

Research Article

MEMORY-ORIENTED URBAN REGENERATION: A CASE OF THE BLOCK #1 OF BAGA TOIRUU (ULAANBAATAR, MONGOLIA)

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ABSTRACT

In the era of rapid urbanization and globalization, the preservation of cultural and historical heritage is a great challenge, and the concept of memory-oriented urban regeneration is gaining ground because historic districts are a collective memory that contains the essence of people's memory, culture, and historical identity. The Baga Toiruu Historical Block 1, a living repository of Ulaanbaatar city's history, epitomizes this challenge. As urban development endeavors to rejuvenate this district, the delicate transfer of old memories into the regeneration process becomes paramount. In this study, a place narrative approach will be employed to highlight the buildings, spaces, and historical events within Baga Toiruu Block 1 that hold historical memories. This approach aims to unveil a comprehensive regeneration project designed to recover the concealed, overlooked, and absent historical memory of the area. In Mongolia, a project or study focused on regenerating the abundant local history and cultural heritage through spatial narrative, with the aim of preserving it and preventing its gradual fading into obscurity, has not previously been undertaken. Therefore, this research endeavor unquestionably stands as pioneering foundational research in this domain.

Keywords: Memory-oriented urban regeneration, historical environment, place narrative.

INTRODUCTION

Urban landscapes, often regarded as dynamic entities shaped by the confluence of history, culture, and progress, bear the imprints of their past. Within the intricate tapestry of cities, historical districts stand as living testimonials to the rich narratives of bygone eras. These districts, adorned with architectural marvels, cultural heritage, and stories etched in time, hold a special place in the hearts of residents and captivate the imagination of visitors. However, the challenges of urbanization, economic development, and changing social dynamics cast shadows of uncertainty upon these historical enclaves.

In response to these challenges, the concept of memory-oriented urban regeneration has emerged as a guiding principle in urban planning and development. Memory-oriented urban regeneration emphasizes not only the physical preservation of historical buildings but also the revival of collective memory, fostering a sense of belonging, and honoring the cultural heritage of a community (Smith, 2010). This study holds the crucial objective of delineating both the tangible and intangible facets of the historical and cultural heritage within Baga Toiruu Block 1. Its broader aim is to illustrate the potential for seamlessly integrating the rich historical memories of the past into contemporary urban planning.

By shedding light on the tangible elements, such as historical structures and physical landmarks, as well as the intangible aspects, including stories, traditions, and cultural practices, the study offers a comprehensive view of Baga Toiruu's heritage. It presents an opportunity to recognize and celebrate these historical treasures that define the district's character. Moreover, this study serves as a testament to the possibility of harmoniously weaving these historical memories into modern urban design initiatives. It emphasizes the importance of not merely preserving the past but also allowing it to

shape the future, thereby ensuring that Baga Toiruu Block 1 remains a living, breathing embodiment of its historical and cultural legacy, providing a source of inspiration and connection for present and future generations.

MEMORY-ORIENTED URBAN REGENERATION

Memory-oriented urban regeneration has its origins in the C.I.A.M.'s "Athens Charter" guidelines, i.e., the concept of "historical preservation" (Charter of Athens, 1933). It was gradually accepted by the governments of various countries. Prior to the Charter of Venice, conservation objectives were often limited to "objects", i.e., "all physical materials of a building, including elements, fixtures, contents, etc." (Gurler, 2011). Subsequently, the 1964 Venice Charter introduced the concept of "justice conditions". In addition to buildings, urban and rural environments where evidence of specific civilizations, major constructions, and historical events have been found should also be protected (The Venice Charter, 1964).

Following the development of the preservation of objects and fields, Halbwach introduced the concept of collective memory's dual nature, emphasizing both physical space and intangible cultural and social elements as pivotal contributors (Halbwachs 1992, Wang *et al.*, 2016). Aldo Rossi, in "The Architecture of the City" (1966), emphasizes that cities encapsulate collective memory in their physical and architectural forms, underscoring the importance of preserving these elements to maintain a sense of continuity and identity. Jan Assmann's theory, outlined in "Cultural Memory and Early Civilization: Writing, Remembrance, and Political Imagination" (2011), emphasizes how cultural practices, myths, and written texts collectively sustain cultural memory. Pierre Nora, in "Realms of Memory" (1989), shifted the terminology to "material and non-material" elements, acknowledging the factors that shape collective memory, as conceptualized by Kansteiner. This nuanced understanding is vital for comprehending the complex interplay between individuals and elements that shape collective memory.

