



AESOP 2025 CONGRESS

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TRACK 13: HOUSING AND SHELTER

Patterns of Development and Integration of New Residential Areas on the Periphery of Moscow: Post-Urban Growth Strategies for Space Production

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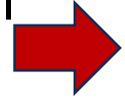
Introduction: Research Context

“Old” Moscow (red) – 12.3 mil

$S=1000$ sq.km.

New Moscow (yellow) – 0.7 mil

$S=1500$ sq.km.



was added to Moscow in 2011

Moscovskaya oblast (green) – 8.8 mil

$S=44300$ sq.km.

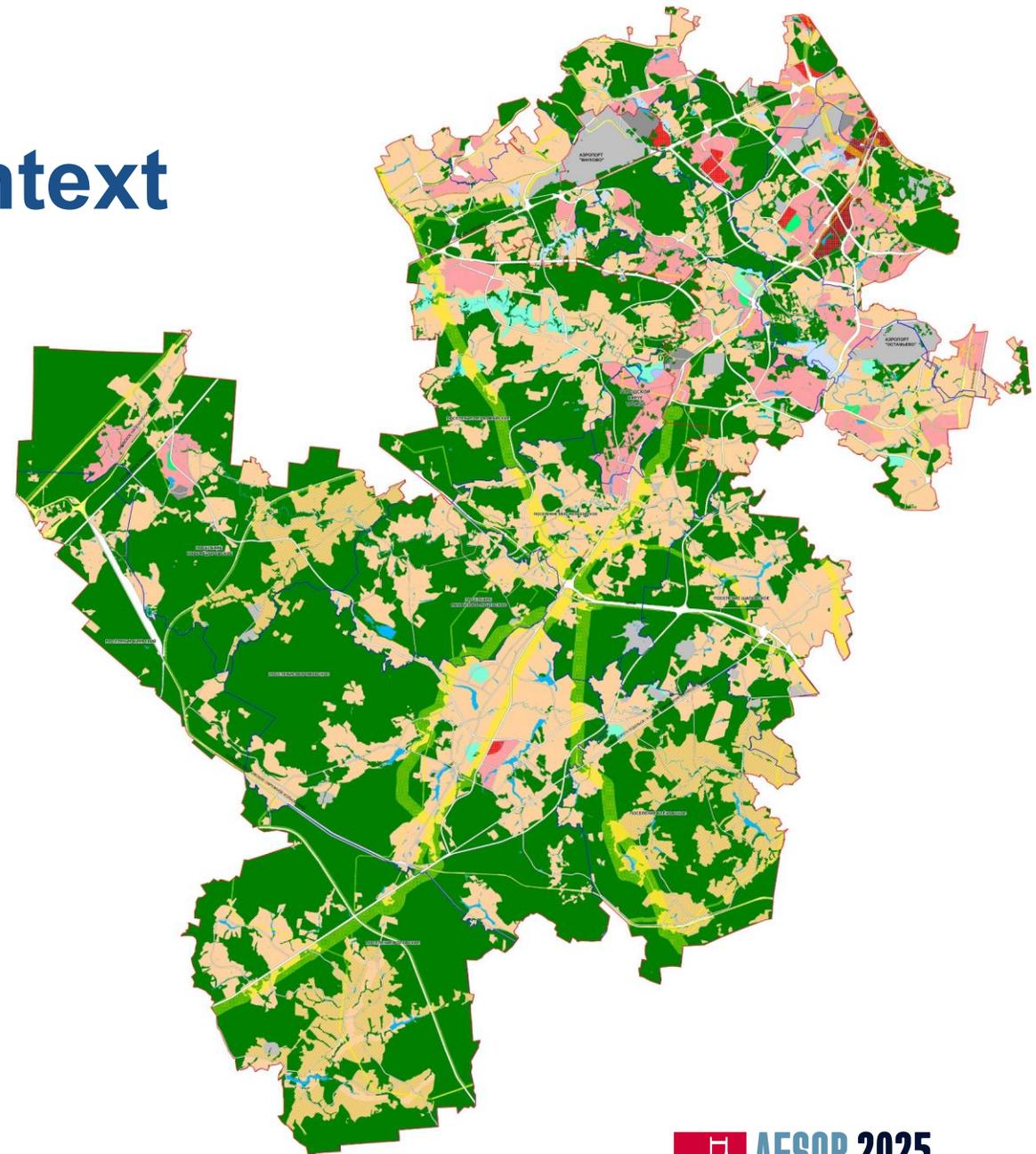
Moscow metropolitan area – 21.0 mil

New Moscow will be the third Russian city by the number of residents in 10 years (2035)

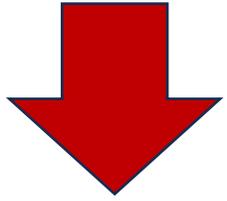


Introduction: Research Context

- Former agriculture lands,
- Forests (former a green belt),
- 2 towns,
- Villages,
- Dachas (summer houses),
- Gated cottage settlements



