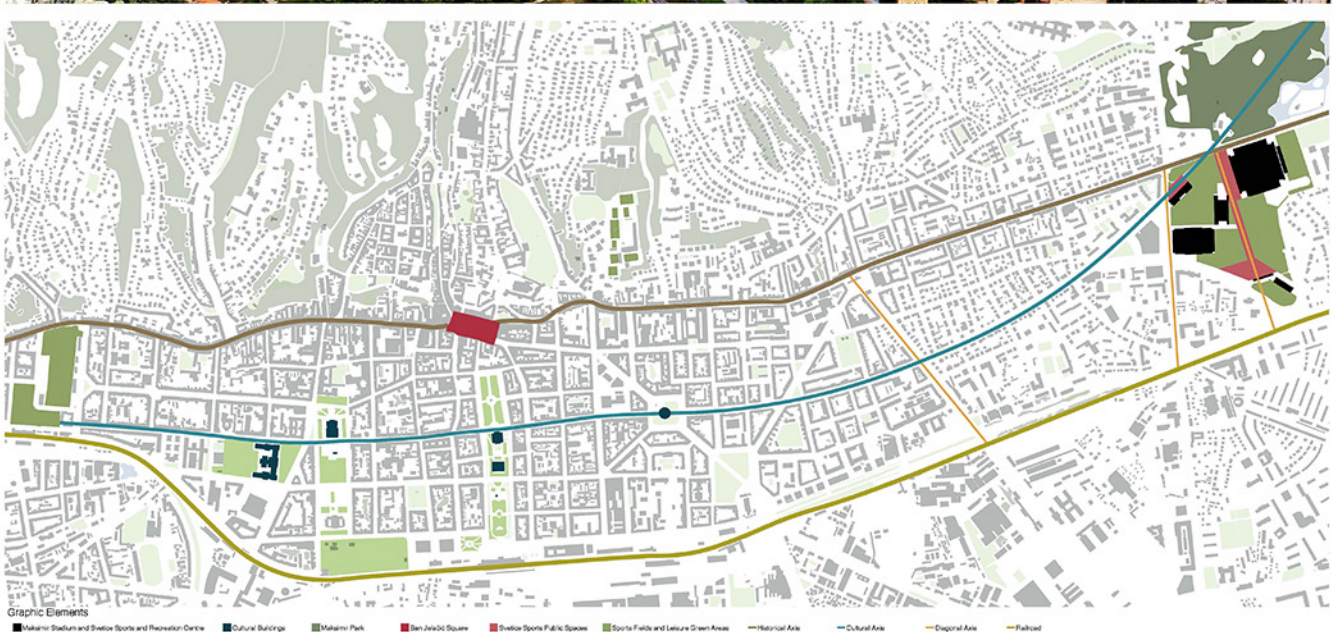




FROM MEDIOCRITY TO THE SANITARY LANDSCAPE AS INFRASTRUCTURE

The landscape strategy begins from a territorial understanding of Zagreb. The competition site is not considered as isolated urban space but part of a much larger geographical structure extending from the Medvednica mountain massif to the Sava plain. Long before the separation of the contemporary city, the southern slopes of Medvednica were characterized by a continuous sequence of forests, streams and alluvial landforms descending through shallow valleys towards the river. Although urbanisation progressively interrupted its continuity during the nineteenth and twentieth centuries, its ecological logic remains highly today.

With this larger system, Maksimir represents the most significant scale in high as well as in the wooded continuum. More than an urban park, it constitutes the terminal extension of the forest descending from Medvednica, preserving the spatial, biological and hydrological characteristics of the mountain foothills while establishing one of Zagreb's strongest relationships between the city and its natural landscape.

This condition was not altered by the outbreak of the park but reinforced through design. Established at the end of the nineteenth century under Prince Miroslav Vukobratović, Maksimir is recognized as the first public park in the Balkans. It has been continuously expanding until it is a landscape of a park, a park of a city and a city of a landscape through a series of parks, forests, meadows and agricultural spaces. The project therefore works with the existing forest instead of replacing it, establishing a dialogue between ecological processes and human habitation that continues to this day.