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Memory-oriented urban regeneration is an approach to revitalizing urban areas that places a strong emphasis on preserving and celebrating the historical and cultural memory of a place. It involves recognizing and integrating the historical, social, and cultural aspects of an area into the regeneration process to ensure that the past is not only acknowledged but also contributes to the identity and future of the place. This approach seeks to balance the need for modernization and development with the preservation of heritage and collective memory.

Scholars and urban theorists have contributed valuable insights to memory-oriented urban regeneration, and there are commonalities and relationships among their perspectives:

Temporal Dimension: Both Ashworth and Graham and Henri Lefebvre emphasize the temporal dimension of urban spaces. Ashworth and Graham stress that memory and time are fundamental to the experience of places, advocating for urban regeneration to consider historical continuity and cultural memory. Lefebvre's "right to the city" concept aligns with this by recognizing citizens' collective memory and their role in shaping urban spaces, highlighting the importance of historical ties and continuity.

Community Participation: Lefebvre's "right to the city" and the concept of memory-oriented urban regeneration share a focus on community participation. Both emphasize the importance of involving the community in decision-making processes, allowing residents to shape and participate in the regeneration of urban spaces. This approach acknowledges the historical connections of citizens to the area.

Complexity of Place: Doreen Massey's perspective on places as complex and dynamic spaces, shaped by social interactions and historical processes, aligns with the principles of memory-oriented urban regeneration. Both recognize that places are layered with history and social meaning, emphasizing the need to respect and preserve these aspects during the regeneration process.

Counterbalancing Market Forces: David Harvey's emphasis on the role of capitalism and the market in shaping cities highlights the need for a counterbalance. Memory-oriented urban regeneration can be seen as a response to unchecked market-driven development. It aims to preserve cultural and historical assets, resisting the homogenization of urban spaces by prioritizing the preservation of collective memory and cultural heritage.

In summary, these scholars and urban theorists offer complementary perspectives on memory-oriented urban regeneration, emphasizing the temporal dimension, community participation, the complexity of place, and the importance of countering market forces to preserve cultural and historical memory within urban spaces.

HISTORICAL AND CULTURAL SIGNIFICANCE OF BAGA TOIRUU BLOCK #1

"Baga Toiruu" circle is located in Chingeltei district, which is the primary district of Ulaanbaatar city. This particular location holds immense significance as it is considered the heart of Ulaanbaatar. Notably, when viewed from above, the 'Baga Toiruu' circle takes the form of a traditional Mongolian house 'Ger'.

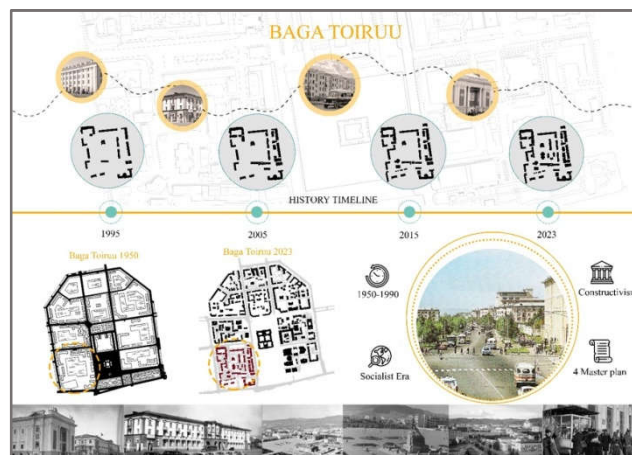
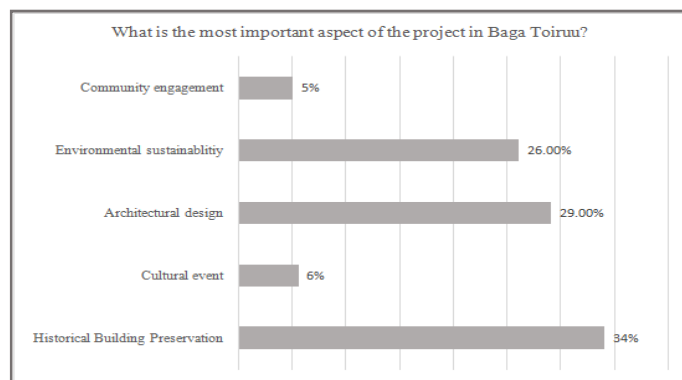