Our Research Interest



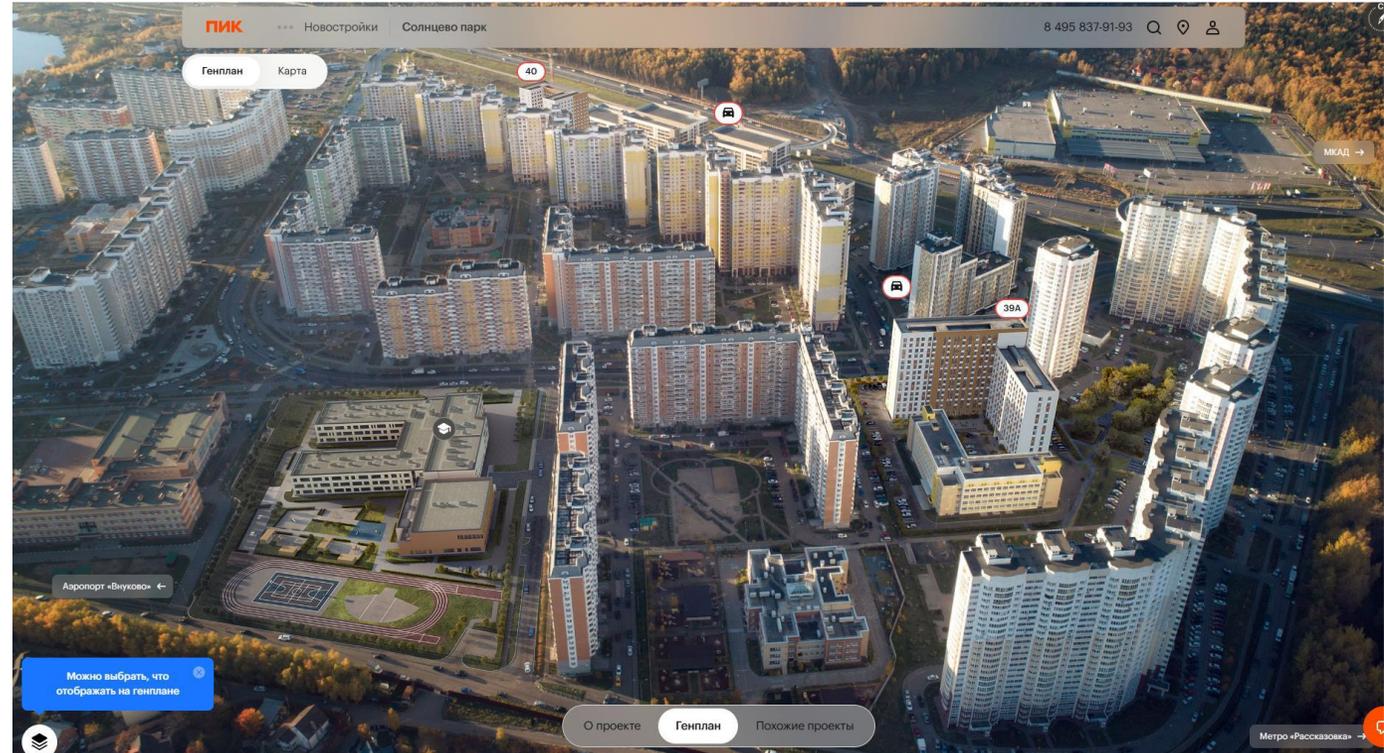
Post-urban
patterns of space
production in New
Moscow

Our focuses and concepts

1. Geoculture
 2. Policy and politics
 3. Patterns and fragmentation
 4. Frameworks
 5. The discourse
 6. Image
- Housing
-

Research Approach

The research is aimed at studying the patterns of development and integration of **new mass housing residential areas on the periphery of Moscow in logic of postmetropolis urbanization**

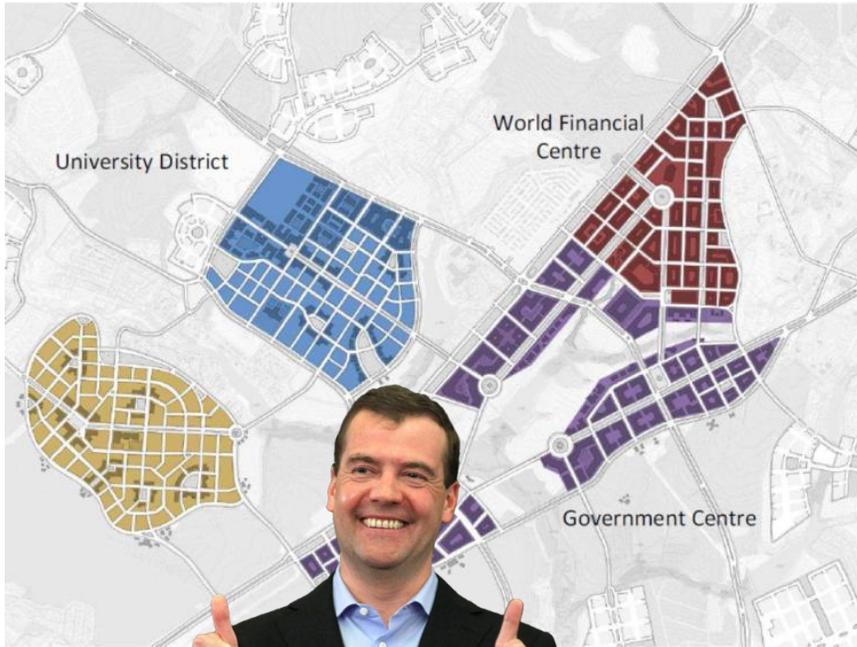


Theories

- [New Moscow as] Postmetropolis (Soja 2000; Zamyatin 2025)
- Generic City & Junk space (Rem Koolhaas 1995)
- Authoritarian Urbanism (Büdenbender, Zupan 2017)
- Housing regimes (Ruonavaara 2020)
- Post-socialist urban theory

Timeline: Back to the Past?