The present-day vegetation reflects the 19th-century forest mosaic and remains the dominant ecological community, adapting to subtle variations in topography and hydrology through different forest associations. Pedunculate Oak (Quercus robur)

occupies the wetter areas surrounding the lake, while Sessile Oak (Quercus petraea) and Common Hornbeam (Corylus avellana) dominate the slightly elevated terrain. These communities are complemented by beech, pine, chestnut and spruce species, reproducing almost exactly the vegetation of the lower slopes of Medvednica. Their slight canopy weaves in the mid-air space and the low-level canopy in the foreground of an ecological system that subtly separates from the city to the park.

Recognizing the continuity fundamentally changes the role assigned to landscape within the project. Rather than introducing a new landscape language, the proposal reinforces an existing ecological process whose continuity has gradually been weakened by urban fragmentation. The Sport City therefore becomes an extension of Maksimir rather than an interruption of it. Planning, topography and public space are organized to continue the woodland structure across the competition site, allowing forest, recreation and sport to coexist within a single landscape framework.

The project does not imitate the image of Maksimir Park, it extends its underlying logic. Just as the historic park transformed an existing forest into a civic landscape without losing its ecological identity, the new Sport City reinforces a similar process by introducing a contemporary public landscape by building upon the same relationship between woodland, open space and urbanity. Landscapes in forests understood not as decorative surroundings of buildings, but as the primary infrastructure through which the entire project is organized.

THE SPORT CITY AS A WOODLAND

Landscape is conceived as the primary public and civic infrastructure of the Sport City. The materiality establishes a continuous environmental framework that organizes movement, orientation, ecological processes and public life across the site. The landscape proposal adopts the ecological logic through which Maksimir Park generates space. What is commonly perceived as the atmosphere of the park is the expression of long-term relationships between vegetation, soil, water and topography. The wooded and homogeneous landscape is composed of continuous ecological transitions, where subtle variations gradually modify vegetation, density, humidity and microclimate. Open meadows dissolve the wooded edges, changing progressively into a forest; human depressions support locally ecological communities without interrupting the continuity of the landscape.

Rather than reproducing the appearance of Maksimir, the proposal reconstructs the processes through which its spatial qualities emerge, extending the environmental character of the park across the entire Sport City. This understanding fundamentally transforms the role of planning. These are introduced as the continuation of forest communities whose composition, density and succession have developed over centuries along the foothills of Medvednica and within Maksimir Park itself. Species selection is therefore determined by ecological continuity. Microtopography performs an equally important spatial and environmental role. The project employs the existing terrain, derived from the earthworks to organize space, water and vegetation simultaneously. The topographical strategy is generated around territory through the reuse of excavated material produced during construction. Earth removed for the buildings is returned on site to generate a sequence of gentle and subtle micro-landforms, reducing material transport. These slight interventions create rich patterns and extensive vegetation capable of collecting 150 to 200 mm of water per year.

ECOLOGICAL STRATEGY

Architecture of the material appears as a sequence of elements within an integrated woodland. Pedestrian routes disappear beneath the tree canopy; public spaces emerge as clearings within the forest, and buildings are progressively dissolved. The experience of moving across the site is one of inhabiting a continuous landscape whose design accommodates contemporary sporting programs.

Native vegetation contributes to regulating the local microclimate through shading, evapotranspiration and the reduction of radiant heat gain, improving thermal comfort for athletes and visitors while honoring the resilience of outdoor public spaces during the warmer months. The planning concept of the project stems from the ecological communities of the Medvednica and Maksimir Park and is shaped by primary and secondary woodlands, meadows, open meadows and rain gardens. Each area occupies a specific scale of the landscape and is not a simple and uniform one.

Extensive root systems, permeable soils and organic forest layers increase infiltration of delay runoff and contribute to groundwater recharge, while continuous tree canopies strengthen habitat connectivity between Maksimir Park and the wider ecological corridor descending from Medvednica. Bioherbicide water management and public accessibility are therefore developed simultaneously rather than as independent objectives. Time, growth, succession, seasonal variation and gradual ecological transformation are understood as design materials rather than variables to be controlled. The landscape therefore establishes the conditions for a landscape that will continue to mature long after construction has been completed.