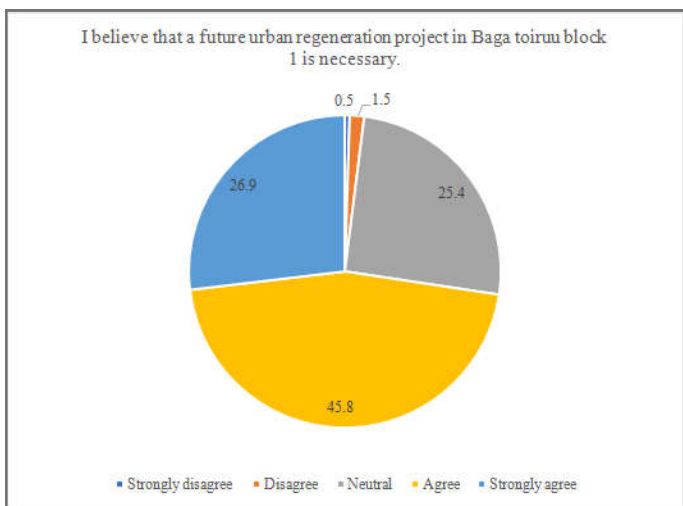
Figure 1. The location and history timeline of Baga Toiruu

Renowned for its diverse architectural styles, the Baga Toiruu circle boasts a captivating array of buildings, some of which date back to early modern history. These structures skillfully blend historical and cultural elements, encompassing nature, ancient aesthetics, religion, education, architecture, and street design, all harmoniously fused together. This remarkable site not only reflects the evolution of modern culture in Ulaanbaatar but also holds great significance for the development of architecture and urban space, leaving a lasting impact that continues to influence the present. The site analysis revealed several noteworthy findings in Baga Toiruu Block 1. It was evident that the historical buildings in the area are currently being repurposed and not fulfilling their original roles. Additionally, there is a visible trend of constructing tall structures in locations that were previously designated as green spaces. The demolition of Freedom Square and its replacement with new buildings has significantly transformed the urban landscape. Moreover, it appears that city authorities may not have given due consideration to the historical significance of the city across successive generations. This oversight has contributed to the gradual decline of the area's historical legacy.

Following the comprehensive site analysis as outlined above, a questionnaire was distributed among the residents to gauge their sentiments regarding the necessity of a regeneration project aimed at preserving the historical and cultural heritage of Block 1. The questionnaire was made accessible through the online residents' group of Baga Toiruu, and an impressive total of 201 individuals actively participated in the survey. As per the survey results, a significant 34 percent of the respondents underlined that the preservation of historical buildings holds the utmost importance within Baga Toiruu. Following closely, 29 percent of the respondents identified architectural design as the second most crucial aspect for the district. These findings underscore the significance placed on safeguarding the district's historical and architectural heritage by 63 percent of portion of the community (figure 2a). About 73 percent of all participants answered that the urban regeneration project is necessary in the future (Figure 2b).



(a)



(b)

Figure 2. Results of questions in the questionnaire:(a) What is the most important aspect of the project in Baga Toiruu?; (b) I believe that a future urban regeneration project in Baga Toiruu is necessary.

Drawing from both the site analysis and the survey, three compelling reasons emerge to underscore the imperative need for the memory-oriented urban regeneration project within Baga Toiruu Block 1:

- 1. Ambiguity Surrounding Historical and Cultural Information:** The cultural heritage protection list of Mongolia, Ulaanbaatar City, and the district conspicuously omits the historical structures within Baga Toiruu Block 1. Nevertheless, this block harbors numerous edifices that are acclaimed as Mongolia's initial of their kind. These structures undeniably represent the genesis of the collective memory spanning a century for Ulaanbaatar's residents. However, the deterioration of the city's historical memory persists due to the disregard, destruction, and inappropriate handling of cultural heritage information, rendering its preservation a challenging endeavor.
- 2. Loss of Tangible and Intangible Aspects of Historical Buildings:** The historical buildings and structures have suffered a depletion of both their physical and intangible attributes. A primary factor contributing to the erosion of historical memory linked to these buildings is the alteration of their exterior appearance, leading to discoloration. Additionally, the inappropriate utilization of historical buildings and structures results in the gradual fading of their historical memory.
- 3. Eradication of Historical Space:** The cherished historical environment narrative within Block 1 has been dismantled due to the removal of the time-honored spaces that have been cherished by the residents. These spaces have been replaced by parking lots and towering structures.

The aforementioned circumstances undermine the historical eminence of Baga Toiruu Block 1, a heritage site of great historical and cultural importance in Ulaanbaatar. Consequently, this study aims to present a holistic regeneration project that effectively tackles the three conditions outlined above.

