Murio Farms will accommodate a variety of uses in keeping with the complete neighborhood model envisioned for the community. Murio Farms emphasizes livability for residents of all ages and abilities as well as those in adjacent neighborhoods. All residents have nearby proximity to quality, connected open space, contiguous park corridors, small-scale commercial development, and inspiring civic spaces. Additionally, the concentrated residential and mixed-use development nodes along Maple Grove Rd and Cole Rd will provide the future ridership numbers and efficient stop locations required to support reliable public transit to the area.

Residential Use
Residential uses range from 5-44 dwelling units/acre with transitional densities abutting existing residential development. More compact residential development is located toward the central green and mixed-use centers. The community includes a range of densities and a broad spectrum of housing products enabled by mixed-use urban nodes and a variety of lot layouts. This range will help address the attainable housing and sustainability goals and objectives delineated by the City of Boise's amended development code and the City of Boise's Comprehensive Plan.

Mixed-Use
Mixed-use blocks encourage a range of commercial, residential, and civic spaces to meet future community needs. Murio Farms includes two mixed-use nodes, one located along S Maple Grove Rd and one near 8-Mile Creek. These locations create an outward-facing, inviting interaction with adjacent neighborhoods and allow for efficient circulation and future transit connections. These nodes are envisioned to serve residents from the Murio Farms community as well as those in adjacent neighborhoods with convenient, necessary services and retail at an approachable scale.

Public Facilities and Open Space
Public facilities are integrated into the fabric of the community with particular attention to walkable access and place-making through interpreting the site's agrarian heritage and the Basque pioneering spirit. Open space is distributed throughout the community to provide connected, equitable access to quality outdoor areas and conservation spaces as well as natural resources.