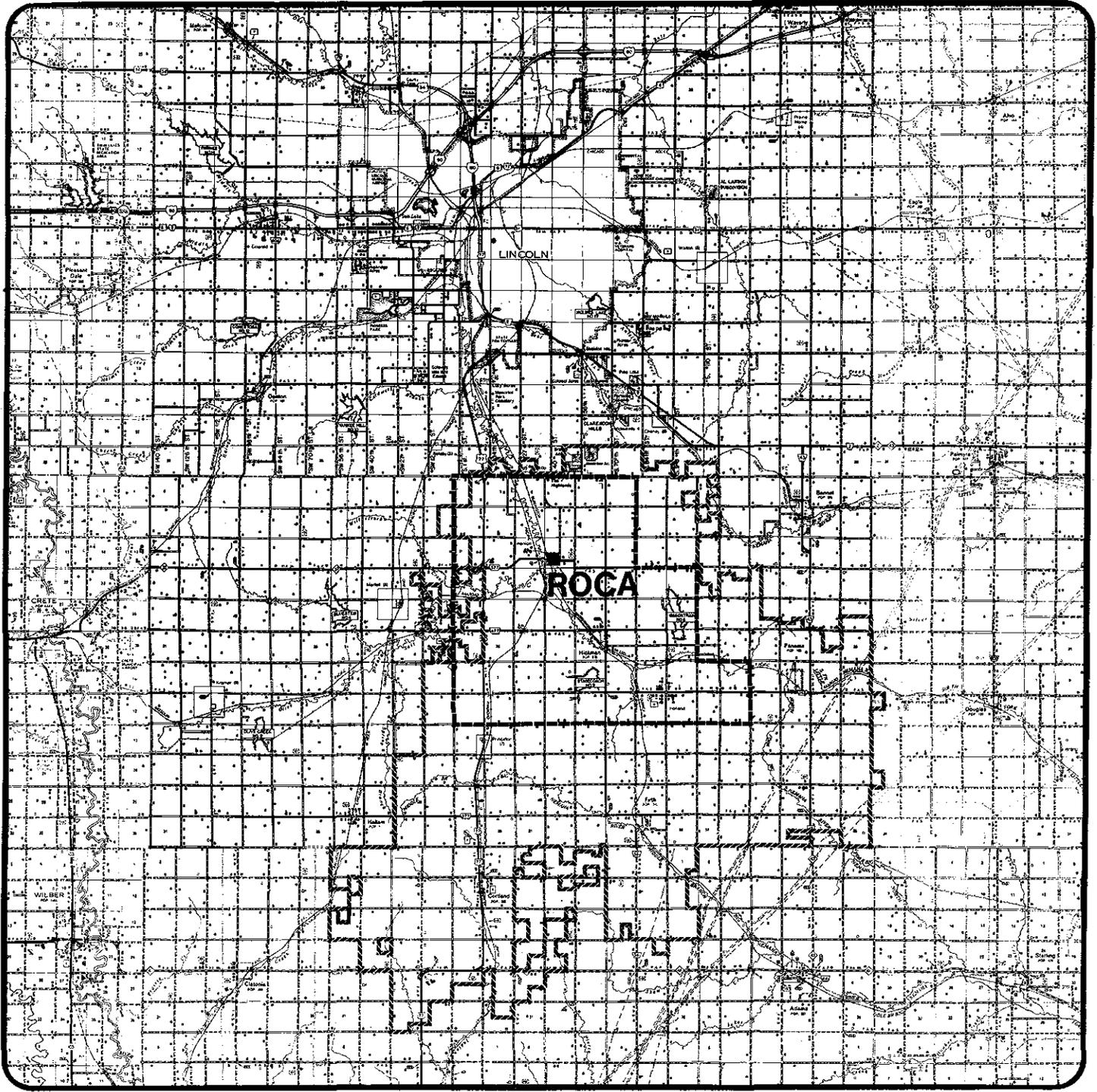
Roca is located in Lancaster County, Nebraska, approximately six miles south of Lincoln, the State Capitol, and about three miles northwest of Hickman. (see map #1)

The village is almost entirely dependent on the community services, employment opportunity, and commercial services provided by Lincoln and Hickman.

The area in the general vicinity of Roca is primarily rural in character. Several large, open pit, limestone quarries exist in the area and the initial forerunners of urban sprawl, as typified by acreage estate subdivisions, are beginning to appear. Significant recreation areas near Roca are the "Hickman Lakes" approximately five miles to the southeast and Wilderness Park approximately three miles to the northwest.

HISTORY

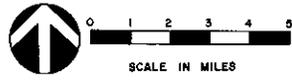
At the time of this writing Roca is 100 years old, having been laid out and incorporated in 1876 by W. E. and G. E. Keys and John and Eliza Meyer. The name "Roca" means rock in Spanish, typifying the rock out crops and limestone quarries in the Roca area. Roca limestone was used for many buildings in Lincoln including the State Penitentiary, University buildings, and several homes. Roca lies in an area of special and unique significance to Lancaster County and the State of Nebraska, as indicated on the Historic Features map.(map #2) Much of the Roca area is proposed for listing in the Olatha-Roca Historic District which is recommended for inclusion in the National Register of Historic Places. Within the Historic District are nineteen sites of historic, archeologic or architectural significance, some of the more significant of these features include: Pioneer Graves, north of town,

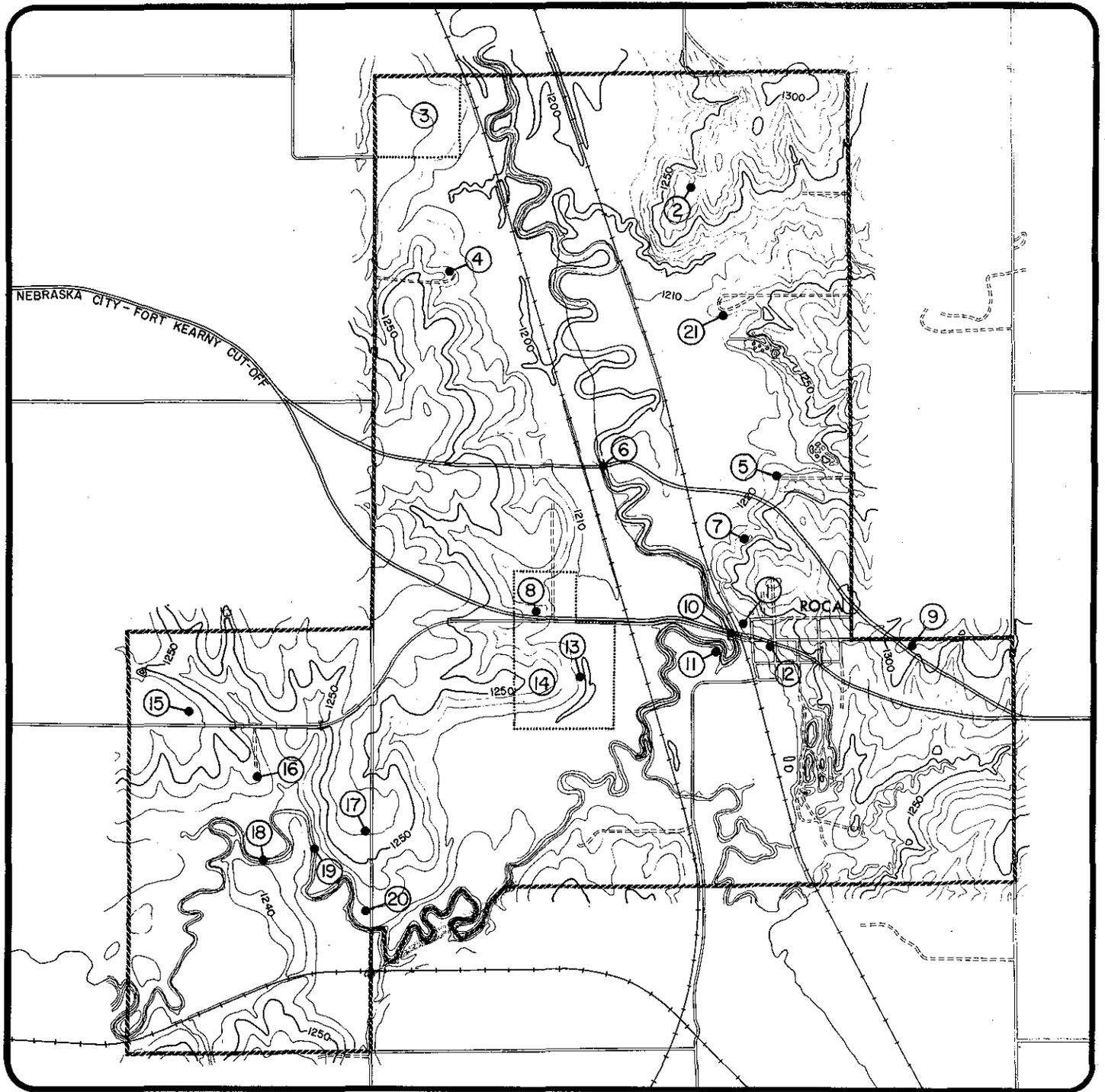


- 
 NORRIS CONSOLIDATED SCHOOL DISTRICT NO. 160
- 
 HICKMAN RURAL FIRE PROTECTION DISTRICT

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REGIONAL SETTING



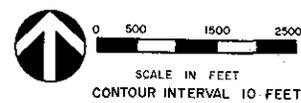


----- OLATHA-ROCA HISTORIC DISTRICT BOUNDARY

① SEE MAP KEY

HISTORIC FEATURES

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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HISTORIC FEATURES MAP KEY

- 1 Roca Depot site
- 2 Pioneer Graves
- ** 3 Schrader Site (15 acre Indian site; 1,000-1,500 A.D.)
- 4 William Mills' House
- * 5 Esther Warner House
- 6 Olatha Rock Ford
- 7 Olatha Quarry
- 8 Mills-Meyer Farmstead (stone barn, stone house, timber house)
- * 9 William Keys' House
- 10 Early Olatha Ford Site
- 11 1879 Roca Mill Site
- 12 Stone Building, Roca
- 13 Purported Davidson Mill Site (steam powered saw and grist mill)
- 14 Olatha Townsite, Platted 1858
- * 15 William Thorton Farmstead
- 16 William Krueger, Sr., Farmstead
- 17 J.W. Prey House
- 18 Rock Ford (Beatrice cut-off of the Nebraska City - Fort Kearny cut-off)
- 19 Krueger Rock Ford (cattle crossing)
- 20 Original Prey Settlement Site -- First Settlement in Lancaster County (1857)
- 21 Haskell A. Warner Farmhouse
- * Olatha-Roca Historic District

* Approved by State Historical Society for nomination to the National Register of Historic Places

** Listed on the National Register of Historic Places

believed to have been travelers of the Nebraska City-Fort Kearney cut-off trail; the Schrader site, a 15 acre Nebraska culture Indian village site dating from A.D. 1000-1500; the Keys Mansion located one quarter mile east of Roca; the Olatha town site one-half mile west of Roca; the Prey Farmstead site, settled in 1857 and believed to be the first white settlement in Lancaster County, located approximately one mile southwest of Roca; and the Nebraska City-Fort Kearney cut-off trail which passed through the existing town of Roca.