METHODS

Narration as a method of design was first applied to the creation of modern architecture in the early 1980s. Bernard Tchumi and Nigel Coates have spearheaded the interdisciplinary research and practice of narrative between architecture and literature, cinema and performance spaces. It is based on an extension of basic narrative concepts and functions that provide a path architecture methodology

and strategy for constructing meaning and integrating relationships: first, it can simply be understood as using an architectural language to tell a story in an intelligible way.

Narrative and Architecture are two fields that are deeply related to each other. Many scholars and students have tried to look at both of these together to understand their relationship. The choice of the narrative method is not only a way to construct meaning but also to involve the community in the process, ensuring that their cultural and historical memories are respected and preserved throughout the urban regeneration process.

Spatial narrative refers to the practice of using physical spaces as a canvas for storytelling, embedding cultural, historical, and social narratives within the urban fabric. It recognizes that places have stories to tell, and these stories contribute to the identity and character of the city (Tzortzi, 2018). The spatial narrative method draws from various disciplines, including geography, literature, architecture, and urban planning. It recognizes that places are not just physical entities but are laden with social and cultural meanings, making narratives essential components of urban analysis (Carter, 2016). One of the strengths of spatial narrative method lies in its ability to engage communities. By involving residents in storytelling processes, urban planners empower them to actively participate in shaping their environment. This participatory approach fosters a sense of ownership and pride, leading to more sustainable regeneration outcomes (Chatterjee and Noble, 2018).

Spatial narrative method plays a crucial role in cultural preservation. By embedding cultural narratives in urban spaces, cities can preserve their heritage while accommodating modern needs. Additionally, the method aids in memory preservation, ensuring that historical events and community stories are not forgotten but integrated into the evolving urban landscape (Pascual, 2017). Spatial narrative method represents a powerful tool in urban regeneration, transforming cities into living stories. By intertwining physical spaces with cultural narratives and community engagement, this method creates vibrant, inclusive, and culturally rich urban environments. As technology continues to advance, the potential for spatial narratives to shape the future of urban regeneration remains promising.

In light of the findings from the aforementioned researchers, the objective is to examine and resolve the three tangible challenges confronting Baga Toiruu Block 1 through the application of the spatial narrative method (figure 3).

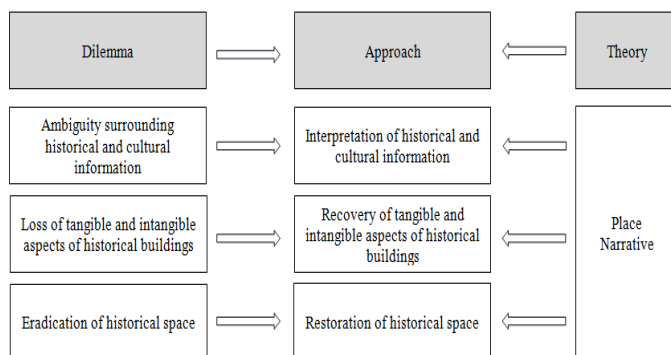


Figure 3. The methodological framework of the research.

The first dilemma is the ambiguity surrounding the historical and cultural information, planning to bring out the forgotten and hidden historical and cultural information related to Block 1. Secondly, because the physical and intangible characteristics of historical buildings have been lost, it is necessary to restore them to their former appearance and use them according to their intended

purpose. Finally, by identifying the erasure of historical space, creating a space to bring back forgotten historical events and collective memory.

INTERPRETATION OF HISTORICAL AND CULTURAL INFORMATION

Memory-oriented regeneration integrates heritage interpretation methods, such as storytelling and exhibitions, to convey historical narratives. By incorporating these narratives into public spaces and urban design elements, the cityscape becomes a canvas for storytelling, allowing residents and visitors to connect with the city's past (Bianchini and Hewison, 2004).

Integrating these narratives into the physical environment fosters a deeper understanding of the city's history and cultural significance. In the case of Baga Toiruu Block 1, there are several buildings of immense historical and cultural importance that have not found a place on the cultural heritage list. For instance, Mongolia's first movie theater, bank, and hotel are among these structures, each encapsulating a vital part of the historical narrative of Ulaanbaatar's residents. Heritage interpretation serves as a method for conveying concepts and emotions, thereby aiding individuals in gaining a deeper understanding of themselves and their surroundings (Australian Interpretation Association, 2007). Therefore, in order to bring out the interpretation of historical and cultural heritage information, the following steps will be taken (figure 4).

