

Land Use Analysis

Demographics

The estimated population of San Marcos in 2018 is 1,727, based on the number of houses multiplied by the persons per household in 2010 (2.19) and subtracting 10 percent for the average number of vacant houses in 2010.

| |
|-----------------------------------|
| San Marcos Population 2018 |
| 1,727 |
| San Marcos Housing 2018 |
| 876 |

Because the San Marcos District does not have a corresponding Census area boundary, the numbers are estimated based on another Census unit, the Census block. The starting point for the estimated population and the estimated number of dwelling units is the U.S. Census blocks (Year 2000 and 2010) that included any portion for the San Marcos District Community Planning Area. Where the Census blocks were split by the Community Planning Area boundary, the number of housing units and population were split and apportioned based on the proportion of residential structures in the Santa Fe County structures database (as of April 1, 2010) that fell within as opposed to outside of the Community Planning Area.

Of the residents in the San Marcos area, the majority (61%) were Not Hispanic or Latino. Additionally, almost 50 percent of the population in 2010 was age 35-64. A detailed population breakdown for 2010 may be found in table one below. Again, because the area of San Marcos does not have a corresponding Census area, the numbers were estimated from the Census Blocks.¹ Some of the Census Blocks in the San Marcos District overlap with the Northfork and Silverado neighborhoods. Therefore, between 30 to 50 percent of the age, ethnicity and

¹ Proportion and Number of Hispanic Persons:

The proportion of Hispanic persons for 2000 and 2010 are based on the U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The proportions that were calculated were then applied to the total number of persons that were estimated for the San Marcos District Community Planning Area for 2000 and 2010 (see section above), to derive the number of Hispanic persons.

Age of Population:

The age breakdown for the population for the Year 2000 is based on the age breakdown of U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The Year 2010 Census block data did not include an age breakdown, so the age breakdown of the Census block group (Tract #106.03 Block Group 1) that includes the area east of N.M. 14 was used. For median age, the data for Census Tract #106 Block Group 4 was used for Year 2000, and the data for Tract #106.03 Block Group 1 was used for Year 2010 – both of these areas basically consist of the portion of San Marcos that lies to the east of N.M. 14.