In the early 1900's Roca was a thriving shipping center for limestone, grain and livestock. It is reported in 1881, 330 rail cars of grain, 70 cars of livestock, and 1,600 cars of limestone were shipped from Roca. It had a hotel, drug store, two grocery stores, a livery stable, lumber yard, elevator, blacksmith shop, bank, several other small businesses, and a doctor's office.

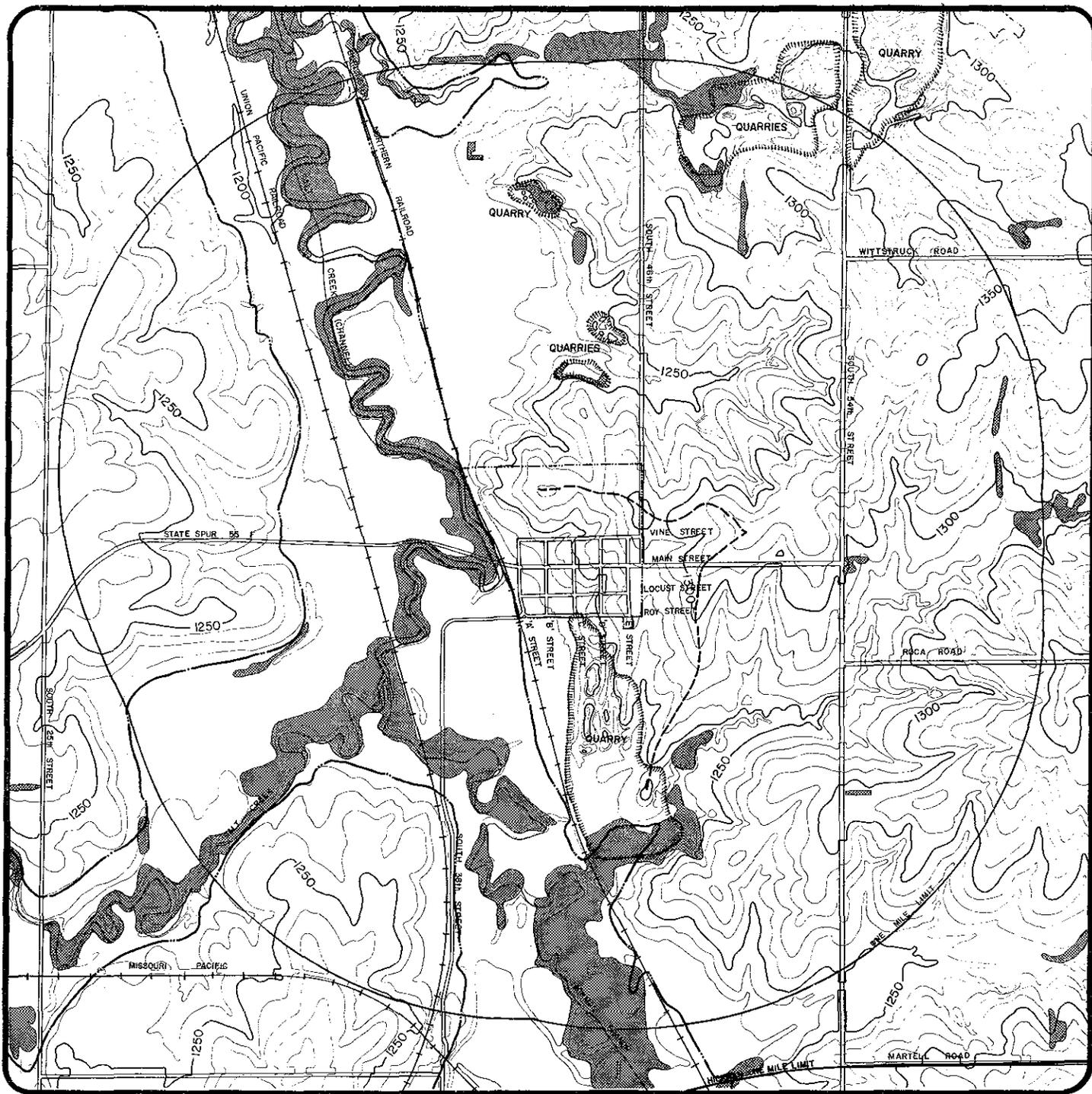
PHYSICAL CHARACTERISTICS

Topography: (map #3) Roca lies on the edge of a mini-bluff system, bordering the Salt Creek and its flood plain. Drainage in the village runs generally from the northeast to the southwest. Immediately to the west of the corporate limits of the village the land is quite flat -- being the flood plain of the Salt Creek. The drainage area developed by the topography that can be served by extensions of the existing gravity flow system is generally an area one quarter mile from the existing developed area to the north, south and east.

Flood Plain: (map #3) Roca is designated by the National Flood Insurance Program as having a flood hazard area. This area generally extends from the CB&Q railroad tracks to one-half mile west of the tracks; thus effectively blocking village expansion to the west.

Soils: (map #4) Soils have varying capabilities to support the demands of development. The following chart "Development Limitations of Roca Area Soils" lists the soils found within Roca's planning jurisdiction and the amount and type of limitation they possess. An explanation of the "cause of limitation" column follows:

Flood: soils formed by a history of flooding -- normally found within the existing flood plain.

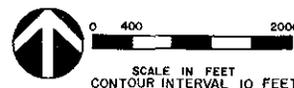


ENVIRONMENTAL FEATURES:

- 100 YEAR FLOOD PLAIN LIMITS (U.S.G.S)
- - - SEWAGE DRAINAGE AREA
- ▨ TREE MASSES
- ⋯ QUARRIES (APPROX. BOUNDARIES)

TOPOGRAPHY

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3

High shrink-swell: these soils expand and contract due to moisture content and commonly cause cracked and leaky basements unless proper construction techniques are followed.

Low permeability: these soils will not absorb moisture at a rate sufficient to allow septic tanks or leakage field operation.

Slope: slope over 7% begins to present problems in regard to street grades, drainage, soils slippage and erosion.

The soil limitations map graphically shows the areas of soil restraints. Note that development to the west is severely hindered, while to the north, near south, and east, only moderate limitations are shown. All these areas, however, should be served by public sewer, if developed, as septic tanks operations would be severely limited.

Other Natural Features

Tree masses: As shown on the topographic map (map #4), significant stands of natural tree stands generally follow the old Salt Creek channel and Hickman Branch and represent a natural characteristic of substantial value to the village and county. Those areas should be preserved. Wilderness Park is approximately three miles to the northwest from the village and the creek and tree masses are a natural extension of the park.

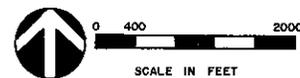
Bedrock: Typical of the Roca area is limestone bedrock that comes to within five feet of the surface. This can present problems in utility expansion and construction of basements. The depth of bedrock is at its minimum on the western edge of the village. As ground elevation increases to the east, so does the depth of the bedrock.

Ground water: Ground water in the area is shallow due to the presence of limestone bedrock within 30-40 feet of the surface and thus is not overly abundant and can be easily polluted. This reinforces the need and requirement for central water system service and sewerage facility control.



SYMBOL	LIMITATION	PLANNING IMPLICATION
	SEVERE	FLOODED SOIL
	MODERATE	BUILDING PRECAUTIONS & CENTRAL SEWAGE (PERCOLATION, SLOPE, SHRINK-SWELL)
	SLIGHT	NOMINAL BUILDING PROBLEMS (SHRINK-SWELL)
	QUESTIONABLE	SPECIFIC TESTING REQUIRED ON SITE (MAN-MADE LAND)
	POOR	QUARRIES

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SOIL LIMITATIONS

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DEVELOPMENT LIMITATIONS OF ROCA AREA SOILS

<u>Limitation</u>	<u>Soil Symbol</u>	<u>Soil Name</u>	<u>Cause of Limitation</u>
severe	Kf/Ke	Kennebec	floods
severe	Zo	Zook	floods - high water table
severe	Sn	Nodaway	floods
severe	Sb	Salmo	floods - generally wet area
severe	Co	Colo	floods - high shrink swell
severe	Bpf	Sharpsburg - Nodaway - Pawnee	floods - severe slopes
severe	Ln	Lamo	floods & high shrink swell
moderate	Wt C ₂	Wymore	high shrink - swell & low
moderate	Mhc ₃ /McC ₂	Mayberry	high shrink - swell & low & erosion
moderate	ShC/ShD	Sharpsburg	high shrink - swell & low & erosion
moderate	PaC	Pawnee	floods & high shrink swell
slight	MrD	Morrill	moderate percolation & shr
slight	JnC	Judson	some flooding hazard
slight	SoF	Sogn	limitations due to slope (6
slight	DcD	Dickenson	limitations due to slope (6
slight	McC ₂	Malcolm	moderate shrink - swell li
variable	ML	Madeland	man-made land - specific s

SOURCE: Lincoln City-Lancaster County Planning Department, based on SCS soil surveys in part, by Lower Platte NRD financial assistance.

