



Cultural Heritage Agency
Ministry of Education, Culture and Science



**Industrial sites along
the Yauza river.
Past, Present and Future**

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Moscow, June - September 2015

Preface

This report on the industrial sites along Moscow's Yauza river is published within the framework of the Shared Cultural Heritage Programme of the Cultural Heritage Agency of the Netherlands. The Shared Cultural Heritage Programme is a joint endeavour of the Ministry of Foreign Affairs of the Netherlands and the Ministry of Education, Culture and Science. It is directed towards cooperation in the field of sustainable heritage conservation with ten partner countries. Russia is one of these partner countries, next to The United States of America, Suriname, Brazil, South Africa, India, Sri Lanka, Indonesia, Japan and Australia. All these countries share a history with the Netherlands, be it for reasons of trade, cultural exchange or colonial rule.

The Shared Cultural Heritage Programme as executed by the Cultural Heritage Agency of the Netherlands, being a department of the Ministry of Education, Culture and Science, is directed towards exchange of knowledge and expertise. Urban regeneration is one of the fields covered by our Shared Cultural Heritage Programme. One of the topical issues in Russian as well as in Dutch cities is the adaptive re-use of outdated industrial sites as a strategy for conservation.

The investigation of the industrial sites as presented in this report gives insight in the opportunities and threats for their conservation as well as for their development. As such it serves current and future cooperation between the two countries, both in search for tailored conservation strategies.

Jinna Smit
Programme Director Shared Cultural Heritage
Cultural Heritage Agency of the Netherlands

Colophon

Industrial sites along the Yauzariver
Past, Present and Future

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**SHARED
CULTURAL
HERITAGE**

Introduction

This report describes a study of the history, current state and development prospects of the main industrial zones along the Yauza River in Moscow.

The aim of this research is to compile a list of industrial zones along the river Yauza. This will be supplemented with photographs of the current state of industrial zones, and individual profiles for each zone will be created. Thereafter, a map highlighting industrial zones in Moscow will be produced.

The main objectives of the study are to make a single reference to the main industrial zones along the Yauza River within the Moscow city borders, assess the current buildings and public spaces, identify the primary development prospects, and present suggestions regarding the development of these spaces.

The study was conducted using information from web sources, information presented by NIPI GENPLANA (SUE “Research and Project Institute of General Planning for the city of Moscow”) and available public literature. All industrial areas presented in this report were observed in field and most of the accompanying photographs were prepared specifically for this report. The collected data was analysed and the most important facts were included in the industrial areas profiles.

The report provides:

- History of Moscow
- History of Moscow industry
- Modern period of industrial areas development
- Perspectives of industrial areas development
- Yauza River: History
- Present of Yauza River
- Yauza: Perspectives
- List of studied industrial areas
- References
- Appendix
- Annex with photographs and profiles of studied industrial areas (additional folders)

History of Moscow

Moscow, founded in 1147, is the capital of Russia. Moscow is the biggest city in Europe and is located in the east of Europe. Moscow is situated in the central part of the East European Plain between the rivers Oka and Volga on an average height of 180 meters above sea level. Moscow city is surrounded by Moscovskaya Oblast’ (Moscow region) except the south-western section which borders Kaluzhskaya Oblast’ (Kaluga region). The western section of Russia borders Belorussia, Ukraine, Norway, Finland, Estonia, Latvia, Lithuania, and Poland.

The distance from the Russia/Belorussia border to Moscow is 539 kilometres, and is thus the closest external destination. The city is located along the Moscow river, 30-35 meters above river level. The relief is heterogeneous and has several hills and low-lying sandy-clay limestone areas, where there are slight moraine lifts. The highest points of the relief are situated in the south-western and north-western parts of the city, whereas the lowest points are situated in the east and south-east parts. Moscow and the Moscow region have different water reservoirs, i.e. small lakes, streams and rivers, all flowing into the Moscow River. Furthermore, within the city limits, the Moscow River is also powered by Yauza, Setun’, Neglinnaya, and many other small rivers, most of which are enclosed into a collector. The Moscow River crosses the capital from the north-west to the south-east and stretches 80 kilometres across the city limits, forming multiple bends. The city is surrounded by forest-park zones with partly preserved natural vegetation. Due to active human involvement in Moscow’s natural shape and environment during the period of its existence, the so-called cultural layer consists of recycled soil in many areas, and remnants of the old foundations and pavements reach 10-20 metres.

Being the biggest Russian city, Moscow plays a significant role in Russia in terms of its accumulation of resources, commerce, households, governmental offices, cultural attractions and architecture. Almost 13 billion people are permanent Muscovites and more than three million come to the city every day (according to some sources almost four million), for work, shopping, and tourism. Moscow is now a multinational city with nationalities from all around the world, but the majority of the population (83%) remains Russian.