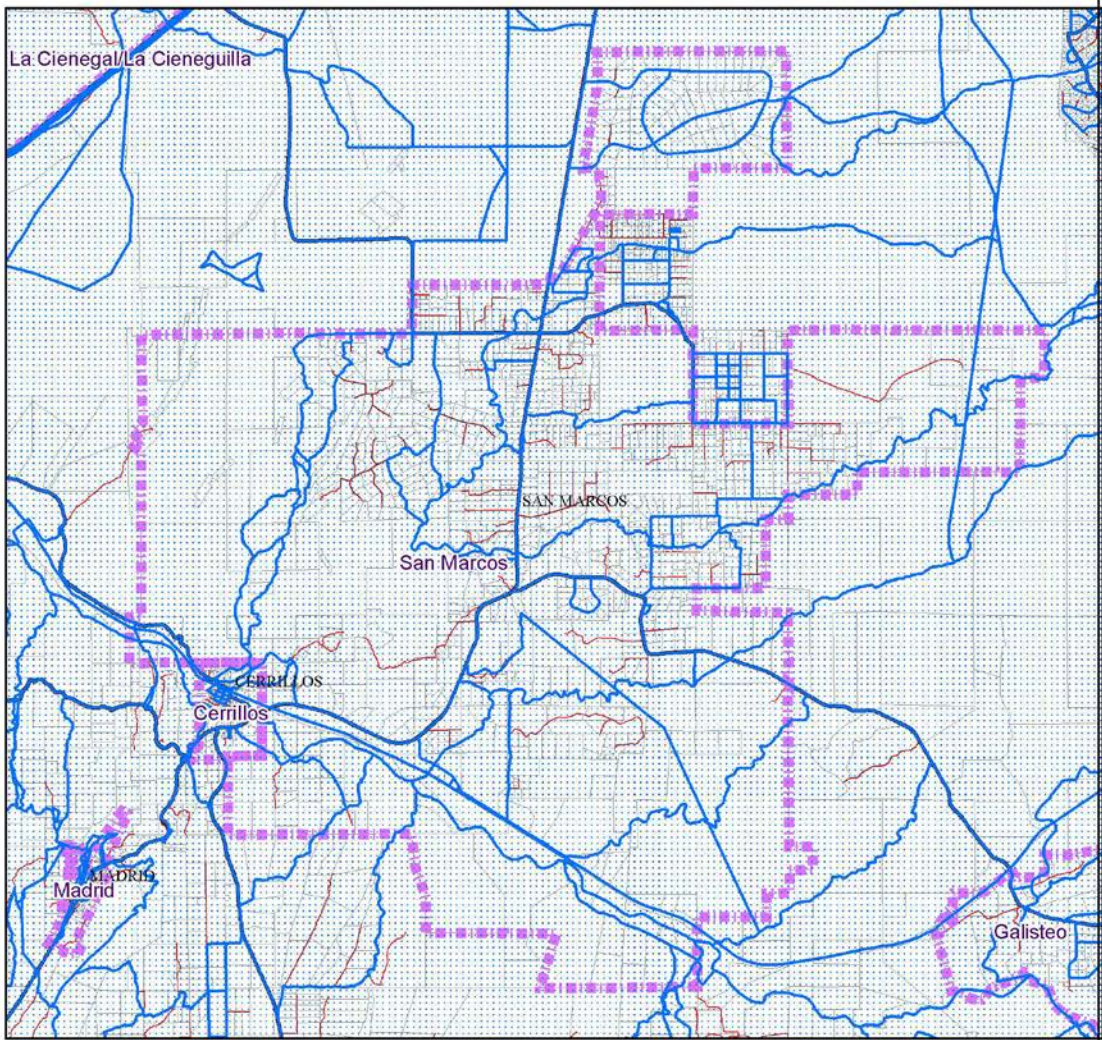
population from the Northfork and Silverado neighborhoods is included in the San Marcos District data.

Future projections for San Marcos District estimate an additional 152 people moving into the area by 2030 and an additional 80 housing units over the same period.

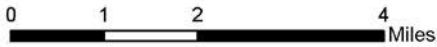
| Projected Yearly Population Increase in San Marcos | | | | | |
|--|---|--|--|--|-----|
| Year | Unincorporated County Population (10/6/2014 UNM Projections) | Unincorporated County Population Growth Increment | San Marcos Growth Share (percent)* | Incremental Projected San Marcos Population Increase | |
| 2017 | 53,055 | | | | |
| 2018 | 53,298 | 243 | 1.655157 | 4 | 4 |
| 2019 | 53,534 | 236 | 1.655157 | 4 | 4 |
| 2020 | 53,815 | 281 | 1.655157 | 5 | 5 |
| 2021 | 54,854 | 1,039 | 1.655157 | 17 | 17 |
| 2022 | 55,791 | 936 | 1.655157 | 15 | 15 |
| 2023 | 56,739 | 948 | 1.655157 | 16 | 16 |
| 2024 | 57,698 | 960 | 1.655157 | 16 | 16 |
| 2025 | 58,670 | 972 | 1.655157 | 16 | 16 |
| 2026 | 59,658 | 988 | 1.655157 | 16 | 16 |
| 2027 | 60,328 | 670 | 1.655157 | 11 | 11 |
| 2028 | 61,138 | 810 | 1.655157 | 13 | 13 |
| 2029 | 61,668 | 530 | 1.655157 | 9 | 9 |
| 2030 | 62,217 | 549 | 1.655157 | 9 | 9 |
| Total Increase, Year 2018 to Year 2030 | | | | | 152 |

