Located on a prime infill site adjacent to West Franklin Street, The Graduate will serve a diverse combination of students, professionals and workforce tenants. While targeted toward the UNC population, the project’s proximity to downtown Chapel Hill and public transit, combined with a voluntary 15% affordable housing component, will appeal to a broad range of residents seeking to live within the urban core. Responding to a long, narrow, interior site bounded by public streets on each end, and bordering an historic residential district to the south, the volumetric design maximizes FAR while maintaining required setbacks as the building rises vertically above the podium. With usable space at a premium, units and common areas were designed for optimum efficiency within the allowable envelope. Parking is provided at a ratio of less than 0.5 spaces per bed, taking advantage of the walkable, transit-oriented location. The Graduate is designed to be 20% more energy efficient than ASHRAE 90.1, with an integrated energy management plan.