Moscow was officially founded in 1147 by Knyaz’ Yuri Dolgoroukiy. In 1156, the first wooden Kremlin was constructed. The Moscow Kremlin was founded on high promontory formed at the confluence of the Neglinnaya and Moscow rivers. This arrangement is typical for residential areas established during that turbulent time, hence the fenced triangular shape of the Moscow Kremlin. In 1177 the wooden Moscow was burned down for the first time during an internecine struggle. Devastating fires burned down multiple buildings in Moscow throughout the city’s history, and in 1493 Moscow was completely burned down. The last of the biggest Moscow fires occurred in 1812. In 1812, Moscow was almost abandoned during Napoleon’s troops’ invasion following the Battle of Borodino, and a fire destroyed approximately one-third of the city’s buildings.

The present Moscow Kremlin was built in 1482 by famous Italian architects Marko F. and Pietro Antonio Solari. It has since been rebuilt many times. The original colour of Kremlin is white, but in 1947, during Stalin's period, the colour was changed to red. The idea to repaint it came personally from Stalin who said: "Red flag on the red Kremlin on Red Square - so that all sounded in unison and ideologically correct". During the soviet period many of the historical buildings in the city were destroyed, creating opportunities for new development.

In the early 90s, Moscow suffered one of the most tragic events in the history of the XX century. From 19-22 August 1991, the August coup organized by the Emergency Committee took place. By 1993, the constitutional and state crisis resulting from the confrontation of the president and parliament reached its peak. On 3-4 October 1993 there was an attempt to capture the television centre "Ostankino" and the shooting of the building of the Supreme Soviet (the "White House").

In 1995, major changes took place, including the restoration of churches and the construction of a full-scale copy of the famous Cathedral of Christ the Saviour which was exploded by Bolsheviks. A new approach to city planning thus arose. Prior to 1991 it was a completely planned construction, after which transition to the market economy and lack of regulations meant that the city faced infill development, leading to the construction of new buildings/structures in historically developed residential areas.

History of Moscow's industry

The first factories appeared in Moscow in the XVII century and were state-owned. The first Moscow factory was the "Pushechniy Dvor" (Eng. Cannon Yard), which employed more than 140 people. The factories, which appeared one after another, were more significant to the economy than the handicraft workshops which existed prior to the appearance of bigger production sites.

The Kremlin Armory, which employed up to 300 weapon craftsmen, also became state-owned in the XVII century. Most of the state-owned factories were unprofitable and maintained by the sovereign's treasury, but the production of weapons was an important part of the development of the country. Moreover, the state factories employed famous artisans of the time, which allowed for breakthrough inventions of new production solutions. Factory workers earned a relatively high wage of 5-8 cents per day, which was enough to support a family. Due to the financial success of being a factory worker, the development of the factories continued quite rapidly and

the unskilled serfs were often attached to the factories¹. The first major manufactory, Hamovnyi Yard, located on the banks of Yauza River in the village Preobrazhenskoye, was opened by the decree of Peter the Great. By the end of the XVIII century, Hamovnyi Yard became the largest company in Moscow, employing more than 1300 people, and in order to fulfil the growing energy consumption a dam was built on the Yauza River. The XVIII century also signified the appearance of 13 privately owned factories².

By 1740, more than 50% of all Russian factories were located in Moscow. Moscow's main industrial specialization was textiles – silk, broadcloth, and canvas. By the end of the XVII century, almost 150 industrial enterprises were active in Moscow. Furthermore, paper mills, glass factories and textile factories began to appear in the outskirts of Moscow in XVIII century³.

With the development of the Ural region and Saint Petersburg and other large cities, Moscow's industrial production decreased, but its significance in the industrial sector remained unaffected.

The first industrial exhibition was held in Moscow in 1831. Multiple items including glassware, dishes, weapons, fabrics and jewellery were presented. The exhibition contributed to the further industrial development of the city.

In addition to textile and food production, the XIX century signified the opening of new types of production, such as mechanical engineering. For example, the iron works factory named after Goujon was opened in 1893 and in 1922 it received a new name – Hammer and Sickle (Serp i Molot). This factory functioned until the 2000s when production was relocated to Smolensk. Almost all of the plants opened before the revolution were renamed after they became state-owned. By the end of XIX, the number of factories in Moscow was 667, 132 of which were private⁴.

However, the most rapid development of the Moscow industrial sector occurred in the 1930s with the introduction

¹ The Russian word "Zavod" which is translated as "Factory" originated from "Zavedeniye", translated as small retail shop, i.e. industrial enterprises at first equated with ordinary private companies, such as retail shops.

² <http://www.history-at-russia.ru/xviii-vek/razvitie-promyshlennosti-2.html> - Development of industry and trade in the XVIII century.

³ <http://www.rmnt.ru/story/realty/370660.htm> - Industrial areas of Moscow - history and perspectives.

