

Philadelphia Rubber Works Co.



Long abandoned and stripped to its concrete bones, the former Philadelphia Rubber Works factory is ready for a new chapter. The developer's goal is to convert three aging industrial buildings into a cohesive, livable residential community while preserving the site's historic character.

AVID led the adaptive reuse design to transform the factory into residential units, commercial space, and shared amenities. After demonstrating design intent, the State Historical Preservation Office approved the removal of a central sawtooth structure, making ground-floor residential units, and the overall project, viable. The team leveraged Akron's tax abatement, PACE financing, and historic tax credits. -In-house engineering ensured tight coordination between architecture and MEP systems.

The project will bring new housing, street-level energy, and public-facing amenities to the edge of the Ohio & Erie Canal Towpath Trail, playing a key role in the continued revitalization of downtown Akron's south side and the former BF Goodrich campus.

LOCATION
Akron, OH

GROSS SF
140,000 SF

STATUS
Under Construction

