

The Goodrich



Downtown Akron needed more housing to support a connected, walkable city. A former BF Goodrich tire factory offered potential, but posed challenges typical of industrial adaptive reuse, including scale, structure, and preservation requirements. Portions of the building needed to remain in use as office space, adding complexity to planning and construction.

AVID Architects transformed four stories of the building into The Goodrich, a 139-unit mixed-use, multifamily development. Leveraging Ohio Historic Tax Credits and the Akron Community Reinvestment Area Tax Abatement, the design balanced preservation with modern amenities. Layouts were optimized for livability and market demand while respecting the building's historic character.

The Goodrich reactivates a key site in downtown Akron, offering residents a place to live, work, and play all in one location. It stands as a model for adaptive reuse, blending preservation with modern living to support continued revitalization.

LOCATION
Akron, OH

GROSS SF
180,000 SF

PROJECT COST
\$40 M

YEAR COMPLETE
2022