The last attempt of authoritarian **modernization of all country not only the capital**
A new modern capital center near old one as a megalomaniac idea



Affordable housing for middle class

2011

2025

The former president of Russia in 2008-2012

Housing and Spatial Policy in Moscow

Almost all Muscovites live in **high-rise** buildings – near 90%

Less than 10% live in historical **medium-rise** buildings



Socialist modernist
mass housing



Post-socialist mass
housing



Elite condominium in the city
center

Housing and Spatial Policy in Moscow

Almost all Muscovites live in high-rise buildings – near 90%

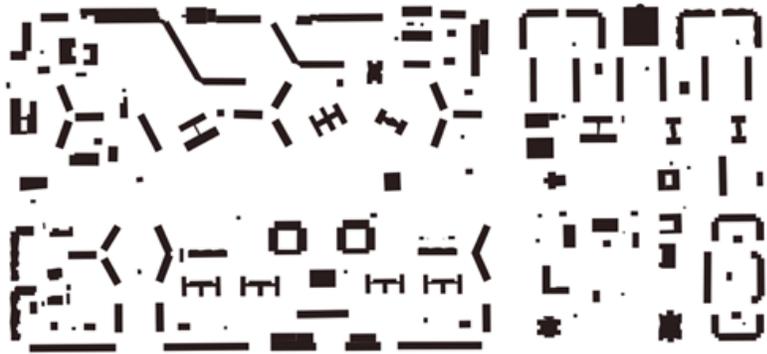


Affordable housing in New Moscow

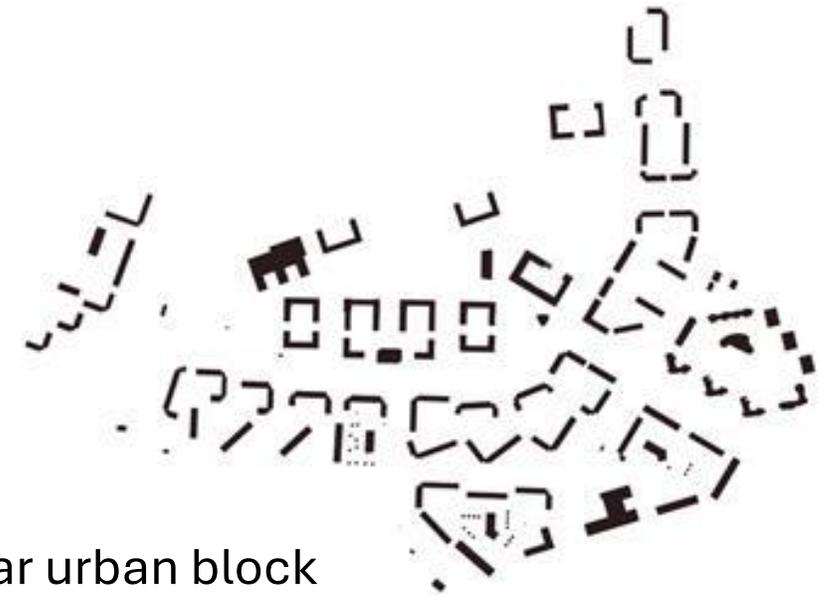


High-middle class housing – skyscrapers, in “Old” Moscow

Patterns of development of Moscow's peripheral areas in the process of mass residential development



Socialist urban block
or micro-district



Modular urban block

Patterns of development of Moscow's peripheral areas in the process of mass residential development



- Minimal unit of development is a modular block
- **All developers are private**
- One modular quarter is being built to reduce invest risks
- So, 70 housing complexes are being built at the same time all over New Moscow

Patterns of development of Moscow's peripheral areas in the process of mass residential development

We found some patterns:

- Infiltration into the void
- Isolation
- Layering
- Fallout / erosion
- Degradation of the Green Belt
- Modular development

Assessing integration of peripheral areas into the established urban system

- Comfortable urban environment as official discourse
- Transit oriented development (subway, buses)
- Malls as centers of everyday life and surrogate of public life
- State-led development of infrastructure
- General (comprehensive) plan of urban development
- Mega-projects as drivers of development

Specialization of New Moscow in affordable standard-class housing

Segregation of New Moscow as a zone of affordable standard-class housing

National urban policy as an engine of New Moscow development by subsidized mortgage

4500 euros for 1 sq.m. in “Old” Moscow

2700 euros for 1 sq.m. in New Moscow

2100 euros for 1 sq.m. near Moscow but not in the capital City

A one-bed flat price in NM is 150 000 euros



- Domination of transit spaces
- Junk spaces (as malls)
- Absence of centralities