| Projected Yearly Housing Unit Increase in San Marcos | | | | | |
|--|--|--|--|--|----|
| Year | Unincorporated County Housing Units (10/6/2014 UNM Projections) | Unincorporated County Housing Unit Growth Increment | San Marcos Growth Share (percent)* | Incremental Projected San Marcos Housing Unit Increase | |
| 2017 | 24,714 | | | | |
| 2018 | 24,854 | 140 | 2.584435 | 2 | 2 |
| 2019 | 24,991 | 137 | 2.584435 | 2 | 2 |
| 2020 | 25,151 | 160 | 2.584435 | 3 | 3 |
| 2021 | 25,687 | 536 | 2.584435 | 9 | 9 |
| 2022 | 26,172 | 485 | 2.584435 | 8 | 8 |
| 2023 | 26,663 | 491 | 2.584435 | 8 | 8 |
| 2024 | 27,160 | 497 | 2.584435 | 8 | 8 |
| 2025 | 27,663 | 503 | 2.584435 | 8 | 8 |
| 2026 | 28,174 | 511 | 2.584435 | 8 | 8 |
| 2027 | 28,527 | 353 | 2.584435 | 6 | 6 |
| 2028 | 28,950 | 423 | 2.584435 | 7 | 7 |
| 2029 | 29,234 | 284 | 2.584435 | 5 | 5 |
| 2030 | 29,528 | 294 | 2.584435 | 5 | 5 |
| Total Increase, Year 2018 to Year 2030 | | | | | 80 |

* Based on San Marcos share of population and housing increases from Year 2000 to Year 2010, within unincorporated non-pueblo portion of Santa Fe County



**San Marcos District
With Census Block
Boundaries.**



Legend

 Community Planning Areas 2015

 Census Blocks, 2010 U.S. Census

Roads

 Minor Roads

 Major Roads

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
Users are solely responsible for confirming
data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

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**SAN MARCOS DISTRICT COMMUNITY PLANNING AREA
TABLE 1: POPULATION AND HOUSING UNIT ESTIMATES**

| YEAR | HOUSING UNITS | POPULATION |
|------|---------------|------------|
| 2000 | 749 | 1,574 |
| 2010 | 925 | 1,725 |
| 2018 | 945 | 1,763 |

Santa Fe County Planning Division, March 1, 2018

Estimates are based on Year 2000 and 2010 U.S. Census block data, and Santa Fe County building structure data.

Note: Population and housing estimates do not include the Silverado community, which was included in the estimates that are contained in the most recently adopted San Marcos District Community Plan.

TABLE 2: POPULATION (based on U.S. Census Tract, Block Group, and Block-Level Data)

| | 2000 | | 2010 | |
|------------------------|---------------|-----------------------|---------------|-----------------------|
| | No. of People | % of Total Population | No. of People | % of Total Population |
| Total Population | 1,574 | 100.0 | 1,725 | 100.0 |
| Hispanic or Latino | 403 | 25.6 | 672 | 39.0 |
| Not Hispanic or Latino | 1,171 | 74.4 | 1,053 | 61.0 |
| Under 22 (year 2000) | | | | |
| Under 20 (year 2010) | 406 | 25.8 | 419 | 24.3 |
| 22 - 29 (year 2000) | | | | |
| 20 - 24 (year 2010) | 68 | 4.3 | 59 | 3.4 |
| 30 - 39 (year 2000) | | | | |
| 25 - 34 (year 2010) | 224 | 14.3 | 166 | 9.6 |
| 40 - 49 (year 2000) | | | | |
| 35 - 49 (year 2010) | 413 | 26.2 | 361 | 20.9 |
| 50 - 64 | 352 | 22.4 | 510 | 29.5 |
| 65 & over | 111 | 7.1 | 211 | 12.2 |
| Median Age | 37.9 | | 45.3 | |

TABLE 3: HOUSING (based on U.S. Census Tract, Block Group, and Block-Level Data)

| | 2000 | | 2010 | |
|------------------------|--------------|------------------|--------------|------------------|
| | No. of Units | % of Total Units | No. of Units | % of Total Units |
| Total Housing | 749 | 100.0 | 925 | 100.0 |
| Occupied Housing* | 664 | 88.6 | 789 | 85.3 |
| Occasional Use Housing | 32 | 4.3 | 42 | 4.6 |
| Vacant Housing | 53 | 7.1 | 94 | 10.1 |
| Owner-Occupied | 548 | 82.5 | 650 | 82.3 |
| Renter-Occupied | 116 | 17.5 | 139 | 17.7 |