MINERAL SURFACES

The continuity of the landscape is reinforced through a material palette in which mineral and organic surfaces are progressively renewed. The ground is conceived as a continuous inhabitable surface whose material expression responds to different estimates of use while maintaining a coherent landscape character throughout the Sport City.

Pedestrian paths are formed by a mix of individual natural stone slabs and recycled concrete pavers laid directly on compacted gravel layers, allowing permeability, vegetation and the texture of the forest floor to be felt as one walks across the Sport City.

Where greater structural performance is required, the same material language is reinforced over reinforced concrete foundations to accommodate motor vehicles, emergency access and operational routes. The distinction between pedestrian and vehicular circulation is achieved through construction and structural performance rather than through changes in appearance, reinforcing the perception of a unified public realm in the landscape.

The mobility strategy for the Svetice Sports and Recreation Centre prioritises pedestrians, cyclists and public transport, concentrating private vehicles along the perimeter of the site and preserving the interior of the Sport City as a continuous green landscape.

The existing public transport network—tram, bus and the Boroing Transport Hub—forms the primary access system to the complex. Pedestrian and cycling routes connect the different sports facilities through a safe and accessible network of public spaces (scheme A), allowing everyday recreational activities to coexist with major sporting events. In this way, the project supports the gradual transition towards more sustainable modes of mobility while maintaining efficient access for all users.

Vehicular traffic is deliberately kept at the edges of the site. The existing Boroing Rotor Complex retains its dedicated vehicular access through a shared public space designed according to the principles of low-speed mobility. Changes in paving, subtle level

differences and removable bollards clearly define the vehicular corridor while maintaining visual continuity across the public realm.

Access to the underground parking facilities is distributed along the perimeter (scheme B), separating everyday traffic flows and reducing conflicts between pedestrians and vehicles. Within the Maksimir Football Complex, circulation is organised according to the operational requirements of a contemporary UEFA Category 4 stadium. The principal public underground car park, accommodating approximately 800 vehicles, is accessed from Svetice, allowing shared use with the Athletics Stadium during everyday operations. Dedicated access from Maksimir's Road serves VIP and VIP arrivals, providing direct connection to the underground parking beneath the stadium.

Operational access for teams, club staff, media, emergency services and technical vehicles is located along Ulica Antuna Jandrovića, adjacent to the Boroing residential area, ensuring complete separation from spectator flows while allowing efficient event management.

The redevelopment of the Boroing Transport Hub represents one of the principal infrastructural interventions of the masterplan. The new underground parking facility for approximately 1,500 vehicles supports both the Sport City and the surrounding district while liberating the ground plane for public use. Above, a generous civic square becomes the principal southern entrance to the complex, integrating new bus stops, the existing tram network and a renewed service building accommodating small commercial activities, cafés and operational spaces.

During major football events, the eastern public square can be temporarily adapted to accommodate visiting supporters, providing dedicated parking and a protected pedestrian route to the stadium (scheme C).

Cycling forms an essential component of the mobility strategy. Approximately 1,500 covered bicycle parking spaces are distributed throughout the Sport City in proximity to the principal entrances and public spaces, encouraging active mobility and strengthening connections with the surrounding neighbourhoods.

Although largely free from private vehicles, the entire site remains fully accessible to emergency services (scheme D). Maintenance vehicles and operational traffic follow a defined network of restricted permeable surfaces integrated within the landscape. Fire trucks, ambulances, police and technical services can reach every part of the Sport City without compromising the continuity of its public spaces or the ecological character of the landscape.