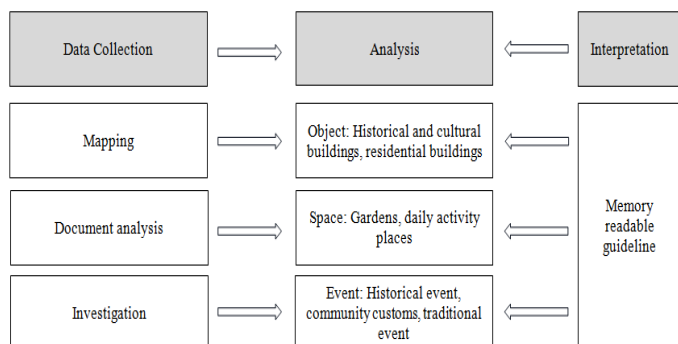


Figure 4. The framework for interpretation

The initial phase involved the compilation of historical and cultural data, which was executed through three distinct methods in this study. Firstly, historical maps of Block 1 within Baga Toiruu in Ulaanbaatar city were employed to ascertain information regarding buildings, their spatial placement, and their structural conditions.

Subsequently, a more in-depth comprehension of historical and cultural details was attained by delving into textual resources. Finally, oral interviews and questionnaires, facilitated the accumulation of intangible cultural heritage data. In total, five maps spanning the years from 1950 to 2023 were obtained for Baga Toiruu Block 1. A comprehensive compilation of over 40 historical and cultural resources was accomplished through a synthesis of mapping, textual data analysis, interviews, and questionnaire responses.

The next step is to analyze the data. It is important to study the historical and cultural value of Block 1. In other words, historical and cultural resources should be classified as follows:

1. Objects: historical and cultural buildings, factories, residential buildings, natural landscapes.
2. Space: Residential areas, forests, green parks, factory areas.

3. Event: Historical events, traditional events, community customs, religious activities.

A total of more than 40 historical and cultural resources related to block 1 have been classified by the above categories (table 1). For example, historical and cultural heritage buildings, apartments, green structures of block 1, spatial memories, etc.

Table 1. Historical and cultural resources

Type	Subtype	Number	Example
Objects	Buildings	28	Eldev-Ochir Theater, Bank of Mongolia
Spaces	Place for living	5	Gutliin 22
	Garden	2	Asashiori Garden
	Daily activity place	1	Freedom square
Events	Traditional celebrations	3	Naadam festival
	Religious Activities	1	Lama day
	Community customs	1	Singing by visitors
	Social Change	3	Democratic revolution
	Others	3	Car-free day

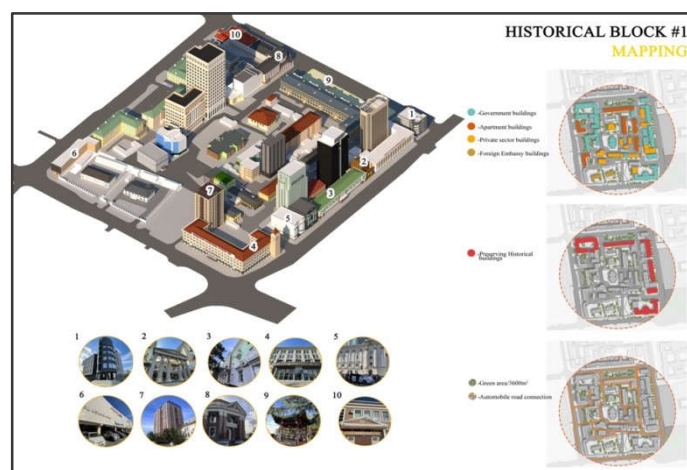


Figure 5. Mapping of historical block 1

In conclusion, an impressive tally of over 40 historical and cultural resources has been pinpointed within Baga Toiruu Block 1. The subsequent step entails the development of a comprehensive re-planning guideline and the creation of a map highlighting these resources. The subsequent section will elucidate the method for breathing vitality into these historical and cultural resources, further advancing the project.

RECOVERY OF TANGIBLE AND INTANGIBLE ASPECTS OF HISTORICAL BUILDINGS

The comprehensive analysis, encompassing site evaluations, interviews, and questionnaire responses, has unequivocally underscored the paramount importance of safeguarding historical and cultural heritage buildings. This signifies the recognition that these structures serve as invaluable repositories of our shared history and culture. The next critical step, following preservation, entails not only conserving these buildings but also meticulously restoring them to their original appearances. This approach signifies an earnest commitment to breathe life back into these architectural gems, ensuring that all the memories and narratives intrinsically tied to these structures are rekindled. By doing so, these revitalized buildings become vibrant cultural anchors, capable of not only captivating the imaginations of both local and foreign tourists but also serving as

conduits that connect the rich cultural and historical tapestry of the district with the contemporary era.