⁴ http://www.ido.rudn.ru/ffec/hist/chrest/X4_4_1.html - Development of the industry of Moscow in the second half of XIX century.

of Pyatiletka i.e. a 5-year production plan, introduced during the planned economic system. The main industrial buildings, including, for example, the refinery located in Kapotnya (today a district within Moscow borders), were located outside city borders at the time, but are located today almost in the central part of the city. Today these buildings threaten the ecology of the city, but at the time the term 'ecology' was not considered significant by the leaders of the country, whose main objective was to increase production.

Current developments

In 2004, the Moscow government adopted a new programme called the 'Target Programme of Reorganization of Industrial Areas of the City of Moscow for the Period 2004-2006'. Within this programme, the government decided to extend the existing industrial areas beyond the city. Today, almost 17% of Moscow city territory is covered by industrial areas. The city planned to fill liberated spaces (approximately 1200 hectares) with new ventures – business centres, creative areas, housing, and parks. In 2005 a new General Plan (not Master-Plan), i.e. the 'General Plan of Moscow until 2025', was implemented. However, the city's territory had already doubled in 2011 due to the expansion and attachment of territories formerly belonging to the Moscow Region. Due to these changes, a new plan for the capital's development is being considered.

The Moscow Government intends to completely eliminate industrial activity at the plants located in the Central Administrative district, and to transform them into areas for different uses. The Moscow Deputy Mayor for Urban Policy and Construction noted that the industrial areas are not at their best condition nowadays; they attract illegal habitants, and are beacon areas for uncontrolled trade. Of 47 industrial areas, located in the centre of Moscow, only 26% operate as production sites, while the others are either abandoned or rented.

Future perspectives

As of 2011, there are 65 industrial areas within the Moscow Ring Automobile Road (MKAD). It is planned that these areas be reorganized through new construction and redevelopment. As the city lacks free space for new construction, these areas will hold great potential for the development market. The renovation of industrial areas has already led to the appearance of previously rare types of accommodation in Moscow: lofts⁵. The loft design is already popular amongst young Muscovites, and this market is considered to be one of the most prospective housing sectors in Moscow for years to come. Today, loft apartments in Moscow have considerable appeal

to investors. Experts have admitted the quick return on investments in the loft housing sector.⁶

Yauza River: History

Yauza is known from 1156 chronicles as Auza. Inside the Moscow city borders, Yauza incorporates 14 road bridges, six rail bridges, two metro bridges, one tram bridge and two pedestrian bridges. Yauza is the largest tributary of the Moscow River, and is the second largest river in the city (after the Moscow River). It is located in the north-eastern and central part of Moscow. The length of Yauza is 48 km (29 km within the city). The basin area is 452 km² (within the city 272 km²). The average water flow is 9.4 m³/s. It rises from the swamps on the territory of Moose Island (Rus. Losiniy Ostrov), crosses Mytishchi and the villages Tayninka and Perlovka, and then comes to Moscow, where numerous tributaries converge: on the right – Chermyanka, Likhoborka, Kamenka, Goryachka, Kopytovka, Putyaevskiy creek, Oleniy creek, Rybinka, Chech ra, Chernogryazka, and Ohotnichiy creek; and on the left – Ichka, Budayka, Hapilovka, Sinichka, Golden Horn, Golyanovsky stream, and Leonov (Vysokovsky) stream. In Moscow, it flows through the Baushkinsjaya and Medvedkovo areas and crosses Circle Railroad, Prospect Mira, Yaroslavl, Kazan and Kursk in the direction of the Moscow Railway, Garden Ring. It also flows into the Moscow River near the Grand Ustinsky Bridge which is one kilometre away from Kremlin.

Until the XVIII century, Yauza was part of the trade route from Moscow to Klyazma with portage near Mytishchi. The well springs in the upper Yauza were the basis of the first centralized Mytishchi (now a city near Moscow) water supply system from the beginning of the XIX century until the mid XX century. At the beginning of the XVIII century the coasts from the firth of the Yauza to Sokolniki were built, and were partitioned by numerous mainstream dams leading to windmills that polluted the water heavily.

The massive reconstruction of the Yauza River began in the first half of the XX century along with a new general approach to the reconstruction of Moscow city. At the end of the 1930s, the Yauza River corridor was straightened and widened by almost a half width (to 30 m), granite quays were constructed, and new bridges were built. In 1940, the Syromyatnicheskii Hydroelectric

⁵ <http://srgroup.ru/about/experts-say-srg/complex-development-of-the-industrial-areas-of-the-city-of-moscow/> - Complex development of the industrial areas of Moscow.