2.
POPULATION AND ECONOMICS

HISTORIC AND CURRENT POPULATION

Population totals and characteristics from the past and present help establish trends for the future population to be planned for. Since it is the people of the community that use land and services, the future population becomes a very important determinate in developing the plan.

After its founding in 1876 Roca experienced a rapid growth. It is reported that the village had a population of 225 persons in 1881. Since that time the village has had an erratic population decline to a low of 105 in 1950. During the last 26 years from 1950 to 1976 the village has shown a slight population growth to an estimated 1976 total of approximately 125 persons. (See population trends and projection graph.)

According to the 1970 census there were 118 people in the village, of which 59 were male and 59 were female. The age distribution was 37 (33%) between the ages of 0-19; 38 (33% between the ages of 20-44; 25 (19%) between 45 and 65; and 18 (15%) over 65. The following table compares the age characteristics as a percent of total population for Roca, Lancaster County less Lincoln, Lincoln and the State of Nebraska.

TABLE 2

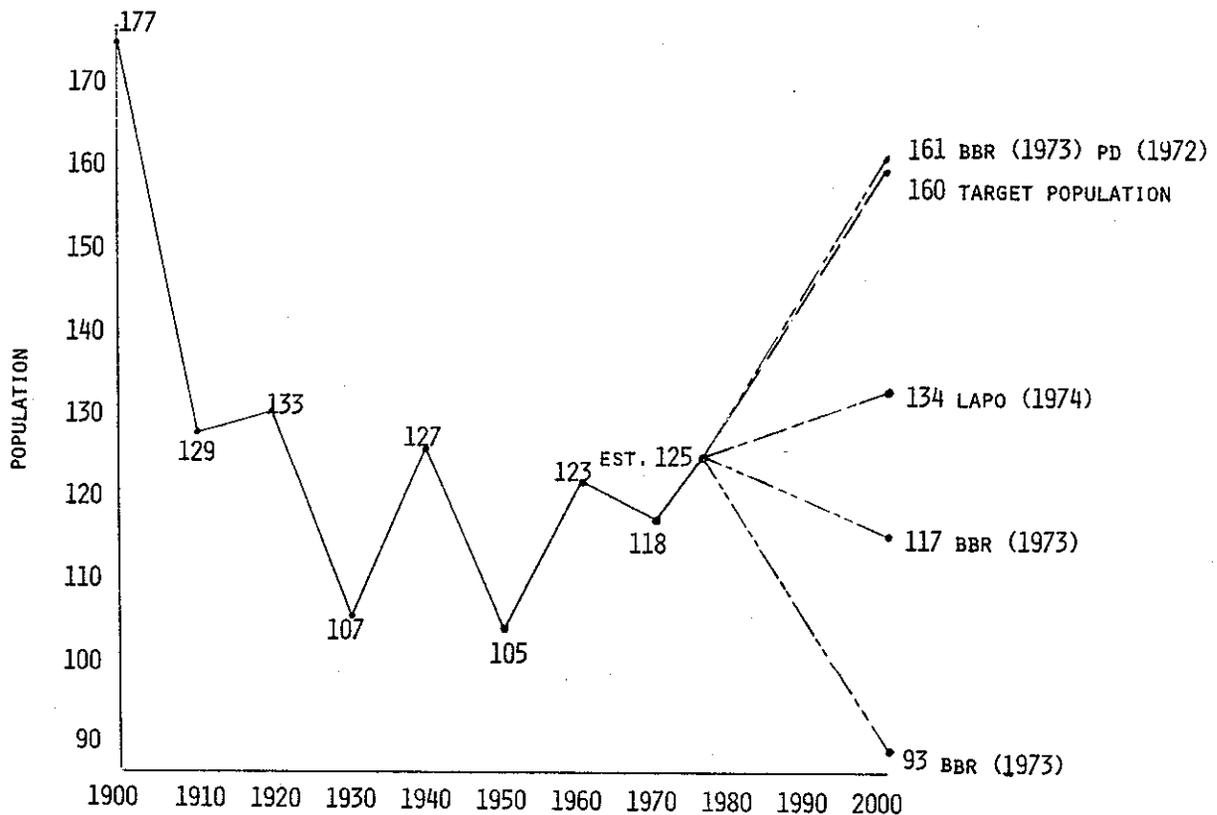
AGE CHARACTERISTICS FOR ROCA, LANCASTER COUNTY (LESS LINCOLN), LINCOLN AND NEBRASKA				
age group	Roca	Lancaster County	Lincoln	Nebraska
0-24	40.6%	47.7%	49.6%	45.7%
25-44	22.9	25.4	22.6	22.0
45-64	21.1	18.0	17.7	19.9
65&over	15.3	8.9	10.1	12.4

Source: 1970 Census of Population

The preceding figures show that the Village of Roca's age distribution is proportionately higher in the upper age brackets for the City of Lincoln and Lancaster County though fairly close to the State-wide distribution.

POPULATION PROJECTIONS

Several recent studies have made projections for the future population of Roca in the year 2000, as indicated on the chart "Population Trend and Projections". The Bureau of Business Research in 1973 indicated a high, medium and low population estimate for Roca which was 161, 117, and 93 respectively. A Lincoln City-Lancaster County Planning Department study in 1972 projected a population of 161 and an updated Planning Department and Barton-Aschman projection, which was reviewed by LAPO, projects 134 persons.



POPULATION TRENDS AND PROJECTIONS
VILLAGE OF ROCA, NEBRASKA

These projections coupled with such other growth factors as a) the projected continued growth of Lancaster County as a whole, b) the local attitudes of the Village (the attitude survey indicated a desire for about 175 persons by the year 2000), c) the suitability and capability of the land to absorb additional growth, and d) the capability of the Village services to handle or be expanded to handle the population growth, indicate that a target population of 160 persons by the year 2000 would be reasonable to expect for planning purposes. It should be noted that this population figure is adjustable to some extent but if significant development should occur unexpectedly the population forecast and its land use demands will need to be revised.

ECONOMIC CONDITIONS

Roca is strongly dependent, economically, on Lincoln for provision of employment and shopping service. Of those responding to the Attitude Survey only 12% were employed in Roca and 80% were employed in Lincoln.

Also recorded in the Attitude Survey is the fact that fully 71% of the respondents do most of their shopping in Lincoln and a further 26% do about half of their shopping in Lincoln.

From this it would appear that Roca is, to a large degree, a "bedroom community" of Lincoln.

However, although Lincoln will continue to be the economic focal for Roca the community should strive to provide for local economic development. The Attitude Survey indicated that 90% of the respondents favored attracting new business to Roca and the community goals echo this; and further state that the Village center be maintained and reinforced, and local employment opportunities be expanded.

In addition to providing desired commercial and employment services for Roca, expanded economic development should make important contributions to the local tax base.

3. EXISTING LAND USE

EXISTING LAND USE

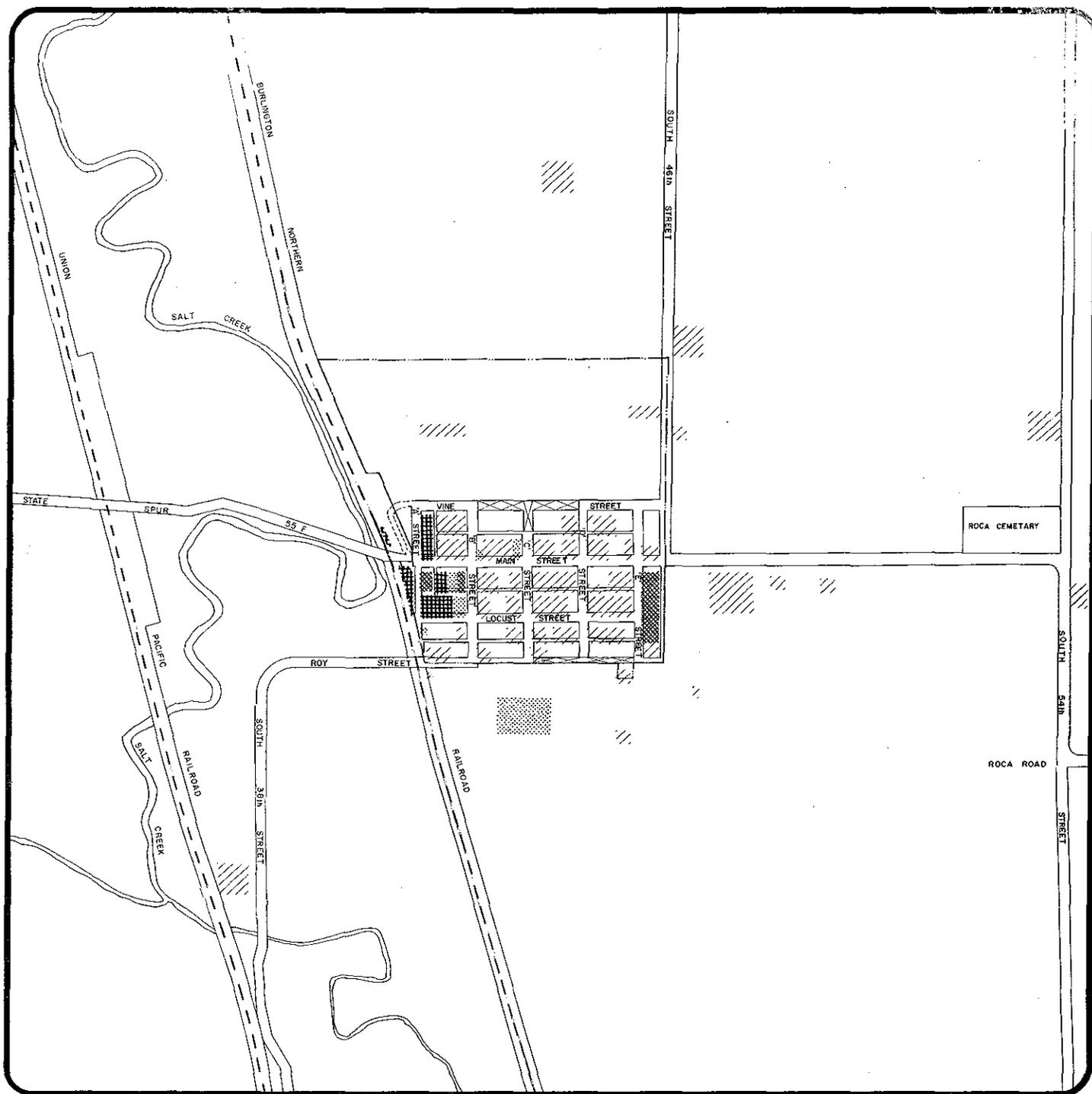
The land use patterns that exist today form the nucleus upon which the future growth of the Village will occur and the arrangement of the existing land uses determine to a large extent the future arrangement of land uses in the planning period.