* Occupied housing units = "households"

| | 2000 | 2010 |
|-----------------------|------|------|
| Persons per Household | 2.37 | 2.19 |
| Percent of Families** | 17.4 | 7.3 |
| Below Poverty Level | | |

** A "family" is defined as, "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption, and residing together".

| | |
|--|------|
| Percent of Residential Structures (2018) that are Site-Built | 88.5 |
| Percent of Residential Structures (2018) that are Mobile Homes | 11.5 |

Area Distribution

San Marcos area currently contains five zoning categories outside of public lands: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional. By area, the Rural category is allotted the most acres, 57 percent (see Table __ for acreage) of the total private areas. The Rural area has the lowest density, 1 dwelling per 40 acres. The next largest area is Rural Residential, with 42 percent of the total San Marcos District. Within Rural Residential zoning, 1 dwelling per 10 acres is allowed. The remaining area is divided between Rural Fringe, Commercial Neighborhood, and Public Institutional, together making up just 0.75 percent of the total area. See Table below for exact acreage numbers.

Build Out Analysis

Given the developable area of each zoning category, the build- out analysis looks at how many dwelling units could be added to the area. The Rural Residential area could potentially add 58 percent more dwelling units (411 dwellings) under the base density zoning rules. Base density for Rural Residential is 1 dwelling unit per 10 acres. See Table below for numbers.

Within the Rural area, where residents can build 1 dwelling unit per 40 acres at base density, an additional 180 percent of the existing dwelling units could be built (278 dwellings), See Table below for numbers.

The Rural Fringe and Commercial Neighborhood areas have 13 existing dwellings and 5 existing dwellings respectively. Because of the small developable area, no additional dwelling units could be added to the Rural Fringe and only 9 additional dwelling units could be added to the Commercial Neighborhood. Dwelling units are not applicable in the Public Institutional area.

| TABLE 4: POTENTIAL BUILD-OUT RESIDENTIAL DEVELOPMENT IN SAN MARCOS DISTRICT COMMUNITY PLANNING AREA | | | | |
|---|---------------------------------|----------------------|-------------------------------------|--|
| ZONING DISTRICT | DEVELOPABLE AREA (ACRES) | BASE DENSITY | NUMBER OF EXISTING DWELLINGS | POTENTIAL BUILD-OUT DWELLING UNITS, AT BASE DENSITIES |
| RURAL | 13,093.5 | 1 dwelling/40 acres | 154 | 432 |
| RURAL FRINGE | 111.4 | 1 dwelling/20 acres | 13 | 13 |
| RURAL RESIDENTIAL | 9,870.7 | 1 dwelling/10 acres | 704 | 1,115 |
| COMMERCIAL NEIGHBORHOOD | 34.9 | 1 dwelling/2.5 acres | 5 | 14 |
| PUBLIC / INSITUATIONAL | 27.3 | Not Applicable | 0 | 0 |
| TOTAL | 23,137.8 | | 876 | 1,574 |
| Based on Santa Fe County structure and parcel data as of 3/18/2016, and SLDC Zoning Map adopted on 12/8/2015. | | | | |
| "Developable Area" excludes rights-of-way, public lands & public open space, and conservation parcels owned by private conservation organizations. | | | | |
| Each parcel is assumed to be eligible for the construction of at least 1 dwelling unit, regardless of parcel size, and all existing dwelling units are assumed to continue to exist, regardless of current density. | | | | |
| Santa Fe County Planning Division, March 22, 2016 | | | | |
| Note: 3/18/2016 dwellings were used, to correspond to 3/18/16 build-out projections (only 3 dwellings have been built in the San Marcos District between 3/18/16 and the current date) | | | | |

Business License Map

There are 64 registered business licenses within San Marcos District, mostly home-based, with specializations ranging from corrugated piping and horse movie trucks to bed and breakfasts, natural healing, and a printing press. The licenses are distributed throughout the District, despite the small commercial area.

Based on the US Census Journey-to-Work data, 60 percent of the residents in San Marcos District travel between 20 to 35 minutes to work every day. A 20 to 35 minute commute is the