⁶ <http://www.itcol.ru/articles/32758/> Market Overview of loft apartments in Moscow. Development prospects

Complex (with an under-sludge) was constructed three kilometres from the firth, and as a result, the dam raised the water level by two meters. The water level from the firth to the hydroelectric complex is maintained by the Perervinsky dam on the Moscow River. A relatively natural state of the Yauza remains only between Sokolniki and Losinyi Island, where it is partially covered by forest. All of the undeveloped sections of the valley of Yauza from Moscow to Yaroslavl in the direction of the Moscow Railway were declared natural monuments in 1991. Water for Yauza comes from the Khimkinskiy reservoir through Lihoborskiy channel and Golovinskiye ponds from Volga River.

Since the XVIII century, the coasts of the Yauza River within the Moscow city borders have been heavily industrialized. The industrialization reached its peak in the second half of the XX century, slowing its pace in the 80s and almost ending in the 2000s.

Yauza River: Current situation

Today, most parts of former industrial complexes along the Yauza River have either changed their use or reduced production. Apart from industrial areas, the Yauza coasts accommodate housing complexes and green areas, including the Lefortovo park, the Spaso-Andronnievskiy monastery park, the 1 May park, and the Stroganov's estate park.

Much of the area along Yauza River is not attractive for pedestrians and needs more attention. However, in previous years, a move in discussions towards the rethinking of the meaning of Yauza to the city was signified. Several squares along the River were renewed and pedestrian lines renovated, but many citizens indicate that they find the still heavy traffic and unattractive landscape unappealing in terms of a walkable area.

Yauza River: Future Perspectives

Nowadays, there are many discussions about the redevelopment of the industrial areas along the Yauza River.

Specialists talk about the creation of a large new cultural cluster by adapting former industrial areas for new types of use. Several industrial areas including Vinzavod, Artplay, and Arma have already adopted new uses and already exist as clusters of culture, art and commerce. The realization of many big projects, including the redevelopment of 'Serp i Molot' (which already hosted a competition for its territory redevelopment, organized by Moscow Government⁷) and Kristall⁸ now face stagnation of the reality market in Moscow due to the financial crisis and instability on the Russian market.

During the preparation of this report the following industrial areas were studied:

- 1) Arma
- 2) Artplay
- 3) Electrozavod
- 4) Federal State Unitary Institution Research Institute of Chemical Reagents and Especially Pure Substances
- 5) Moscow wearing and finishing plant
- 6) Hammer and Sickle (Serp i Molot)
- 7) Tram Depo #5 os SUI Mosgortrans
- 8) Tram factory
- 9) Vinzavod
- 10) Kristall

The areas which have not been included in the study due to the specificity of their function or lacks of information are:

- 1) SMU 4 Metrostroya
- 2) State Institute for Spatial Appliances
- 3) Federal State Institute of Radioappliances

All the profiles are presented in separate files in the annex (folders Annex).

⁷ <http://serpmolot.com/eng/> - Website of the competition for the redevelopment of Hammer and Sickle

⁸ <http://kristall.centeragency.org> - Website of the competition for the redevelopment of Kristall (only in Russian)

References:

1. Moscow City Law on the General Plan of Moscow, 2010. (http://s.mos.ru/common/upload/Zakon_O_generalnom_plane.pdf), Moscow.
2. Lenta, 2015. New Moscow Master Plan with the amount of traffic violations. Available at: <http://lenta.ru/news/2015/01/21/grandplan/>.
3. White Kremlin. Background. 2012. Available at: <http://www.istpravda.ru/pictures/226/>.
4. Development of industry and trade in the XVIII century <http://www.history-at-russia.ru/xviii-vek/razvitie-promyshlennosti-2.html>.
5. Industrial areas of Moscow - history and perspectives <http://www.rmnt.ru/story/realty/370660.htm>.
6. Development of the industry of Moscow in the second half of XIX century http://www.ido.rudn.ru/ffec/hist/chrest/X4_4_1.html - Development of the industry of Moscow in the second half of XIX century.
7. Complex development of the industrial areas of Moscow <http://srgroup.ru/about/experts-say-srg/complex-development-of-the-industrial-areas-of-the-city-of-moscow>.
8. Market Overview of loft apartments in Moscow. Development prospects <http://www.itcol.ru/articles/32758/>.
9. Report of Moscow Architectural School MARCH on Yauza <http://march.ru/contacts/> (report in the annex).
10. Website of the competition for the redevelopment of Hammer and Sickle <http://serpmolot.com/eng/>.
11. Website of the competition for the redevelopment of Kristall <http://kristall.centeragency.org>.

[Additional sources are listed in each profile.](#)

Arma

Location (put on a map)

Moscow, Susalniy per., vl. 5, 105064

Current name

Business-center "Arma"

Property owner

Multiple owners

Current function

Offices, exhibitions, commerce, lofts

Former functions

Factory «Moscow Society of fluid gas lighting»
Production of gas equipment (1950-2002)

Date of establishment

1865

Dates of alteration

From 2002

Brief description of the buildings and structures on the site

Four former gasholders (round buildings, which served to carry gas), which now are transformed into offices (architect – Rudolf Bergard); office of gas company – 19ct (architect – Fiodor Dmitriev); working barracks – 19 century (architect – Fiodor Dmitriev);

State of maintenance

Most part redeveloped, but there are still underutilized buildings. All the buildings are have a commercial, office or recreational use. In total there are 24 functioning buildings.