In essence, the approach transcends mere preservation; it is a celebration of heritage, an invitation to engage with history, and a means of bridging the past and the present in a tangible and enriching manner.

Table 2. List of recovering historical buildings

Classification	Reason for selection	Design method	Outcome
Confederation of Mongolian Trade Union Building	<ul style="list-style-type: none"> ◆ All generations of people who worked in the building contributed a lot to the development of Mongolia. ◆ One of the first buildings in Mongolia. ◆ A building with many historical memories. 	<ul style="list-style-type: none"> ◆ Restore the exterior façade and roof color to original form. ◆ Place historical event and building presentation outside. 	<ul style="list-style-type: none"> ◆ The importance of including the historical building in the list will be determined. ◆ More than 70 years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.
Ulaanbaatar city's administration building	<ul style="list-style-type: none"> ◆ Was the first hotel building in Mongolia. ◆ One of the first buildings in Mongolia. ◆ A building with many historical memories. 	<ul style="list-style-type: none"> ◆ Use of the Hotel building according to intended use by the hotel ◆ Restore the exterior façade and roof color to original form. ◆ Place historical event and building presentation outside. 	<ul style="list-style-type: none"> ◆ The importance of including the historical building in the list will be determined. ◆ More than 70 years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.
Mongolian Stock Exchange Center	<ul style="list-style-type: none"> ◆ Was the first Movie theatre building in Mongolia. ◆ One of the first buildings in Mongolia. ◆ A building with many historical memories. 	<ul style="list-style-type: none"> ◆ Use of the Movie Theatre building according to intended use ◆ Restore the exterior façade and roof color to original form. ◆ Place historical event and building presentation outside. 	<ul style="list-style-type: none"> ◆ Can become a big cultural center for children. ◆ The importance of including the historical building in the list will be determined. ◆ More than 70 years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.
Gutliin 22 office and apartment building	<ul style="list-style-type: none"> ◆ One of the first apartments in Mongolia. ◆ A building with many historical memories. 	<ul style="list-style-type: none"> ◆ Restore the exterior façade and roof color to original form. ◆ Place historical event and building presentation outside. 	<ul style="list-style-type: none"> ◆ The importance of including the historical building in the list will be determined. ◆ More than 70 years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.
Bank of Mongolia building	<ul style="list-style-type: none"> ◆ Was the first bank building in Mongolia. ◆ A building with many historical memories. 	<ul style="list-style-type: none"> ◆ Restore the exterior façade and roof color to original form. ◆ Place historical event 	<ul style="list-style-type: none"> ◆ The importance of including the historical building in the list will be determined. ◆ More than 70

and building presentation outside. years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.

Central Post Office Building

- ◆ One of the first buildings in Mongolia.
- ◆ A building with many historical memories.

- ◆ Restore the exterior façade and roof color to original form.
- ◆ Place historical event and building presentation outside.

- ◆ The importance of including the historical building in the list will be determined.
- ◆ More than 70 years of memory of the citizens of Ulaanbaatar have been provided with the opportunity to continue.



Figure 6. List of preserving buildings

A total of 6 buildings were selected according to their historical and cultural value (table 2). The original exterior design of these 6 buildings has all been changed and 2 buildings have been found to be in misuse. Given the historical resonance and cultural significance contained in these structures, there are reasonable grounds for registering the above-mentioned 6 buildings as cultural heritage sites. In addition to preserving the memories that have been preserved within the walls for half a century, it also aims to restore the roots of history and culture. Through this effort, we seek to bridge the gap between the historical sensibilities of the city dwellers and the modern era. This is an important step in enriching the tapestry of the historical memory of Ulaanbaatar city and preserving the dynamic cultural heritage of the city in the minds of modern citizens. This restoration project promises to restore the cultural identity of the buildings and bring the nostalgia of the past into the present, thus preserving a precious part of Mongolian history.

RESTORATION OF HISTORICAL SPACE

The analysis has brought to light a significant issue: spaces where pivotal historical events occurred have either been transformed into parking lots or have been neglected and forgotten over time. Consequently, the foremost and imperative task at hand is the restoration of the memories associated with these three forgotten historical places within Baga Toiruu Block 1 (table 3).

By reinstating and revitalizing these historical sites, we embark on a mission to not only preserve their cultural and historical significance but also to ensure that the memories and narratives linked to these locations are safeguarded and made accessible to present and future generations. This endeavor holds the potential to breathe new life into these spaces, rekindling their importance within the district and celebrating the rich heritage of Baga Toiruu Block 1.

