

Commercial-Welfare complex design (in the form of superstructure) with a focus on promoting tourism in the Caspian Sea coast, Bandar Anzali City

Sonya Pashaei*, Amir Reza Karimi Azari,

Today, due to the scarcity of land in major cities and increasing population growth, High-rise buildings has found a special place. In this regard, solving two problem of scarcity of land and high urbanized population is considered. While revive and facilitate the relationship between man, city and nature is an important part of sustainable urban development, any connecting factor between man and nature should be extended. Modern cities with advances in technology and materials and new construction techniques with the high-rise construction to a large extent can save land-use. Another advantage of high-rise can helps to concentrate services in the city. This project with trying to identify physical-spatial factors affecting the satisfaction of urbanization, the perfect combination of new high-rise buildings with the landscape and thus maintain the previous balance of landscape and urban texture and skyline as well as to improve the visual balance of the natural or synthetic landscape are the most important aspects of visual development of high-rise buildings in developed countries. High building, as a sign of urban played an important part in shaping urban spatial and landscape structure. The study area, the coastal city of Bandar Anzali located in northern Iran, Guilan. It has the aesthetics view of sea and lagoon that is occupied small amount of area than its population. With regard to the Free Trade Area, this city is facing with a shortage of land. So we decided to identify physical environmental factors, sustainable development and extraction of variables (environments quality components such as efficiency, legibility, form and permeability) and how to strengthen the factors in the efficiency and priductivity and comfort of city dwellers in the region. And finally, the aim of this study is to achieve sustainable urban development, so that we proposed the needs of modern urbanization in the new model for urban development.

Keywords : Keywords:High-rise, Urban landscape, anzali, Sustainable development

[Islamic Azad University, Rasht Branch - Thesis Database](#)
[دانشگاه آزاد اسلامی، واحد رشت - سامانه بانک اطلاعات پایان نامه ها](#)