Brief history of the site and/or firm

A British entrepreneur founded the factory "Moscow Society of fluid gas lighting" by the command of the government of Moscow, who was planning to ignite first 3000 street lamps in 1865. Until the 1950-s the gas facilities were strategic for the whole city of Moscow, providing gas to the whole city. Then it was transformed into a plant, producing gas equipment. In 2002 the production stopped and the redevelopment of the area began.

Current legal situation (land-use plan/ laws and regulations in force)

Nonresidential land.

Current plans

In 2015 the redevelopment of a new 25th building ends. There are further development plans, but they are under commercial confidentiality.

Websites and/or blogs

<http://www.armazavod.ru/> - official website

<http://www.archnadzor.ru/2008/04/18/904/> - NGO information about the site

<http://www.mama-mila.ru/arm.html> - history on the site

<http://wikimapia.org/#lang=ru&lat=55.759046&lon=37.652206&z=15&m=b&show=/2301417/ru/> - Arma on a map + history



Address

101000, Moscow, Nizhnyaa Siromyatnicheskaya str, 10.

Current name

Artplay special business and trading center for art, architecture and design.

Property owner

Private property

Current function

Cultural cluster (commerce, offices, recreation)

Former functions

Production of metals: bronze, cast iron, fittings; safety valves, pressure reducing and steam, vacuum and pressure gauges, control devices for hydraulic processes, thermometers, scales, hydraulic, water meters, manometers and other devices

Date of establishment

1886

Dates of alteration

2009 – creation of cultural cluster

Brief description of the buildings and structures on the site

-

State of maintenance

All the main buildings of the complex are preserved and redeveloped for education, commerce and offices.

Brief history of the site and/or firm

The production was opened in 1886. In 1895 it was one of the largest production site in Moscow, where 500 persons were employed. In 1918 the factory was nationalized and renamed into “First fittings” (Rus.: Perviy Armaturniy).

Current plans

The site will currently maintain the function of cultural cluster. Further plan may involve transformation of Artplay into a bigger project of uniting a number of former industrial clusters into one city area, called “Art-quarter” (currently suspended). Also Artplay is developing toward a neighboring area of former “Pluton” plant.

Websites and/or blogs

<http://www.artplay.ru/maps> - official site

<http://liveinmsk.ru/places/a-850.html>

http://www.maps-moscow.com/index.php?chapter_id=161&data_id=243&do=view_single

http://bg.ru/city/ekskursija_aliny_saprykinoj_po_basmannomu_rajonu-17069/?chapter=3 - article about revitalization of Basmanniy quarter of Moscow

<http://anothercity.livejournal.com/785385.html> - photos of Artplay



Electrozavod

Address

21, Elektrozavoskaya str., Moscow, Russia, 107023
107023 г. Москва, ул. Электrozаводская, 21

Current name

Electrozavod

Property owner

-

Current function

Art-cluster

Former functions

Production of electrical equipment

Date of establishment

1916

Dates of alteration

2005

State of maintenance

The complex is approved object of cultural value. The buildings of the complex need more maintenance and needs to be repaired.

Brief history of the site and/or firm

The buildings of the factory "Electrozavod" were constructed in 1916 by a project of Georgiy Evlanov for a trade society "Provodnik", which moved from Riga, escaping from the WWI. The initial project was planned in gothic style, but wasn't finished owing to the revolution. The construction was stopped in 1917 and continued in 1926 by a project of Shihanov. As the gothic ideas were no more actual for young Soviet state, and the project was simplified. The construction was finished in 1928.

Current plans

There is no information

Websites and/or blogs

<http://www.furfur.me/furfur/heros/heroes-furfur/176489-fotoproekt-elektrozavod> - photo gallery

<http://www.rti-kauchuck.ru/o-kompanii>

<http://blog.katichka.ru/travel/elektrozavod-progulka-po-mrachnyim-koridoram.html>

<http://bash.today/platforms/39> - photos



Research institute of chemical and particularly clean substances

Address

3, Bogorodskiy val, Moscow, Russia, 107076

Current name

Federal State Unitary Enterprise Research institute of chemical and particularly clean substances

Property owner

State

Current function

Functions as an institute and a production object.

Former functions

Has not been changed.

Date of establishment

1 January 1917

Dates of alteration

Brief description of the buildings and structures on the site

The complex consists of 25 buildings. Almost all the buildings were constructed (personal observation) after the XX century and do not represent any cultural value.