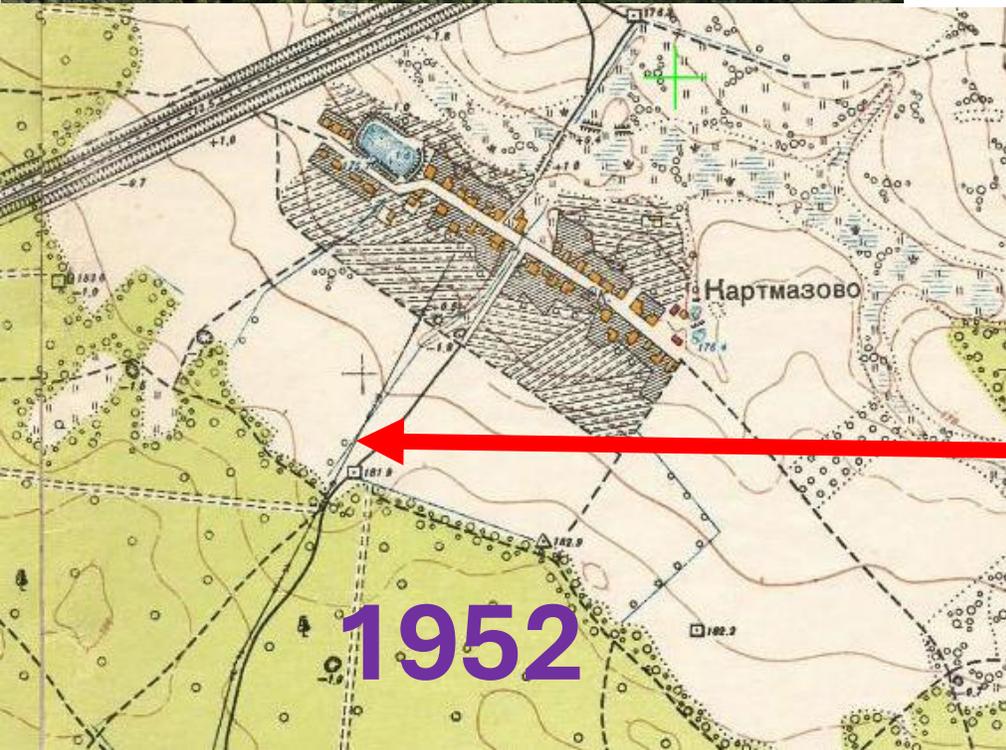
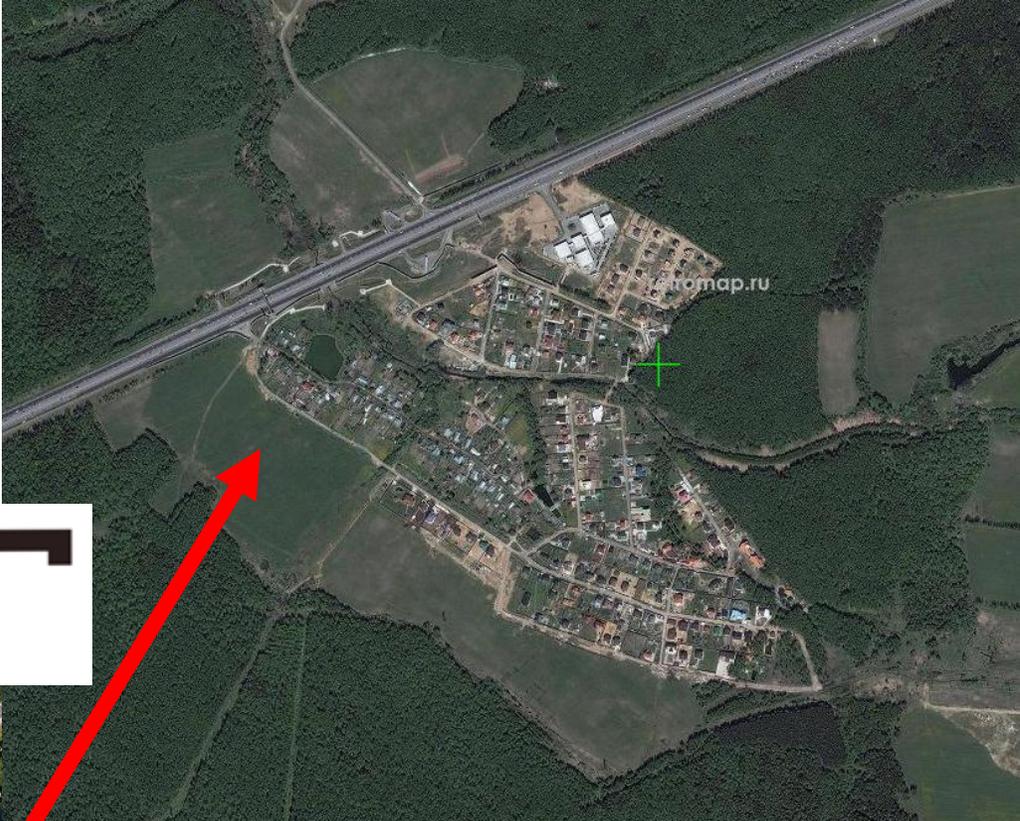
Modular development