Roca currently contains a range of land uses, including residential, commercial, public and semi-public, and industrial (see map #5). They are arranged in a relatively compact linear pattern following Main Street, with industrial uses centering on Main Street and the railroad, commercial use in the Main Street and "A" Street area and at Main and "E" Street, public uses centered in the downtown area and residential uses abutting these uses to the north and south of Main Street.

Table 3 lists the land use acreage totals for the Village for the years 1961, 1970 and 1976. Note that of the total 91.8 acres of land within the corporate limits only 39.7 acres, or 43%, are developed. Each land use area is discussed briefly below.

Residential

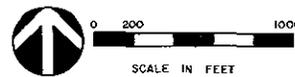
The residential areas of the Village occupy 33% of the developed land. The arrangement of homes generally borders Main Street to a depth of one block with additional homes occurring in the next block to the south. Residential use is almost entirely single family at this time, with three trailers located on a small trailer court in the northeast corner of town and three other trailers distributed to the south of Main Street. According to the Community Attitude Survey, deterioration of older housing is considered as the most serious housing problem in the area. The community goals address this problem in the housing goal "Preserve and



-  VACANT & AGRICULTURAL
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC

EXISTING LAND USE

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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TABLE 3

LAND-USE ACREAGE TOTALS FOR ROCA, NEBRASKA

	January, 1961	January, 1970	January, 1976
Population (Persons)	123	118	125 ⁽¹⁾
Dwelling Units (Number)	44	47	50
Population/Dwelling Units	2.8	2.5	2.5
Single-Family and Trailers	9.1	12.4	13.1
<u>Subtotal Residential:</u>	9.1	12.4	13.1
Commercial	0.4	0.5	1.7
Public and Semi-public	1.6	1.7	0.4
Parks and Playgrounds	--	--	0.4 ^(need) (3.1)
Industry--Light	1.4	1.4	2.0
Industry--Heavy	--	0.1	0.1
Railroad	6.5	6.5	6.5
<u>Subtotal Nonresidential:</u>	9.9	10.2	11.1
Streets	15.5	15.5	15.5
<u>Subtotal Developed:</u>	34.5	38.1	39.7
Vacant and Agriculture	57.1	53.7	52.1
<u>Total</u>	91.6	91.8	91.8

(1) Estimated January, 1976, population.
Source: Lincoln City-Lancaster County Planning Department

maintain existing housing areas and remove or upgrade deteriorating buildings." Additional residential problems concern lack of available housing and lack of available land.

Commercial and Industrial Uses

The few commercial uses in the Village are located in the Village Center and Action Auction is located on the old school site on the east edge of the Village, south of Main Street. Commercial uses are of significant importance to the Village. The Community Attitude Survey indicated that 95% of the respondents felt the business district was in poor condition and 87% were in favor of attracting new business to the Village. Because of the present inadequacy of commercial services in Roca some 97% of the respondents do half or more of their shopping in Lincoln.

Industrial land use is located generally adjacent to the Burlington Railroad on the west edge of the Village and consists of the grain elevator and various storage facilities.

Public and Semi-Public Land Use

Public and semi-public land includes the Post Office, Village Hall, Village Park and Methodist Church. These uses are located in or near the Village Center and are easily accessible to the residents. Other public uses such as the well house are distributed through or near the Village.

4.
COMMUNITY FACILITIES

COMMUNITY FACILITIES

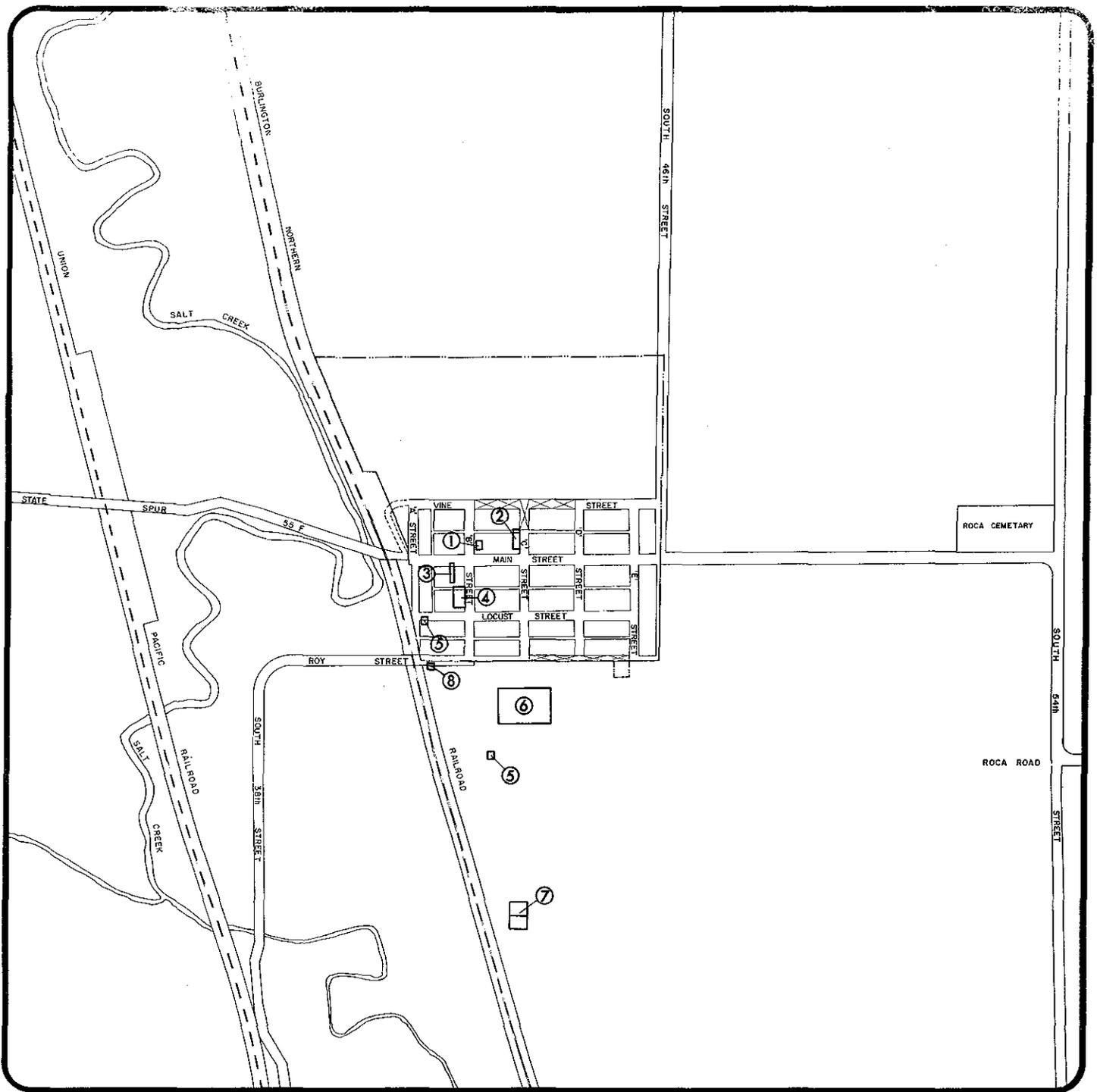
Community facilities and services provide for the day-to-day needs of the Village. They include services which affect the health, safety and well-being of area residents and businesses. Some are an absolute necessity, while others are highly desirable. All are key factors in the overall quality of life in the Village and must be adequately provided for in the future.

This element of the Plan reviews the existing community facilities (see map #6), discusses key issues involved in planning for future facilities and services, and presents the Plan recommendation for resolving these issues (see map #7).

Parks and Open Space

Roca presently has 0.4 acres of Village park land. This area is presently in poor condition and provides little recreation capability. To meet the recreation demand for the present population Roca needs a minimum of 3.5 acres of park land, based on State Game and Parks Commission minimum recreation guidelines and an additional acre will be needed by the year 2000. In addition to meeting the minimum guidelines the Village should take advantage of its unique environmental characteristics and historic heritage and strive to protect these resources.

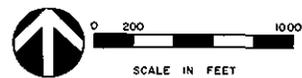
Salt Creek and its flood plain offer a substantial area of woodland and creek-related flora and fauna which has rich potential for open space, passive recreation and education. The Union Pacific Railroad line in the Roca area is proposed to be abandoned and consolidated onto the Burlington tracks. The resulting railroad right of way could be utilized as part of a trail system, in this case, providing access from and through Wilderness Park to Roca, the head waters of the Salt Creek and the Olatha-Roca Historic District. Should this opportunity occur, Roca should participate in its acquisition.



- | | |
|----------------------|-----------------------------|
| ① POST OFFICE | ⑤ WELLS |
| ② CHURCH | ⑥ COUNTY MAINTENANCE GARAGE |
| ③ COMMUNITY BUILDING | ⑦ SEWAGE LAGOON |
| ④ PARK | ⑧ SEWAGE LIFT STATION |

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COMMUNITY FACILITIES



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It should be noted that the State of Nebraska Game and Parks Commission has identified the County quarries, to the immediate south of town, as an educational area, offering potential to provide educational opportunities for geological studies. Two areas of particular interest for the Village in meeting recreational demand are 1) a wayside rest area on the south side of State Spur #55F to Salt Creek and 2) a ball diamond to the west of the Burlington tracks and north of Roy Street.