Scheme A - Permeability and Pedestrian Centrality, 1:5000



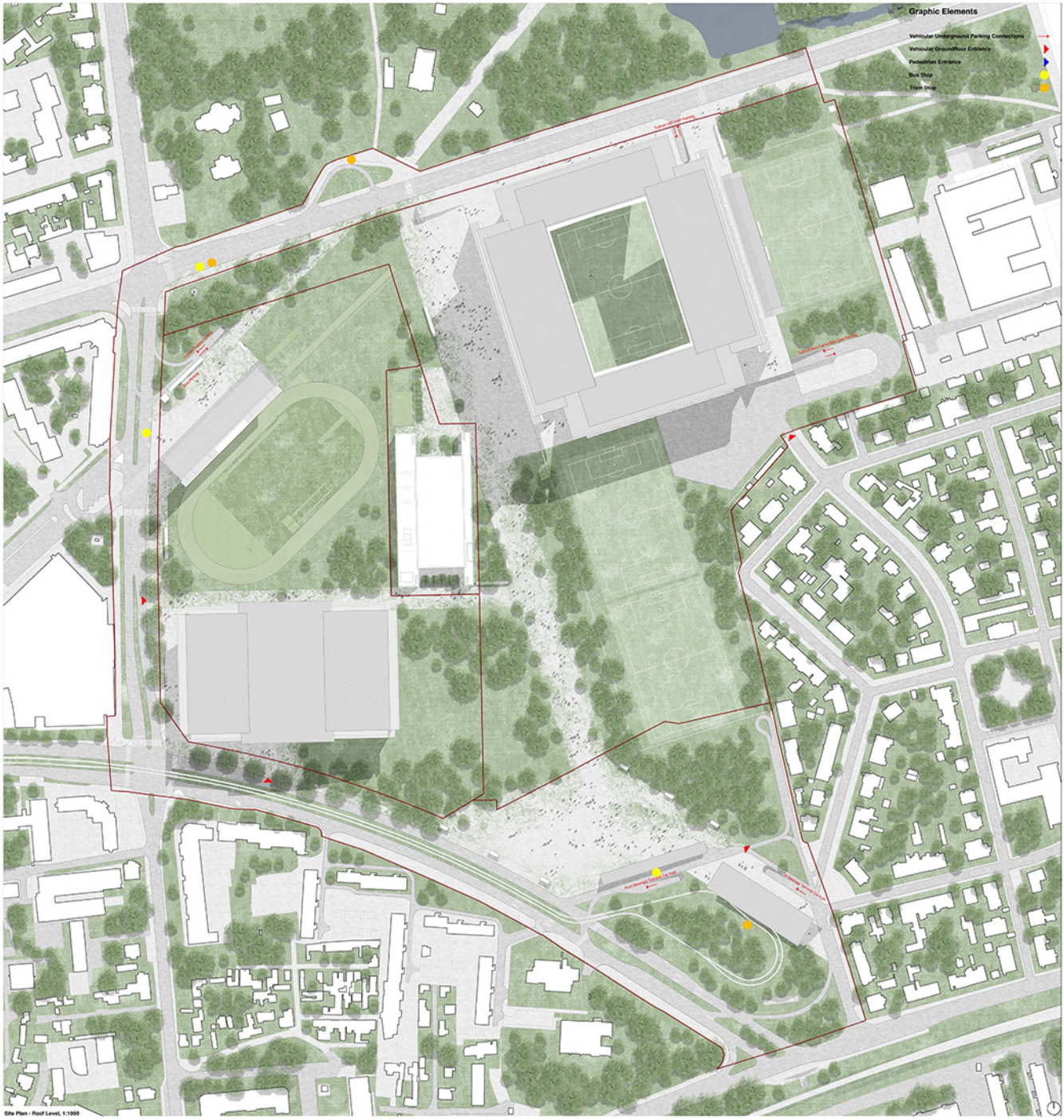
Scheme B - Boundaries and Vehicular Poles, 1:5000



Scheme C - Temporary Fenced Park for Guest Team Supporters, 1:5000



Scheme D - Emergency Accesses, 1:5000



Site Plan - Roof Level, 1:1000

- A1 - Athletic Stadium**

 - Dressing Rooms
 - Call Room
 - Indoor Training Area
 - Referee Facilities
 - Medical and Anti-doping Suite
 - Data Processing and Security
 - VIP Provisions
 - Spectators Amenities
 - Media Area
 - Administrative and Club Areas
 - Athlete Performance Facilities
 - Technical and Maintenance
- A3 - Handball Hall**

 - Spectator Concourse
 - VIP Suite
 - Media and Broadcast
 - Athlete and Official Support
 - Medical and Performance
 - Operations
 - Telescopic Seating II
 - Athlete and Official Support II
 - Medical and Performance II
 - Operations II
 - Spectator Access II
 - Administrative Suite
 - Auxiliary External Services
- C0-4 - Maksimir Football Stadium Complex**