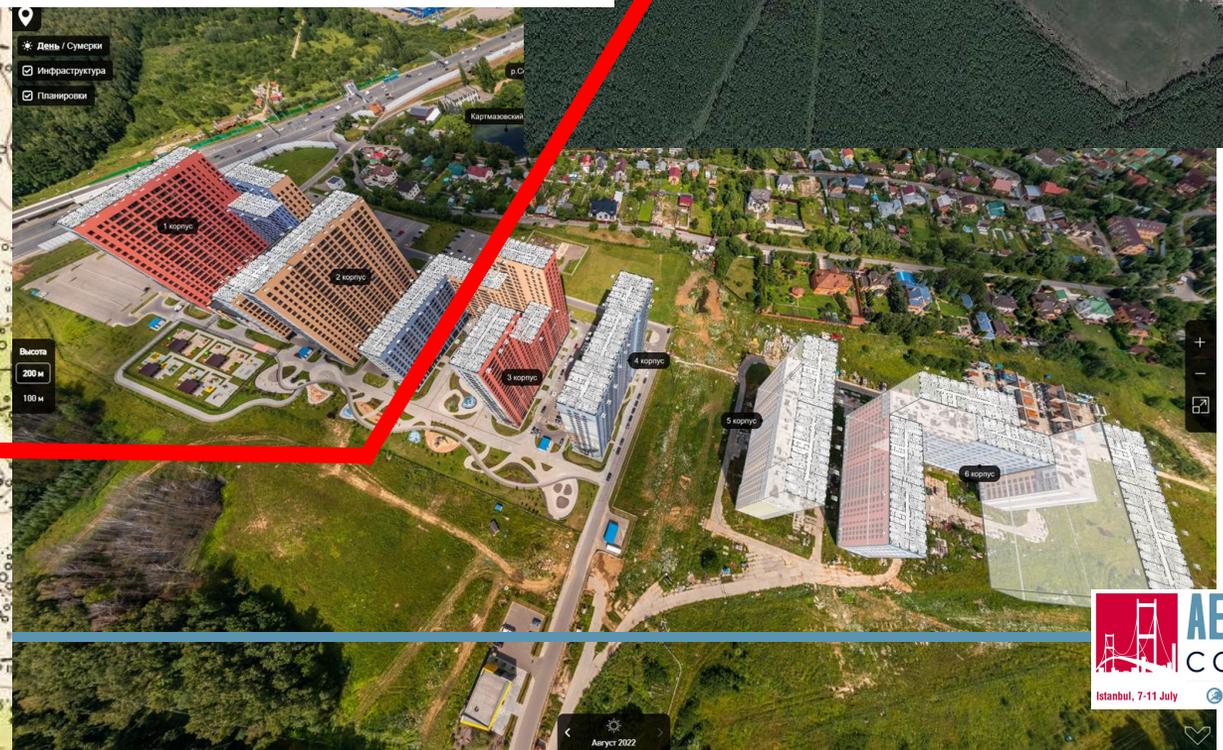
Modular
development
from 2013 to
2030

2007