Brief history

The institution was established in 1917 and since then it was the first and leading enterprise of USSR, then of Russia, which creates and produces special chemical substances. The institution is included in the list of strategic enterprises and strategic joint-stock companies of Russian Federation by Presidential Decree number 1009 of August 4.

Websites and/or blogs

https://ru.wikipedia.org/wiki/ФГУП_«ИРЕА»

<http://wikimapia.org/3460485/ru/ФГУП-«НИИ-химических-реактивов-и-особо-чистых-химических-веществ»-ИРЕА>

<http://www.irea.ru/about/ourhistory.php> - official website



Moscow weaving and finishing plant

13

Address

24/ 2, /3; 30/1, / 2, / 3, / 4, / 5, /6, / 7, /8, / 13; 34, / 1, /2, /3, /4, /5, /6, /7, / 8, / 9, / 11, / 12A, Bolshaya Pochtovaya, Moscow, Russia

Current name

Moscow weaving and finishing plant

Property owner

-

Former functions

The factory has been always keeping its main function, with slight alterations.

Date of establishment

1895

Dates of alteration

2013

Current function

The factory is still operating, some of the spaces are offered for rent.

Brief description of the buildings and structures on the site

The first buildings were constructed in 1895. During the XX century the number and structure of existent buildings has been changed. Some of the building represented approved objects of State cultural heritage, but were excluded from the list in 2014.

Current plans

There are plans to redevelop the area into new housing complex, constructing new buildings, simultaneously preserving the existent buildings, but this depends only on the wish of the developer, as Moscow authorities excluded the building of the factory from the list of objects of cultural heritage in 2014 (МТОК/1798). The first news about the plans to redevelop the area appeared in 2013. According to an article the total area of the new development or redevelopment will be 170.35 sq. m, including living space - 67.8 sq. m, office - 32.95 sq. m., trade - 6.2 thousand sq. m DOW - 1.2 thousand sq. m.

An underground parking for 1,771 thousand cars is planned as a part of the project. The rest of the reconstructed and planned facilities in the territory will be brought to the public, social and industrial use. The company-developer, who presented the plan is "Moskomstroyinvest".

Websites and/or blogs

<http://caoinform.ru/promzona-proshhaetsya-s-basmanyim-rayonom/>

<http://www.gobelen-mtok.ru/about/>

<http://moskow.estate/newdevelop/analytics/164994276127.html>

<http://invest.mos.ru> - web site of "Moskomstroyinvest"

¹The amount and the quality of the information about this object is either too scanty or needs to be verified.



Serp I Molot

Address

11, Zolotorozhskiy Val, Moscow, Russia

Current name

Open Joint Stock Company «Moscow Metallurgical Plant» Hammer and Sickle « (Serp I Molot)

Property owner

Closed Joint-Stock Company «META-ST» owns 38.2% stake in the company. OJSC «Bank of Moscow» owns 18.3% stake in the company.

Former functions

The factory produced mostly basic iron, iron wire, nails, screws, metal sheets, was one of the biggest in the Moscow region etc.

Date of establishment

1883.

Dates of alteration

2014

Current function

The area is on the phase between dilapidation and redevelopment. The area is closed from free access, 200 employees work in the area, performing functions of maintenance and security. From 2008 the production has been transferred to other regions. In 2014 Moscow urban planning and land commission approved the construction of the Moscow multifunctional social and residential zone, with a total area of 1.8 million square meters.

The international competition for the development of the territory of the plant «Hammer and Sickle» was announced in September 2013. Initially, the contest received 52 applications from consortia, as part of which was 157 companies from 17 countries. Portfolio of all teams were reviewed by experts of the international jury and the as results of the voting 5 teams were selected for working on the concepts of the territory of the plant «Sickle and Hammer» in the second round of the competition. The task was to create a concept of multifunctional urban environment with good infrastructure, public spaces and green areas. The winner is the Dutch bureau MVRDV. The photo of the winner project is attached in the section “photos”. The winner was chosen in 2014. The Investments in the projects are expected in the amount of 140 billion Rubles and the period of the realization will take 10 years. The realization of the project has not started yet. Upd. 2018 – currently the developer Donstroy is developing a major comfort-class housing area with a large park in between buildings named “Symbol” (Simvol – Rus.) which covers almost all the territory of former “Hammer and Sickle”. The first buildings are planned to be finished by the end of 2018.

State of maintenance

Currently the territory of the factory in dilapidated, several buildings are on the edge of natural destruction, waiting for further changes.

Brief history of the site and/or firm

In 1883 a French businessman Julius Goujon founded the Association of the Moscow Metal Plant. In 1890, the first open-hearth furnace on fuel oil was put into operation. By 1913, already 7 open-heart furnaces were producing 90 000 tones of steel per year, several small-section and sheet rolling mills. The number of workers at that time approximately was two thousand people. During the Soviet period, the factory was privatized. Further it produced meters of metal details and products, mechanisms and fittings for the Soviet heavy, defense and space industries. In the 1990-s the factory underwent difficulties, the amount of production was cut.