 - Athlete and Official Support
 - Medical and Performance
 - Spectator Sanitary Facilities
 - Spectator Hospitality
 - VIP and VIPP
 - Security Infrastructure
 - Media Areas
 - Club Commercial
 - Administrative Suite
 - High Performance Training Hall
 - First Team Hotel
 - Technical and Maintenance
- C5 - Auxiliary Training Infrastructure**

 - Athlete and Official Support
 - Medical and Performance
 - Spectator Sanitary Facilities
 - Spectator Hospitality
 - VIP and VIPP
 - Security Infrastructure
 - Media Areas
 - Club Commercial
 - Administrative Suite
 - High Performance Training Hall
 - First Team Hotel
 - Technical and Maintenance
- D-Borongaj Transit Hub**

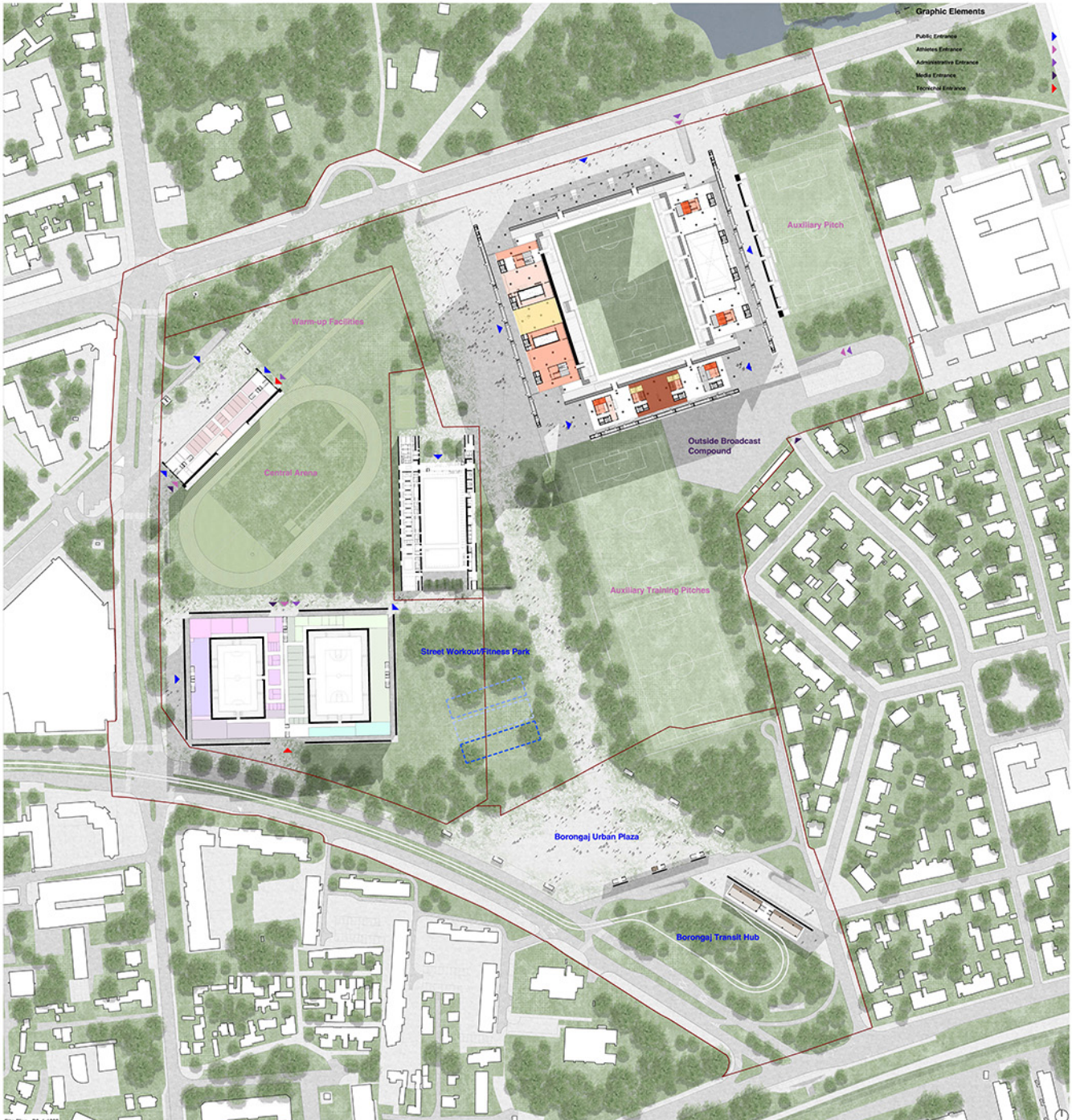
 - Standard Parking Lot
 - Disabled People Parking Lot
 - Services and Amenities
 - Commercial
 - Administrative