Infiltration into the void #1

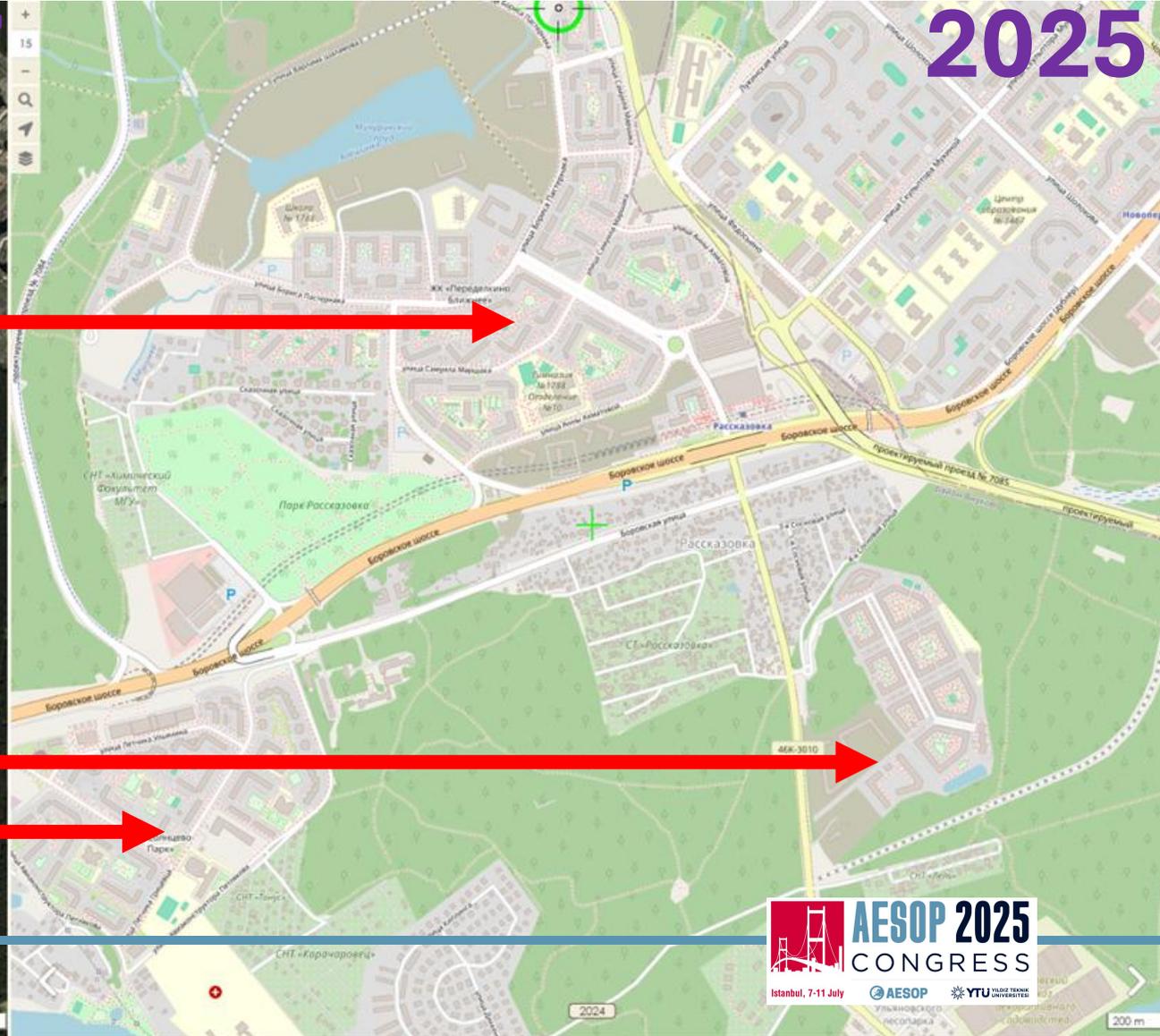
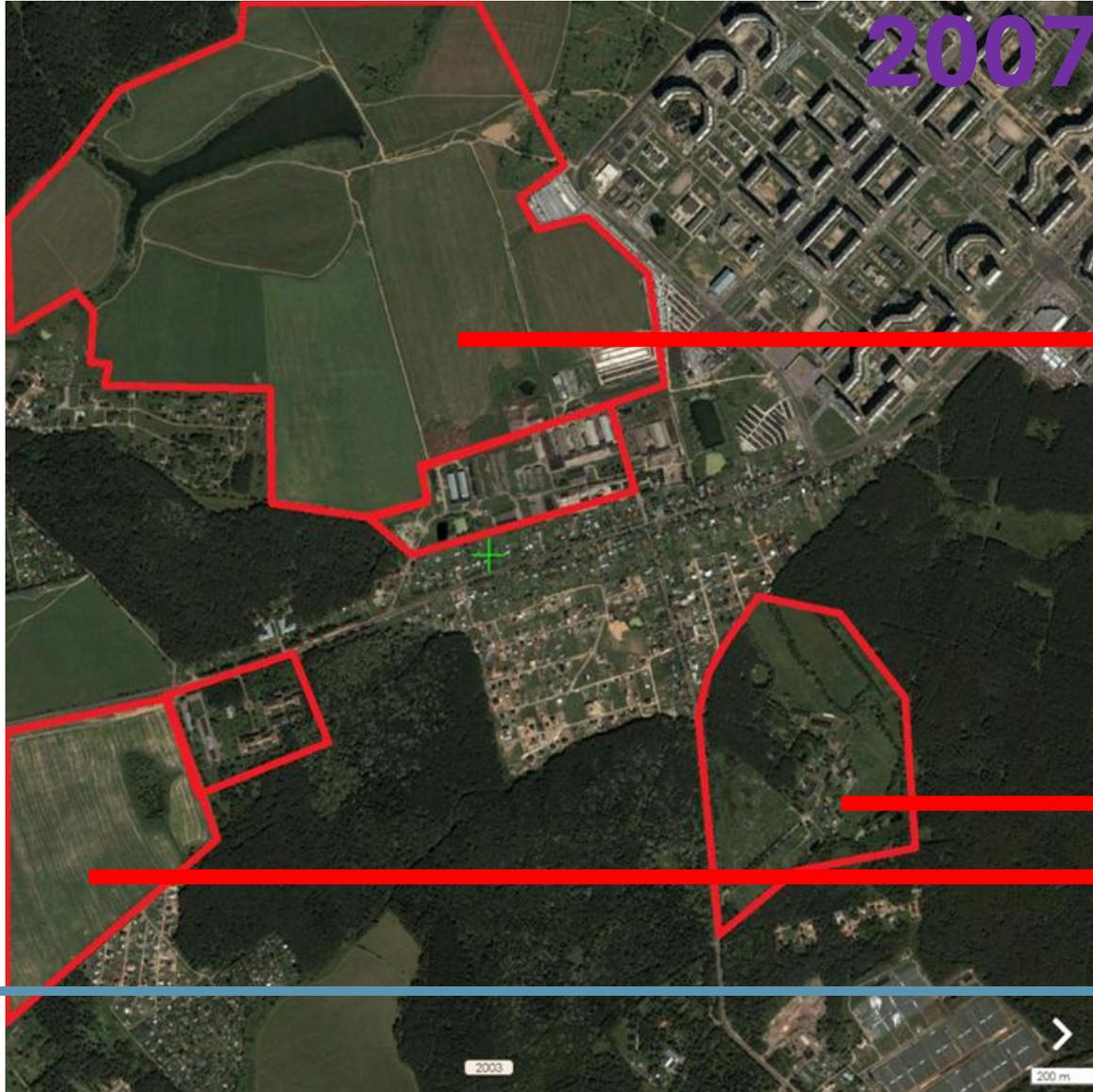