Table 3. List of space restoration

Classification	Reason for selection	Design method	Outcome
Parking slot 1	<ul style="list-style-type: none"> ◆ A large empty space under the control of the state. ◆ The place where the first open market was located. 	<ul style="list-style-type: none"> ◆ Make the starting point of Block 1. ◆ Make a pocket garden where can get detailed information about Block 1. 	<ul style="list-style-type: none"> ◆ Mitigating the absence of green areas and open spaces. ◆ A comprehensive resource where all historical and cultural information pertaining to the block 1 can be accessed in one location will be made available. ◆ Putting forgotten historical spaces into use.
Morning street Gutliin 22	<ul style="list-style-type: none"> ◆ Gutliin 22 apartment were the residences of famous authors, scientists and researchers of Mongolia. ◆ Morning street is the only pedestrianized street in block 1. ◆ Gutlin 22, the main building of morning street, is a historical monument. ◆ It serves as a food street nowadays that attract lots of local residents. 	<ul style="list-style-type: none"> ◆ Make a library and a place for meetings and gatherings for students. 	<ul style="list-style-type: none"> ◆ Expanding the number of locations dedicated to the promotion of historical and cultural heritage. ◆ Establishing an environment that fosters heightened motivation among students, inspiring them to excel in their studies. ◆ Putting forgotten historical spaces into use.
Parking lot in front of Trade Union building	<ul style="list-style-type: none"> ◆ A place where announcements were made about the transition to a democratic society 	<ul style="list-style-type: none"> ◆ Make it a resting place for people by putting historical facts and information. 	<ul style="list-style-type: none"> ◆ Expanding the number of locations dedicated to the promotion of historical and cultural heritage. ◆ Putting forgotten historical spaces into use.

Parking Lot 1 encompasses a sprawling expanse of 4,000 square meters and is currently under state ownership, functioning primarily as a paid parking facility. The rationale behind selecting this particular locale resides in its status as a substantial state-owned vacant lot.

Another significant factor influencing the selection of this location is its historical significance as the inaugural open-air shopping district in Ulaanbaatar. This particular site holds the distinction of being the very first place where the city's residents could access a diverse array of locally grown vegetables, fruits, and food products during the months of August, September, and October. Consequently, it emerged as a bustling hub of commerce, attracting a substantial influx of citizens seeking to purchase these homegrown goods. The intention for this space is to undergo a transformation into a public pocket green area, a conspicuous absence within the confines of Block 1 (figure 7). It will serve as an open sanctuary for citizens seeking respite and relaxation. Moreover, situated at the genesis of Block 1, this site will play a pivotal role in incorporating historical edifices and locations of historical significance onto the map, thereby disseminating knowledge about their historical and cultural relevance to both domestic and international audiences.

This reimagined space will also evolve into a multifaceted venue capable of hosting exhibitions pertaining to historical events and national celebrations, further enriching its utility and cultural value.

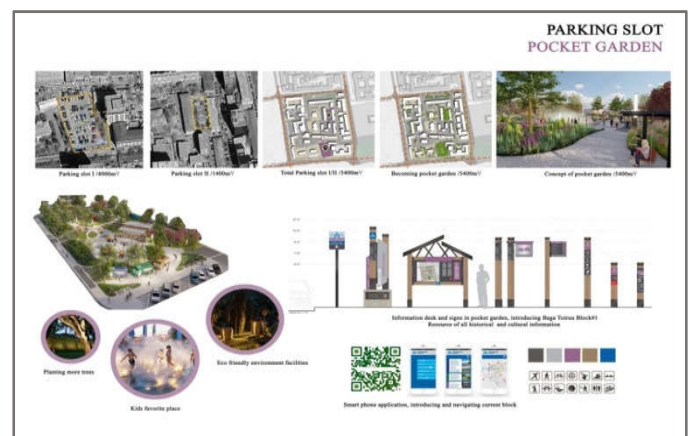


Figure 7. After restoration. Pocket garden

The area, currently serving as a parking lot, carries profound historical significance within its bounds. It was on this very site that the Youth Union of Mongolia took the pioneering step of declaring Mongolia's aspiration to become a democratic state. Their impassioned demand, urging the leaders of the Mongolian People's Republic to relinquish their positions and entrust the nation's future to the youth, would ultimately become a reality.

This transformative moment bore witness to the assembly of the first generation of democratic youth, who congregated on this very square. It was here, amidst a spirit of hope and optimism, that they collaboratively composed a poignant anthem known as "Motherland Democracy." Regrettably, the passage of time has obscured this invaluable historical memory, obscured by the construction of buildings on this hallowed ground. However, our deliberate choice of this location is driven by the fervent desire to resurrect the memory of the place where democracy was first embraced in Mongolia, a beacon of hope that illuminated the path forward for the nation's youth (figure 8).