Schools

Roca is served by Norris Consolidated School District #160. This is a relatively new facility constructed in 1964 with an enrollment in grades K-12 of approximately 1,255. The facility is located approximately seven miles southeast of the Village and the local students are bused. This service is expected to continue unchanged through the planning period.

Community Hall

The Roca Community Hall and garage is a wood frame, one-room building, constructed in 1955 and located in the Village Center. This building serves as the meeting place for the Village Board, Planning Commission and such other public meetings, and as the Village polling place during elections. The Village tractor and mower are also stored in this building in a separate room. Landscaping of the area would be desirable. The structure should be adequate during the planning period.

Health Facilities

The Village has no health related facilities and these functions are served by other agencies. The services utilized by Roca are as follows: hospital service is provided by four hospitals in Lincoln, approximately 13 miles from the Village; medical attention is by Lincoln doctors' offices and the County "visiting nurse" program which operates in Hickman (3 miles away) on selected days of the month; ambulance service is provided by the two private ambulance services in Lincoln; and rescue service is provided by the Hickman Volunteer Fire Department. These services are expected to provide adequate service through the planning period. The possibility of establishing a visiting nurse program should be explored to improve this service to the community.

Fire Protection

Fire protection for the Village is provided by the Hickman Volunteer Fire Department and this arrangement appears to be quite adequate with response time estimated at about five minutes. However water reserve for fire fighting is non-existent and presents a serious problem. This will be addressed further in the Water Service section of this chapter.

Police Protection

Police protection for the Village is provided by the Lancaster County Sheriff Department. This arrangement works fairly well though additional service would be desirable. It is recommended that the Village contract with the Sheriff's Department for increased service when desirable.

Sewer

The Village installed a one cell aeration lagoon in 1969, designed for a population of 200 persons. This facility and its collection system is presently functioning quite adequately and since the design population of the lagoon exceeds the projected population growth in the planning period, the system should meet all demands during the planning period. Special attention should be maintained as to lagoon seepage, though there is no present problem, due to the lagoon's proximity to the Village water supply of shallow wells and the potential for contamination of the water supply. It should be noted that if water use per capita increases significantly during the planning period, or if population growth exceeds the projection, an additional lagoon cell may have to be added within the planning period.

Water

The existing water system consists of two wells, a 2,500 gallon pressure tank and a distribution system of 2-, 3-, and 4-inch lines. The two wells are about 35-40 feet in depth due to the proximity of limestone to the surface. Well #1 was installed in 1949 and is capable of 80-100 gallons per minute pumping. The water quality for well #1 indicates total dissolved solids and manganese in excess of public health standards and hardness in the excessively high range. Well #2 was installed in 1975 and

tests at about 40 gallons per minute. Water quality for this well is not presently available though it is assumed to be similar to well #1.

An engineering expert on the water system indicates several problems. Estimated daily use of water is approximately 24,000 gallons per day and peak use should be around 48,000 gallons per day. Only well #1 can approach meeting these demands, well #2 could not meet average demand or peak demand; thus there could be a water shortage if the Village had to rely only on well #2.

Water for fire fighting is presently totally inadequate. Recommended minimum standards for fire flow for a village of Roca's size indicate a need for 250 gallons per minute for four hours. To meet this demand water storage of 48-68,000 gallons is recommended. In order to insure the proper volume of delivery 6-inch water mains should be installed.

It is recommended the Village initiate further engineering study to determine capital needs of the water system to insure adequate water for daily use, fire protection, and emergency use such as power outages or breakdowns. The Village should then strive to meet these needs during the planning period.

Solid Waste

Solid waste disposal in the Village is presently served by the "Green Box". The present Green Box program is being discontinued and the Village will need to select a program of continuing solid waste disposal in some manner. Several alternatives for solid waste disposal are suggested below:

- A. Continuation of the Green Box through Village financing with the Village also setting their own controls, regulations and fees; contracting for use of the Lincoln land fill would be done by the County.
- B. Contracting, by the Village or a group of villages, a compactor to replace the Green Box (estimated price, \$12,500 to \$15,000). A coin operated compactor could possibly defray some costs. Utilization of Lincoln land fill would be on the same basis as above.

C. Private hauler door-to-door pick up by Village contract. This could involve a household billing by the Village or contractor for the service and possibly some adjustments for low or fixed income households. Note: private hauler service is presently available in the Village.

Variations or combinations of these are also possible. A County contract for use of all citizens of the County of the Lincoln land fill is presently being negotiated.

5.
TRANSPORTATION PLAN

EXISTING FUTURE STREETS

Streets

The existing street system in the Village consists of a grid pattern of 60 foot right of way, graveled roads, with the exception of Main Street which is paved and has an 80 foot right of way, and "A" and Roy Streets which have 66 foot right of way. In general, the existing street and roadway system is adequate to handle current traffic circulation needs. However, more extensive street improvements may become desirable in the future. As new portions of the Village are developed, new street construction will be required.

It is recommended that each street be classified and improved according to its intended use. This will avoid overbuilding some streets and underbuilding others. The street classification standards that follow are recommended in the Plan (see Plan map #7) for use in the various streets.

Arterial streets provide access to the Village from Lincoln, other communities, and the surrounding countryside. Arterials carry through traffic as well as village-oriented traffic, at relatively high design speeds. State Spur #55F (Main Street), Roca road to the east, and part of South 54th Street currently function as arterials and are shown as such on the Plan.

Collector streets are intermediate traffic carriers which provide connections between arterials and local streets, and traffic generators with arterials. South 54th Street, South "C" Street, currently function as collectors and are shown as such on the Plan. Arterials and collectors should be treated as "through" streets with approximate traffic control (i.e. signs).

Local streets provide direct access to individual sites and buildings. All existing streets, other than those mentioned above, are classified as locals.

Based on the street classifications discussed above, Table 4 lists minimum standards for street standards. Design and construction of all new streets should be guided by the standards listed on the table.

TABLE 4

MINIMUM RECOMMENDED STREET STANDARDS

	Local Street	Collector Street	Arterial Street
Right-of-Way (feet) (property line to property line)	60	70	80
Paving Width (feet) (pavement edge to pavement edge)	22	24	24

Note: Arterial design should be a matter of individual case study but should not be designed below the minimum standards.

Existing streets of less than standard right of way may be adequate but should eventually be brought up to standard, if possible.

Sidewalks, when required, should be a minimum of 4 feet in width and should be located adjacent to and in the right of way side of the property line.

The street standards indicate a minimum standard of a dustless paving surface and ditches for drainage control.

Future Street Design

While the existing street arrangement of parallel grid streets is adequate, if new development occurs, the Village should be receptive to curvilinear alignments for new local streets. Straight streets in residential areas encourage

fast through traffic movement while curvilinear streets could follow the topography, reduce land areas for streets, improve safety and result in a more aesthetically pleasing neighborhood. "T" intersections with a minimum offset of 150 feet could also improve local street safety.

New street plattings should be carefully guided to relate properly with the overall street system.

Parking Space

At present, parking in the Village Center is provided by diagonal parking on the south side of Main Street and some off-street parking for customers of the tavern is provided on the north side of Main Street. This appears to be adequate for the present, though paving, curb stops and painted diagonal lines would permit better use of the parking on the south side of the street and would prevent car overhang on the sidewalk in the Village Center.

OTHER TRANSPORTATION

Transit

Bus service from Roca to places of shopping and employment is an important element in the Transportation Plan. The existing LAMP bus which now serves the elderly and handicapped of the Village may be expanded or augmented during the planning period. If this occurs the Village should participate.

Railroads

The existing rail service to the Village consists of the Burlington Northern on the west edge of town (12 trains a day) and the Union Pacific line approximately one-half mile to the west of the Village (5 trains per day). It is proposed that within the planning period the Union Pacific line will be abandoned and consolidated on the Burlington trackage, with the expected increase of traffic due to the coal trains, some 34 trains a day are projected on the existing Burlington tracks on the west edge of town by 1980. This will accentuate crossing safety at Main and Roy Streets. Main Street presently has a flashing light crossing signal but this could be enhanced by the use of gates. Roy Street is presently protected by cross-bars only and has very bad sight distance. The Roy Street crossing will need considerable work to provide adequate crossing safety and the Village should

work for such improvements. Provision of stop signs at this crossing would serve for immediate safety improvement that the Village could implement.

Sidewalks

Sidewalks are presently existant only in the Village Center. The indicated need by the Village for this facility (Village Goals, Attitude Survey and public meetings) is that the sidewalks in the Village Center are all that will be needed during the planning period. However attention should be given to the quality of this pedestrian facility and such amenities as benches, community bulletin board, and trees should be considered. Further provision for the pedestrian should be seriously considered in the future.

Hiking-Biking Trails

The Roca area presently has no designated bicycle routes or bike storage facilities. The abandonment of the Union Pacific right of way should prove a unique opportunity for provision of a hiking-biking trail up to and through Wilderness Park from Roca. The Village should support this concept. In addition, the County Plan proposes easements extending up the Hickman live branches of Salt Creek and again this should prove to be an opportunity for the Village to participate in the provision of at least a small portion of this type of facility.

Carpooling

Recognizing the number of persons who commute to Lincoln to work and shop, it might prove advantageous for persons in the community to institute a carpooling program. This would not only save energy but could provide a means of transportation for those without autos.

6.
FUTURE LAND USE PLAN

FUTURE LAND USE

The Future Land Use element of the Plan (see map 7) is a general guide for the growth and development of the Village of Roca. It is a plan for the future distribution of the uses of land necessary for the human environment, the needs of the present and future population.

The minimum projected land use need for the year 2000 are shown on table #5.

The amount of land is based on the estimated future population as shown on table #4. The arrangement of the land uses is based on existing conditions, Community Goals and the Community Attitude Survey.