1952



2025

Infiltration into the void #2

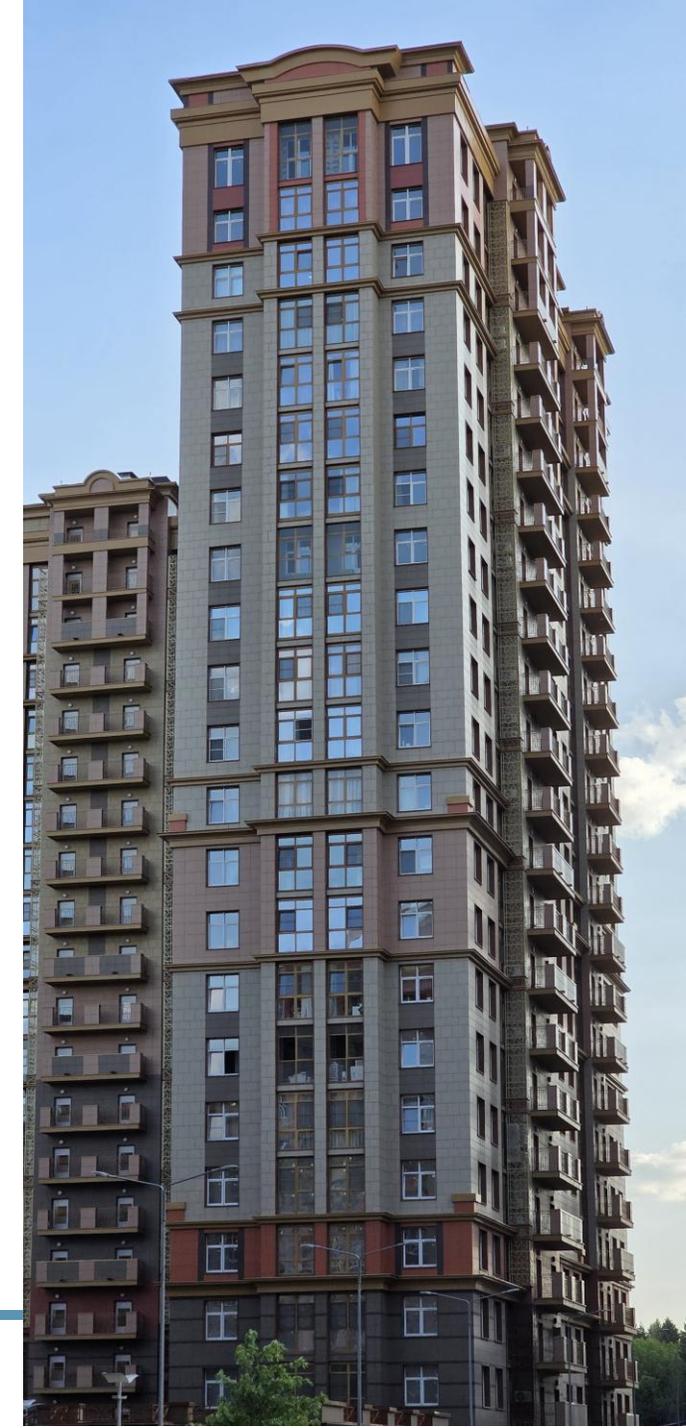


High density of high-rising



“The city in the forest” – a logo of this housing complex!