Figure 8. A free-speech place



Figure 10. Final map of cultural resources

Morning Street, a pedestrian-exclusive thoroughfare stretching across a length of 125 meters, holds a unique charm. Situated within this charming enclave stands the notable "Shoes 22" apartment. What renders this apartment particularly intriguing is its historical residency, initially occupied by esteemed intellectuals, including prominent figures such as Mongolia's Prime Minister, renowned composers, and cosmologists. It is this illustrious past that lends Morning Street its distinct character and allure. The choice of this street as a focal point serves a twofold purpose. Firstly, it aims to inspire the younger generation, particularly students and aspiring individuals with grand aspirations for their future. By immersing themselves in a locale once inhabited by eminent personalities, they are encouraged to pursue their studies and ambitions with renewed vigor. Additionally, it endeavors to establish a space dedicated to the promotion of historical and cultural heritage, ensuring that the legacy of this area endures.

Furthermore, within this vibrant precinct, the Arig Bookstore operates, enriching the intellectual ambiance. Plans are underway to create an adjoining library section, a space designed not only for reading and research but also for conducting classes and educational activities. This initiative aims to foster a dynamic learning environment where knowledge is both preserved and shared, further enhancing the cultural and educational value of Morning Street (figure 9).



Figure 9. Gutliin 22

Within this research endeavor, six historical and cultural edifices situated in Block 1 of Baga Toiruu, despite not being officially recognized as historical and cultural heritage, have undergone renovation. Furthermore, three previously overlooked, abandoned, or deteriorated historical spaces were meticulously reconstructed. Consequently, this comprehensive regeneration project has not only reinstated the physical appearance but also the historical narratives and essence of Baga Toiruu Block 1, breathing new life into the district (figure 10).

DISCUSSION

Memory-oriented urban regeneration in historical districts represents a multifaceted approach to urban design and development that seeks to celebrate, preserve, and leverage the historical and cultural heritage of a given area. The following discussion presents an in-depth analysis of the key findings and implications of this study, focusing on the interviews of long-term residents in the Baga Toiruu Historical Block 1, survey of 201 people and the research of literature.

Preservation of Historic Buildings:

The responses from our interviewees and surveys resoundingly emphasize the significance of preserving historic buildings as a central tenet of memory-oriented urban regeneration. This aligns with the broader urban design principle that recognizes the importance of architectural heritage in shaping the identity of a community (Tyler, 2000). The preservation of these structures is seen not only as a means of safeguarding the city's history but also as an avenue for enhancing the district's uniqueness and attractiveness.

The positive stance on historic preservation reflects similar sentiments found in studies on urban regeneration and heritage conservation (Lanza and Messina, 2014; Siembieda *et al.*, 2016). Moreover, it underscores the potential for historic buildings to serve as focal points for cultural and economic activities within the district.

Implications for policy and practice:

The findings of this study have several implications for policy and practice in the realm of memory-oriented urban regeneration. Firstly, policymakers and urban planners should prioritize the preservation of historic buildings and structures within the district as a means of celebrating cultural heritage. This may involve the establishment of heritage conservation guidelines and incentives for property owners.

Secondly, efforts should be made to align urban regeneration initiatives with economic development strategies. Encouraging entrepreneurship, supporting local businesses, and promoting tourism-related activities can contribute to economic sustainability. Thirdly, safety measures should be integrated into the planning and design of the district. This may include improvements in infrastructure, lighting, and security services to enhance the overall safety and security of residents and visitors.

Lastly, public participation should be an integral part of the regeneration process. Local residents should be informed about and engaged in decision-making, and transparent communication channels should be established to ensure their concerns are addressed.

Limitations and future research:

It is important to acknowledge the limitations of this study. The sample size, although representative of long-term residents in the district, is relatively small. Future research could benefit from a larger and more diverse sample to validate and extend the findings. Additionally, the study focused primarily on resident perspectives and survey respondents; incorporating the views of other stakeholders, such as property developers and local authorities, could provide a more comprehensive understanding of memory-oriented urban regeneration.

In conclusion, memory-oriented urban regeneration in historical districts is a multifaceted endeavor that requires careful consideration of heritage preservation, economic sustainability, safety, and community engagement. The opinions of long-term residents in the Baga Toiruu Historical Block 1 and survey respondents underscore the importance of striking a balance between these factors to ensure the successful revitalization of historical neighborhoods.

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