The various land uses of the Land Use Plan are discussed below:

Residential; Based on the year 2000 projections the Village will need an additional 4 acres for residential use. This projected growth can best be served and is shown on the Plan as occurring within the existing community with some minor "spill over" across Roy Street to the south, Vine Street to the north and South 46th Street to the east. This additional land should overcome to some extent the present lack of available land and as it develops should ease the present lack of available housing.

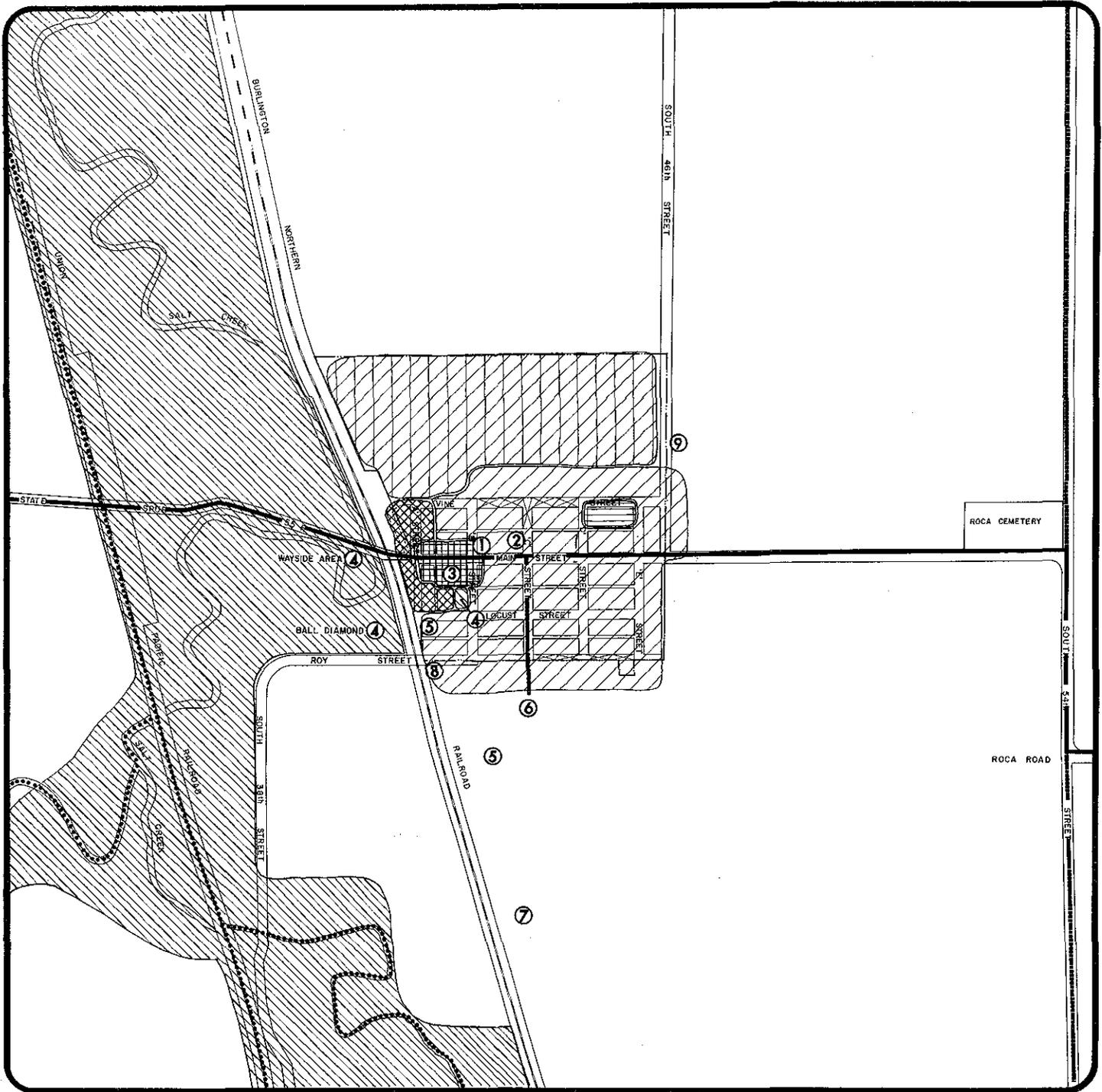
Recognizing the high rate of residential growth in the Roca region and the pressures for development in the area, a residential reserve area is designated on the Plan map, encompassing the incorporated area north of Vine Street, should subdivision development occur during the planning period.

Mobile Home: The existing mobile home park in the northeast corner of town presently serves for mobile homes in the Village. To serve the needs of the expanded population for a variety of housing types, including mobile homes, the area of the existing mobile home park is expanded to approximately double its present size.

TABLE 5

YEAR 2000 PROJECTED LAND-USE ACREAGE TOTALS FOR ROCA, NEBRASKA		
	January, 1976	Year 2000 Projection
Population (Persons)	125 ⁽¹⁾	160
Dwelling Units (Number)	50	64
Population/Dwelling Units	2.5	2.5
Single-Family and Trailers	13.1	17.9
Subtotal Residential:	13.1	17.9
Commercial	1.7	1.7
Public and Semi-Public	0.4	0.4
Parks and Playgrounds	0.4	4.5
Industry--Light	2.0	2.0
Industry--Heavy	0.1	0.1
Railroad	6.5	6.5
Subtotal Nonresidential:	11.1	15.2
Streets	15.5	16.0
Subtotal Developed:	39.7	49.1
Vacant and Agriculture	52.1	52.0
Total	91.8	101.1

(1) Estimated January, 1976 population.
Source: Lincoln City-Lancaster County Planning Department



GENERALIZED LAND USE

-  VACANT & AGRICULTURAL
-  PARKS & OPEN SPACE
-  RESIDENTIAL
-  RESIDENTIAL RESERVE
-  MOBILE HOME
-  COMMERCIAL
-  INDUSTRIAL

TRANSPORTATION

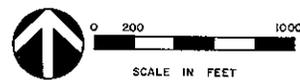
-  ARTERIAL
-  LOCAL
-  COLLECTOR
-  RECREATION TRAIL

PLAN MAP

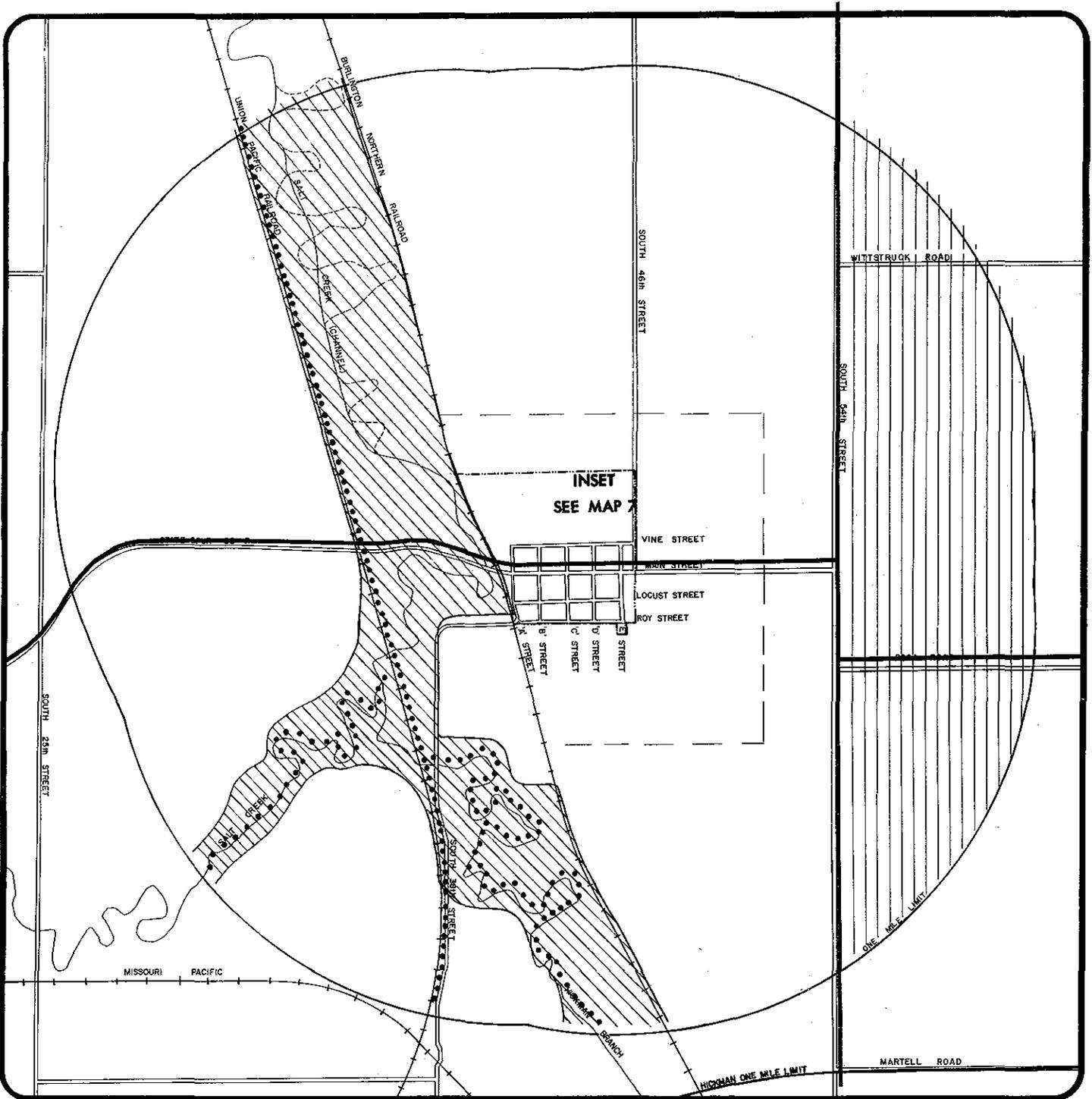
COMMUNITY FACILITIES

- 1 POST OFFICE
- 2 CHURCH
- 3 COMMUNITY BUILDING
- 4 PARK
- 5 WELLS
- 6 COUNTY MAINTENANCE GARAGE
- 7 SEWAGE LAGOON
- 8 SEWAGE LIFT STATION
- 9 FUTURE WATER STORAGE

**ROCA, NEBRASKA
COMPREHENSIVE
DEVELOPMENT
PLAN**



7



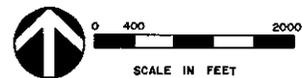
GENERALIZED LAND USE

-  VACANT & AGRICULTURAL
-  RURAL USE
-  PARKS AND OPEN SPACE

TRANSPORTATION

-  ARTERIAL
-  COLLECTOR
-  LOCAL
-  RECREATION TRAIL

**ROCA, NEBRASKA
COMPREHENSIVE
DEVELOPMENT
PLAN**



7b

PLAN MAP

Parks and Open Space: The Village presently needs an additional 3.5 acres to provide minimum facilities for the existing population and an additional one acre to handle the expected future population. The Plan map shows a rather extensive system to meet the needs of the Village and also the open space extension of the regional (County) Plan.