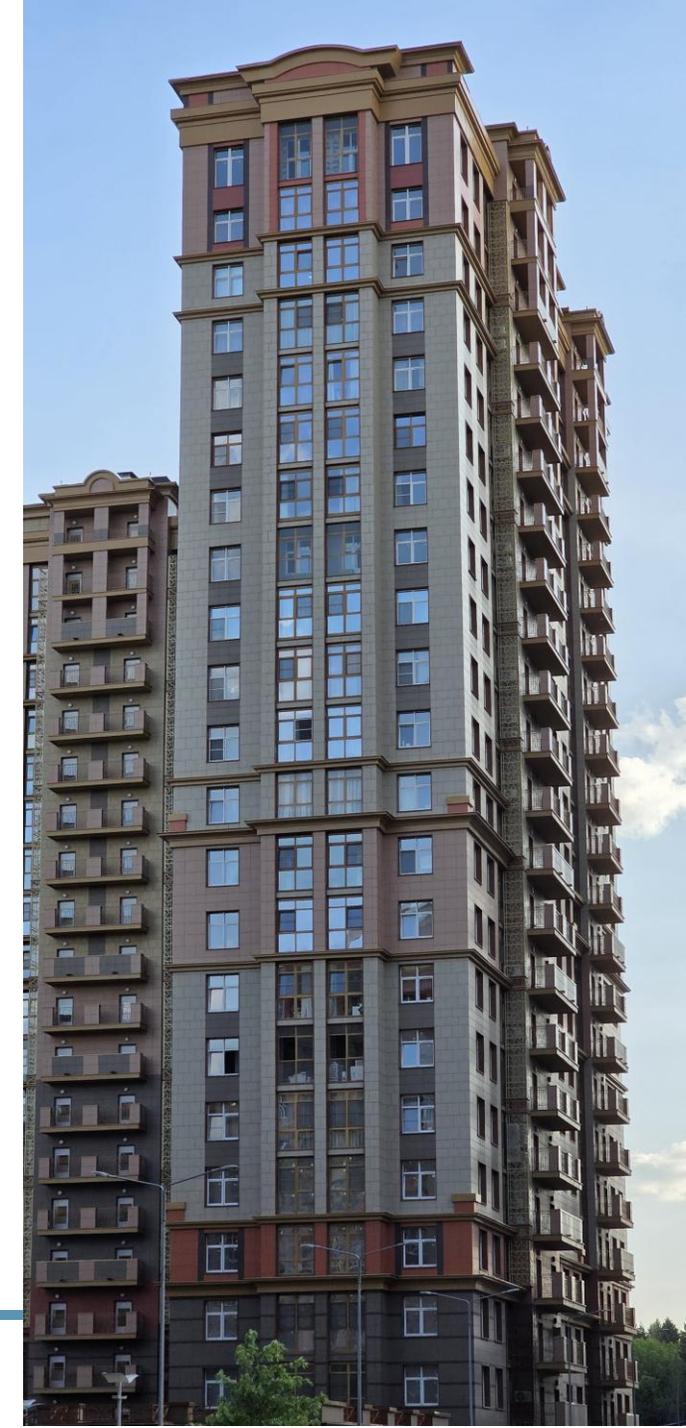
Neo-Stalinist architecture



High density of high-rising & Isolation



“The city in the forest” – a logo of this housing complex!



Layering



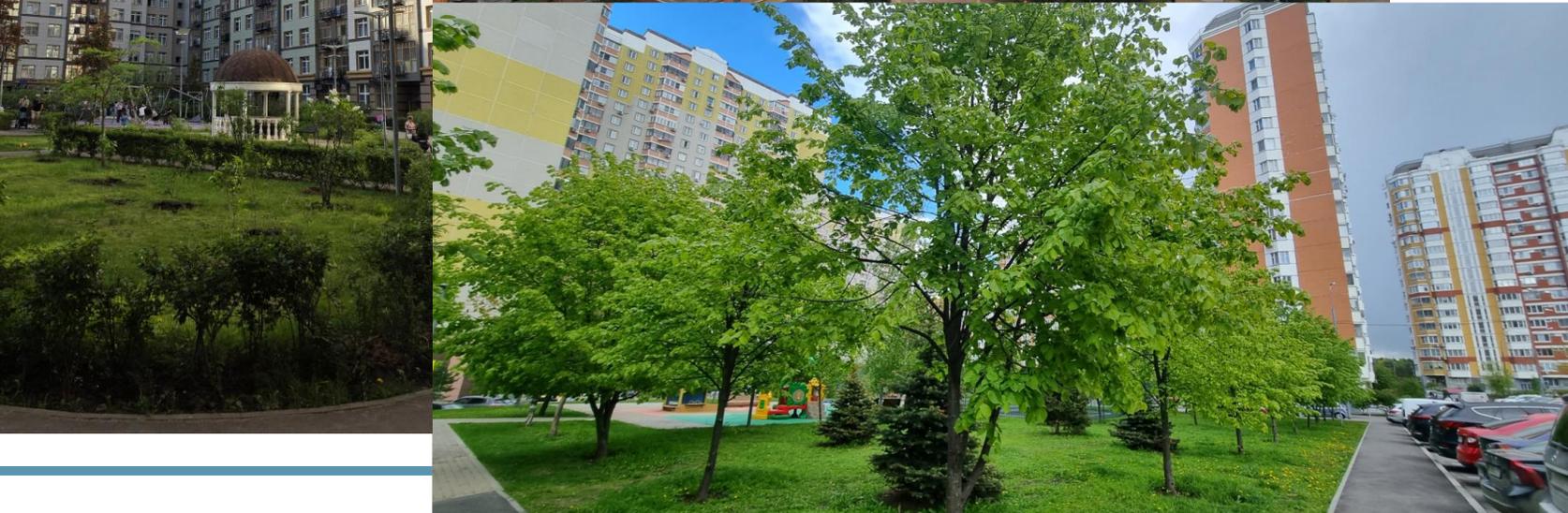
Old villages and even new cottage settlement for the new Russian rich co-exist with new mass housing



Comfortable Urban Environment



Everyday amenities:
shops, schools,
pharmacies,
kindergartens,
playgrounds, parks,
public transit and
etc.



Fallout of old country lifestyle



- Destroyed old villages
- Chip hotels for migrants
- Warehouses
- Laboure-houses like in XVIII c. England

Generic city or Lego-city



A mall united with public transit (subway, buses)

The largest garbage dump in Europe (closed)!

Generic city or Lego-city



1) Usage of non-architecture

2) There is a dozen of such housing complexes in whole city, not buildings!!!



Junk spaces & Centralities

1) Malls are centers of neighborhoods



2) Malls are united with public transit infrastructure



Transit spaces



Results

- **The contradiction** lies in the fact that the **protection of private property** and **the preservation of forests** (the former green belt) leads to infiltration into voids and **modular development** through jumps, whereas in the socialist period villages and forests would have been demolished.
- National policy of **subsidizing** commercial housing [until 2024].
- Direct **public investments** to the development of the infrastructure of the annexed territories in the logic of **urban entrepreneurship** and **state capitalism**.
- Affordable housing is an **ideology** of city authorities.
- **Segregation** as an outcome of such spatial strategy.

Thank you!



Istanbul, 7-11 July