Serp I Molot

Current legal situation (land-use plan/ laws and regulations in force)

This is an existing 87 ha production area in close proximity to the historical center of Moscow. The territory of the “Serp & Molot” plant occupies one of the key positions in the planning structure of the city and has high potential for city-planning development.

Current plans

Currently the area awaits the beginning of the redevelopment, but due to the financial crisis there are problems with the start of the project.

Websites and/or blogs

<http://sovprom.info/chyornaya-metallurgiya/mmz-serp-i-molot.html> - short information about “Serp & Molot”

<http://serpmolot.com/eng/> - web-site of the competitor for the redevelopment of “Serp & Molot”

<http://www.lda-design.co.uk/appointed-to-masterplan-moscows-serp-molot/> - web-site of the company, who was taking part in the competition on “Serp & Molot”

<http://deletant.livejournal.com/27684.html> - photos of the area

http://www.gazeta.ru/realty/2014/04/25_a_6009165.shtml - article in the web newspaper “Gazeta” about the redevelopment of the “Serp & Molot”

<http://urban3p.ru/object1868/gallery/> - photos of the area

<http://nightwolf.livejournal.com/63163.html> - photos of the area

<http://swalker.org/zavodi/1200-zabroshenny-zavod-serp-i-molot-moskva.html> - photos of the area

<http://sherlok69.livejournal.com/24075.html> - photos of the area

<http://wikimapia.org/#lang=ru&lat=55.752574&lon=37.691689&z=14&m=b&show=/53308/ru/OAO-«Московский-металлургический-завод-Серп-и-Молот-»&search=серп%20и%20молот> - the factory on the map

<https://simvol.com> - the website of the Donstroy housing project.



Tram depo 5 Mosgortrans

Address

1, Rusakovskaya nab., Moscow, Russia, 107076

Current name

Branch of Mosgortrans (State Unitary Enterprise (SUE), operating Moscow transport) - tram depot. Rusakova

Property owner

SUE "Mosgortrans"

Current function

Tram depot

Former functions

Tram depot

Date of establishment

29 October 1912

Dates of alteration

-

Brief description of the buildings and structures on the site

The sight has 1 production building, 1 administrative building, 1 building of the canteen and several other buildings.

State of maintenance

The area and the buildings are well-maintained.

Brief history of the site and/or firm

Tram depot named after Rusakov (previously Novosokolnichenskiy tram depot) was established in 1912. The construction began in 1910. The area was covered with wetlands. In 1921 the park was renamed from Novosolnicheskiy into Rusakovskiy (Rusakov was participating in the Revolution of 1917). Today depot is operating 9 routes in the Eastern Administrative District of Moscow, it holds 170 trams and 11 units of special equipment. (Source: [official website](#) of Moscow transport company)

Current plans

There are no current plans, indicating at the change of use type.

Websites and/or blogs

<http://www.mosgortrans.ru/about/branches/filialy-vremennoe/filial-tramvainoe-depo-im-rusakova-gup-mosgortrans/>
<http://tram.ruz.net/about/> - the website contains all the information about the tram depot



Tram Repairing Factory (TRZ)

Address

9, Volochaevskaya Str., Moscow, Russia, 111033

Current name

Tram Repairing Factory

Property owner

State Unitary Institution "Mosgortans"

Current function

Factory for repair of tram cars in Moscow

Former functions

Tram depo from 1909 until 1975

Date of establishment

1909

Dates of alteration

1976

Brief description of building at the sight

The architecture of the building is typical for such kind of buildings in the beginning of the 20 century. Old exclusive models of public transport live their last years on the territory of the factory without any specific, professional conservation.

State of maintenance

The condition of the building is well-maintained by SUI "Mosgortans" for the purposes or the repair of tram cars.

Brief history of the site and/or firm

The construction of the sight began in 1909, in 1910 It already started to operate. In changed its name twice in 1937. In 1960 the authorities hand a plan to transform the tram depo into trolley depo, but it didn't happen and in 1975 the authorities decided to transform the tram depo into factory for the repair of trams. In 2013 TRZ became affiliate of Sokolnichenskiy tram repair factory.

Current plans

There are no current plans, indicating at the change of existing function, that would sound realistic. Some experts propose to reuse this area, but these proposals are no more than personal opinions of different experts and students. The only possible adding to current function is the creation of Moscow transport museum, but there are no plans to finance this initiative.