An extension of Wilderness Park past Roca to the Hickman branch of Salt Creek is proposed in the Lancaster County Plan and is reflected on the Plan map. Tying in with this is the proposed use of the Union Pacific right of way as a hiking-biking trail and the provision of easements and trails along the branches of Salt Creek to the Hickman Lakes to the east and Blue Stem Lake to the west.

In a joint use of this area it is proposed that the Village use a rather large area on West Roy Street as a ball field and a smaller area south of the State Spur as an access point for entry to the park system and as a wayside rest and picnicing area; a marker describing the historic district would also be appropriate at this location. Further development of the existing park with equipment, fire pits and landscaping is also recommended during the planning period.

Commercial: Significant commercial growth in the Village is not anticipated during the planning period; however, the normal transition and movements of business will cause some change. The Community Attitude Survey and Community Goals strongly indicate that commercial uses should remain in the Village Center and this is reflected on the Plan map. Community improvement projects are encouraged to improve the "image" of the Village Center both as a commercial center and as an entrance to the town.

Industrial: Industrial uses in the Village are not projected, nor desired to expand (Community Attitude Survey and Community Goals), though some movement and expansion of the existing industrial uses is expected and provided for. The Plan map indicates industrial uses will remain at substantially their present area, along the Burlington tracks on the west edge of town from Locust Street on the south to Vine Street on the north.

Agriculture: The balance of the land area within the one mile planning area (see map #7b) is indicated to remain in two agricultural levels of use. The agricultural use as shown on the map should be primarily for agriculture and should not allow non-farm single family dwellings. The rural use area is defined as an agricultural use which includes rural non-farm acreage development and some other compatible uses.

7.
PLAN IMPLEMENTATION

PLANNING PROCESS

The planning process in Roca has just begun. In many ways, formal adoption of the Comprehensive Plan is only the first step, not the last. Without continuing action and updating the Plan, Village efforts up to this point will have little lasting impact. Continuing coordination is also required to insure compatibility of the Roca Plan with planning development by other agencies.

There are several critical requirements to effective implementation of the Plan. First, Roca should revise and prepare certain regulatory measures, such as zoning and subdivision ordinances, which would enforce the Plan's policies and recommendations. Second, the Village should consider project scheduling devices, like the five-year capital improvement program, which would allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints. Third, Village officials must insure that local residents continue to be actively involved in planning discussions and decisions. Finally, the Plan itself must be subjected to a monitoring process, and be updated periodically to continually reflect local aspirations and opportunities and the impacts of outside forces. Each of these requirements is briefly discussed below.

Zoning Ordinance

Zoning is one of the most common regulatory measures used by governmental units to implement planning policies. It consists of a zoning district map and supporting ordinance text. The map divides a community into a series of zoning districts, and the text describes regulations for the use of land within these districts, including permitted uses, lot sizes, setback, density standards, etc.

Roca currently does not have a zoning ordinance text or zoning district map. One of the most important next steps is to prepare these zoning materials to implement and enforce the contents and guidelines of the Comprehensive Plan.

Subdivision Regulations

Equally important in implementing the Plan should be a subdivision ordinance. This ordinance would regulate the development of land within the community. Properly enforced subdivision regulations coupled with zoning can help ensure proper physical development and adequate public facilities within growth areas. They normally prescribe standards for street improvements, lot setbacks and layouts, water and sewer facilities, etc. Subdivision regulations can also ensure that the appropriate costs of public improvements within growth areas will be borne by the developer and new residents rather than by the established community.

Capital Improvements Program

Another potential tool for implementing the Plan is the capital improvements program, which establishes schedules and priorities for all public improvement projects within a five-year time period.

The Planning Commission first prepares a list of all public improvements that will be required in the next five years, including transportation and community facility projects. Then all projects are reviewed on the basis of the Comprehensive Plan, priorities are assigned, cost estimates prepared, and potential funding sources identified.

Roca's financial resources will always be limited, and public dollars must be spent wisely. The capital improvements program would allow the Village to provide the most critical public improvements, yet stay within budget constraints. It could help avoid costly mistakes and promote maximum community benefits from all public investment.

Citizen Involvement

The planning process has begun to establish a healthy dialogue among local residents concerning the future of the community. Wide publicity has been given to the Plan, and a number of citizens have thus far been involved in planning discussions. This active citizen involvement should become standard policy. The planning process will affect everyone in the community, and everyone should contribute to planning decisions.

Review and Revision:

The Comprehensive Plan is not a static document. The planning process must be continuous. The Plan should be monitored and updated when necessary. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan document should be reviewed and updated. Coordination with other agencies should insure a compatibility with other planning actions which influence Roca. From time to time, certain changes to the Plan document will be required. The Planning Commission and Village Board should carefully review proposed changes and their implications and actively seek citizen and pertinent agency comment on such proposals. If changes are found appropriate, they should be formally added to the Plan by legal amendment. Also, at 5- or 10-year intervals, the entire Plan document should be reviewed and if necessary modified to ensure that it continues to be an up-to-date expression of community goals and intentions.

ROCA COMMUNITY GOALS

Preface:

The following goal statements represent the collective thinking of Roca residents as to the direction Roca should take and the kind of community Roca should become in the future. These goals are intended to be used to guide decision-making in individual family, organizational, and governmental activities that affect the community at-large.

These goals are based upon the community-wide attitude survey conducted in June, 1976. However, as attitudes change, goals should be re-evaluated so they remain an up-to-date statement of community wishes.

Community and Rural Development .

- Encourage an efficient community and rural development pattern for Roca and the surrounding area; containing a system of land uses including agriculture, residential, commercial, industrial, public and semi-public.
- Guide and control future community (residential, commercial and industrial) development to ensure a desirable development pattern; adjacent to existing community development, not leap-frogging vacant lands, and located within the future corporate limits.
- Maintain the agricultural land-use of the unincorporated area.
- Maintain and re-enforce the village center.
- Establish development and density controls through the adoption of subdivision and zoning ordinances.
- Maintain the environmental quality of the Roca area.
- Promote proper development and reuse of quarrying sites in the Roca area.

Housing

- Ensure safe and sanitary housing.
- Preserve and maintain existing housing areas and remove or upgrade deteriorating buildings.
- Limit future single-wide mobile home courts.
- Maintain a spacious and open character in future residential areas consistent with existing residential areas.

- Encourage a diversified range of housing types (single family, duplex) to meet the varied housing needs and preferences of all residents.

Economic Development and Employment

- Maintain a vigorous agricultural economy.
- Expand employment opportunities within the community to serve the local labor force.
- Expand the local tax base and other sources of revenue to meet the costs of maintaining and improving community facilities and services.
- Limit industrial development to locations that minimize adverse effects upon the community.

Commercial Services and Facilities

- Attract new and varied commercial facilities into the village center area.

Environment

- Improve the over-all appearance and visual character of the community.
- Maintain healthful community environment.
- Conserve natural resources and energy.
- Conserve the historic heritage of Roca and the Roca area.

Community Services and Facilities

Utilities:

- Provide that all residents and community development areas are served with adequate water distribution, sewage collection and disposal facilities, storm drainage, electrical systems, and solid waste collection and disposal services.
- Refuse extension of community facilities to development not adjacent to the existing community or not provided for in the future land use plan.

Protection:

- Promote adequate fire protection and law enforcement.
- Improve capacity to handle emergencies and support the Hickman rescue unit.

Education:

- Ensure the availability of quality educational programs for all ages.

Parks and Recreation:

- Provide a park system, including both facilities and programs, to meet the recreational and leisure needs of all community residents on a year-round basis.
- Provide and promote a system of trails to provide access to areas of environmental significance.

Communication:

- Improve public information and understanding.

Social and Human Services:

- Improve and encourage social, cultural, health and human services.

Cooperation:

- Seek inter-governmental cooperation for the purpose of providing specific services that the local community cannot support independently.

Transportation

- Ensure residents of access to community and commercial services and employment opportunities, both within the community and supporting service centers (Lincoln and Hickman).
- Improve vehicular and pedestrian safety, including safety at railroad crossings and bridges.
- Provide a system of well-maintained sidewalks or walkways to enable a safe and convenient pedestrian movement.
- Encourage provision of off-street parking.
- Provide adequate street maintenance including snow removal.
- Improve street conditions.
- Encourage provision of transit service to centers of employment and service outside Roca.