Websites and/or blogs

https://ru.wikipedia.org/wiki/Трамвайно-ремонтный_завод

<http://www.tram.rusign.com/trz/index.htm>

<http://www.mosgortrans.ru/about/branches/> - map of all Mosgortrans premises

http://tramvayfoto.narod.ru/_lst/15.htm - photos of the sight

<http://transphoto.ru/articles/305/> - photos of the sight



Address

Moscow, Siromyatnicheskiy 4yi side-str., 1

Current name

Vinzavod – center for contemporary art

Property owner

Partly private, partly public

Current function

Cultural cluster

Former functions

Beer brewery “Bayern of Moscow”

Date of establishment

1810

Dates of alteration

2007

Brief description of the buildings and structures on the site

The complex consists of 4 buildings of the former brewery and a villa, built in the first years of the XIX century, which initially belonged to captain of the Life Guards regiment Mel’gunov. The villa was built in the classical Russian villa style, while the buildings of the brewery were designed in the contemporary industrial style.

State of maintenance

The villa is preserved to this day almost in pristine condition, which is very rare for such an object, because most of comparable buildings underwent significant changes during the soviet years. The buildings of the factory underwent different reorganizations and reconstructions during the XIX and XX centuries due to the innovation and changes in the production technologies and in the volume of the production, but the general image of the buildings was safeguarded.

Brief history of the site and/or firm

The complex takes its roots in the beginning of the XIX century, when the villa of the captain of the Life Guards regiment Mel’gunov. He sold the villa to his sister, princess Volkonskaya. She was very influential and rich. And had a great influence on her cousin, Field Marshal Peter Volkonsky, chief of staff of Kutuzov. In 1805 the building of the villa was sold for the second time to the trader Monin, in 1810 for the third time to Nikifor Prokofiev, who established a brewery on the territory of the villa. In 1840-s the factory was already the second largest in Moscow after the “Trehgornaya manufacture”, every year in produced an amount of beer equal to 56 thousands Rubles, which at that time was an enormous sum of money. The factory could not grow further owing to the railway, framing the complex from the west, and other buildings and streets, farming the factory from the other sides. During the Soviet period (1917-1991) the factory continued to produce beer and other products, but with time the area became slummy. Only in 2005 the process of revitalization began and in 2007 the factory was opened to the public as a cultural cluster.

Current legal situation (land-use plan/ laws and regulations in force)

The buildings of the complex are objects of cultural heritage of regional importance.

Current plans

There are no plans, which can be regarded as confirmed.

Websites and/or blogs

<http://www.vinzavod.ru/about/> - official website

<https://ru.wikipedia.org/wiki/Винзавод> - wikipedia about Vinzavod

<http://www.the-village.ru/village/city/public-space/132585-cto-proishodit-so-stareyshim-art-klasterom-moskvy> - article about future plans for development of Vinzavod



Kristall

Current name

Art-cluster Kristall

Property owner

Presumably: JSC "Moscow factory "Kristall" is the owner of the buildings (or most part of the buildings).

Current function

Art-cluster

Former functions

Alcohol production.

Date of establishment

1901

Dates of alteration

2013

Brief description of the buildings and structures on the site

The factory buildings were designed in the tradition of industrial architecture of the early twentieth century, but they have been repeatedly reconstructed in connection with the expansion of production and the introduction of new technologies. Most part of the buildings were preserved until today.

State of maintenance

The buildings of the factory complex are enlisted monuments of heritage, which protects them against destruction.

Brief history of the site and/or firm

"Moscow state vine warehouse" established in 1901 as a state enterprise of alcohol distillery. In 1917, after the revolution, the factory was appropriated by the state. In 1917 production of alcohol stops until the 1923. During the WWII the factory produced alcohol for the front-line simultaneously with the production of "Molotov" cocktails. In 1935 the assortment of produced alcohol is widened, liquors and cognac are added. 1953 the famous vodka "Stolichnaya" was created at the factory. In 1987 the factory obtains it's current name "Kristall". In 1993 the factory was transformed into JSC "Moscow factory "Krtistall". In 2012 the production of the alcohol was moved to an other location (Koristovo).

Current plans

In 2015 a competition for a redevelopment project was held.

The main aim was to reuse the area in its full potential, preserving all the elements of heritage, simultaneously creating comfort environment and infrastructure for living. The winner of the competition is the consortium "Nowadays / Arenas Basabe Palacios arquitectos" (Russia, Moscow - Spain, Madrid). The link to the project is <http://assets.kristall.centeragency.org/finalists/fim.pdf>.

Websites and/or blogs

<http://stroj.mos.ru/zavod-kristall> - department of construction about "Kristall" redevelopment

<http://kristall.centeragency.org> - website on the competiton for "Kristall" redevelopment

<http://gorod.afisha.ru/architecture/zavod-kristall-tvorcheskiy-klaster-na-vodochnoy-fabrike/> - article about the future cultural cluster of "Kristall"

<http://anothercity.livejournal.com/1078012.html> - photos of "Kristall"





This report presents the outcomes of the study after past developments, present state and future perspectives of the main industrial sites along the Yauza River in Moscow. It includes an inventory of the main industrial sites, each with photographs and an individual profile. A map highlighting these industrial zones is also included.