A P P E N D I X "B"

ROCA ATTITUDE SURVEY
TABULATION

1. What is the general appearance of your business district?
- EXCELLENT 7 GOOD 45 FAIR 47 POOR
2. Are you in favor of attracting new business to Roca?
 86 YES 12 NO
3. Are you in favor of attracting new industry to Roca?
 45 YES 53 NO
4. Do you think parking in the business district is adequate?
 55 YES 35 NO; If NO, Why _____
5. How adequate are local parks and recreation areas? (size, proper equipment and facilities, maintenance, etc.)
 1 EXCELLENT 9 GOOD 21 FAIR 62 POOR
6. How well does the community provide year-round recreation programs
 1 EXCELLENT 4 GOOD 8 FAIR 79 POOR
7. How would you rank the effectiveness of the law enforcement?
 3 EXCELLENT 19 GOOD 28 FAIR 46 POOR
8. Are you willing to participate in community improvement programs?
 75 YES 10 NO
9. What percent of your shopping would you estimate that you do in the following communities?
LINCOLN 65 MOST 24 ABOUT HALF 2 VERY LITTLE
HICKMAN 4 MOST 29 ABOUT HALF 42 VERY LITTLE
OTHER 3 MOST 6 ABOUT HALF 28 VERY LITTLE
10. How many members of your household work outside the Home? 71
If so, where? 11 ROCA 1 HICKMAN 28 DOWNTOWN LINCOLN
 48 OTHER LINCOLN LOCATION 5 FARM 3 OTHER (SPECIFY) _____
11. How important do you feel each of the following items is in your choosing ROCA as your home?

	Very Important	Somewhat Important	Not Important
a. General appearance	<u> 41 </u>	<u> 33 </u>	<u> 7 </u>
b. Near relatives and/or friends	<u> 20 </u>	<u> 17 </u>	<u> 40 </u>
c. Cost of living	<u> 39 </u>	<u> 22 </u>	<u> 18 </u>
d. Have always lived here	<u> 16 </u>	<u> 11 </u>	<u> 34 </u>
e. Close to nature	<u> 34 </u>	<u> 19 </u>	<u> 20 </u>
f. Close to work	<u> 24 </u>	<u> 23 </u>	<u> 27 </u>
g. Freedom from heavy traffic	<u> 55 </u>	<u> 16 </u>	<u> 10 </u>
h. Fewer governmental restrictions	<u> 42 </u>	<u> 23 </u>	<u> 12 </u>
i. Cleaner air	<u> 59 </u>	<u> 12 </u>	<u> 9 </u>
j. Friendliness and peacefulness	<u> 63 </u>	<u> 11 </u>	<u> 8 </u>
k. Lower taxes	<u> 39 </u>	<u> 24 </u>	<u> 14 </u>
l. Other (Specify) _____	<u> 8 </u>	<u> </u>	<u> 6 </u>

12. How serious do you consider each of the following problems in Roca area?

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>
a. Weeds	<u>64</u>	<u>23</u>	<u>4</u>
b. Dead trees	<u>55</u>	<u>27</u>	<u>7</u>
c. Solid waste disposal	<u>48</u>	<u>23</u>	<u>10</u>
d. Roadside litter	<u>55</u>	<u>26</u>	<u>6</u>
e. Deteriorating buildings	<u>53</u>	<u>22</u>	<u>8</u>
f. Unsightly vacant lots	<u>54</u>	<u>23</u>	<u>8</u>
g. Dogs running loose	<u>57</u>	<u>23</u>	<u>9</u>
h. Vandalism	<u>29</u>	<u>23</u>	<u>27</u>
i. Motorcycles	<u>35</u>	<u>18</u>	<u>37</u>
j. Mini-bikes	<u>39</u>	<u>15</u>	<u>35</u>
k. Speeding autos	<u>60</u>	<u>20</u>	<u>11</u>
l. Medical care availability	<u>50</u>	<u>24</u>	<u>9</u>
m. Other (Specify) _____	<u>4</u>		

13. Which type residence would you prefer to live in?

- 82 Single Family house
- 1 Small apartment house or duplex
- 1 Large apartment house
- 9 Mobile home
- 1 Other (Specify) none

14. a. Should Roca adopt minimum lot size standards for new housing development? 56 YES 28 NO

- b. If yes, what would be an acceptable absolute minimum for new single family housing development? (width) x (depth)
- 100x150 - 9 75 x 120 - 3 75 x 150 - 6 60 x 120 - 2
- 50x100 - 14
- 50x150 - 7
- 50x120 - 5
- width (circle): 50, 60, 75, 100, other (specify) _____
- depth (circle): 100, 120, 150, other (specify) _____
- 75 x 100 - 1 60 x 150 - 5 60 x 100 - 1
- c. What would be a desirable lot size for any new single family housing development? (width) x (depth)
- 50x100 - 12
- 50x120 - 5
- 50x150 - 5
- 100 x 150 - 9 75 x 150 - 8 75 x 100 - 2 100 x 100 - 1
- width (circle): 50, 60, 75, 100, other (specify) _____
- depth (circle): 100, 120, 150, other (specify) _____
- 60 x 150 - 3 75 x 120 - 3 100 x 120 - 2 60 x 120 - 2

15. To what degree do you consider the following items to be housing problems in the area?

	<u>Serious</u>	<u>Moderate</u>	<u>No Problem</u>
a. Lack of available housing	<u>36</u>	<u>29</u>	<u>13</u>
b. Lack of available land	<u>35</u>	<u>30</u>	<u>14</u>
c. Choice of housing types	<u>22</u>	<u>26</u>	<u>21</u>
d. Cost or rents are too high	<u>4</u>	<u>24</u>	<u>40</u>
e. Poor construction quality	<u>11</u>	<u>19</u>	<u>37</u>
f. Not enough apartment units	<u>19</u>	<u>23</u>	<u>26</u>
g. Deterioration of older housing	<u>41</u>	<u>20</u>	<u>13</u>
h. Not enough low income housing	<u>18</u>	<u>20</u>	<u>35</u>
i. Too much low income housing	<u>5</u>	<u>11</u>	<u>45</u>
j. Other (specify) _____			

16. Below is a list of services which generally require taxes for development and maintenance. Should we spend more, less or about the same as in past years?

	<u>More</u>	<u>Less</u>	<u>Same</u>
a. Provide recreation programs	48	7	22
b. Build better parks	51	7	15
c. Improve present parks	53	9	13
d. Provide community recreation center	37	8	25
e. Eliminate community eyesores	56	2	21
f. Improve fire/rescue protection	38	3	30
g. Help finance low-income housing	9	28	30
h. Develop an industrial site	9	30	27
i. Improve sanitary sewer systems	13	5	50
j. Improve water systems	52	2	23
k. Support pollution abatement	13	12	43
l. Improve law enforcement	41	2	35
m. Pave streets	31	9	31
n. Maintain streets	34	9	31
o. Provide street lighting	11	1	54
p. Improve rescue protection	36	5	31
q. Improved garbage collection	20	4	50
r. Improve snow removal	7	7	55
s. Planting street trees	16	18	33
t. Bus service to Lincoln	24	13	38
u. Sidewalks	24	11	36
v. Storm drainage	17	9	42

17. What recreational or entertainment facilities would you like to have? 1st: improved park for kids and family; playground and picnic facilities; trees and shelter
 2nd: ball diamond, swimming pool, basketball and tennis courts, recreation mall, roller skating rink
 3rd: programs for elderly because no public transportation
 4th: motorcycle, snowmobile, and bike trails
 5th: new restaurant/tavern
 6th: none needed -- Lincoln and State lakes close

18. What three things should the town go to work on now to improve itself? 1st: improve community appearance -- mow and clear out weeds in streets, alleys and vacant lots; remove litter, junk cars and dead trees; repair or remove old buildings; clean and fix up business area; encourage new housing construction; street signs and house numbers; Christmas lights every year; open alleys, sidewalks and storm sewers; paving; get dump out of town; and less pollution, beer cans, etc.
 2nd: improve parks and recreation program (see above)
 3rd: improve water system
 4th: improve communication and cooperation between residents and between residents and Town Board; let everyone have say in town, work together, and don't let tavern control town
 5th: law enforcement and Sundays -- more/better law enforcement; don't over do things with laws; traffic control; keep up stop signs; stop motorcycles from riding all hours of night; liquor by the drink; close bar on Sundays; increase

church attendance; clean up or close tavern; ordinances;
 zoning; comprehensive plan; extend City limits; control dogs
 6th: attract new businesses -- gas station and auto
 repair shop; grocery store
 7th: trade in community -- maintain local autonomy.
 and keep Lincoln out

19. How many years have you lived in the Roca area? 16 5 years or
 less 22 6 to 10 years 17 11 to 20 years 32 over 21 years

20. Do you live in Roca or the rural area surrounding Roca?
75 Roca 19 Rural area

21. Which would you rather do (check one)?
76 Remain in your present residence
5 Move to another residence in Roca area
9 Move away from Roca area

22. Do you think the people of Roca, for the most part, are
 friendly and hospitable towards strangers and newcomers?
67 YES 25 NO

23. What do you think the population of Roca will be 25 years from
 now? (population: 123 in 1960 Federal census; 118 in 1970
 Federal census)

14 125 or less
19 125-150
16 150-175 median: 150-175
11 175-200
15 200-300
10 300 or more

24. What do you want the population of Roca to be 25 years from now?

9 125 or less
14 125-150
12 150-175 median: 175-200
10 175-200
14 200-300
20 300 or more

25. The proximity of Roca to a metropolitan city (Lincoln) gives
 rise to certain problems and opportunities. With this in
 mind, please express your opinions on the following questions.

a. To what extent should Roca integrate its future with
 Lincoln, Lancaster County and other communities?
 none; want bus service; not with Lincoln-Lancaster Planning
Commission; no lincoln; more could be part of Lincoln for
growth; O.K.- unique; work with City; work with County
planners and law enforcement; little; to degree needed; stay
out; integrate; will be annexed one day

b. In what ways should Roca try to develop, exclusive of Lincoln Lancaster County and other communities?

no reason to; park and business; make build; low key, planning and zoning; groceries; facilities; garage; new housing project; water; sidewalks; recreation; stay separate; open alleys; lots would allow homes; general appearance; don't grow; spray for bugs; organize welcome committee; city improvement; clean up; cafeteria; gas station

26. Additional comments: _____

question doesn't apply to rural; grow slow; close tavern on Sundays; there is a Sunday problem

27. What is your approximate age?

1 Under 19 17 19-30 19 31-40 12 41-50 28 51-65 16 Over 65