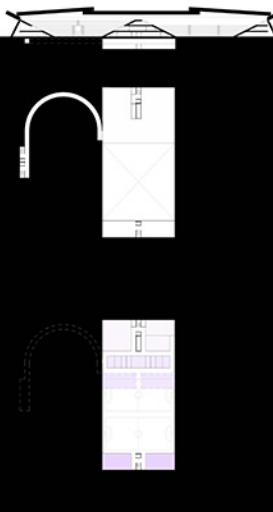
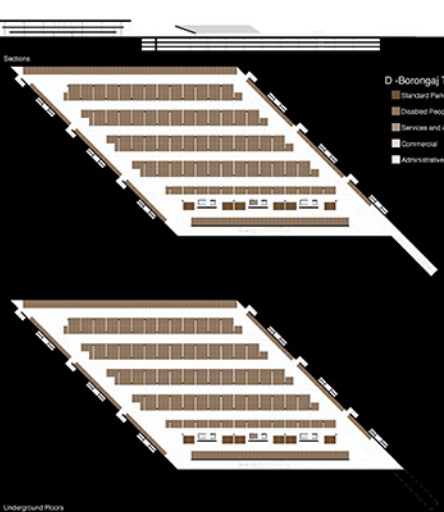
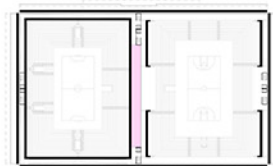
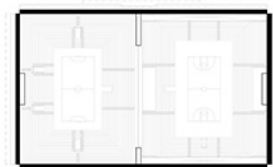
A2 - Street Workout Park / Fitness Park

- Junior Zone
- Senior Zone
- Street Workout Zone

A4 - Multifunctional Hall

- Dressing Rooms
- Call Room
- Indoor Training Area
- Referee Facilities
- Referee Facilities





A3 - Handball Hall

- Operator Concourse
- VIP Suite
- Media and Broadcast
- Athlete and Official Support
- Medical and Performance
- Operations
- Telescopic Seating II
- Athlete and Official Support II
- Medical and Performance II
- Operations II
- Operator Access II
- Administrative Suite
- Auxiliary External Services

A4 - Multifunctional Hall

- Pressing Rooms
- Call Room
- Indoor Training Area
- Referee Facilities
- Referee Facilities

A1 - Athletic Stadium

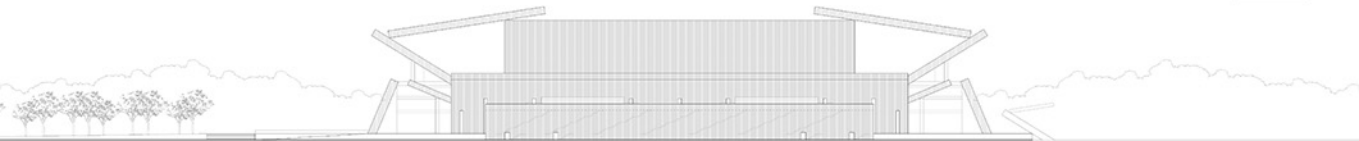
- Pressing Rooms
- Call Room
- Indoor Training Area
- Referee Facilities
- Medical and Anti-doping Suite
- Data Processing and Security
- VIP Provisions
- Operator Amenities
- Media Area
- Administrative and Club Areas
- Athlete Performance Facilities
- Technical and Maintenance

D - Borongaj Transit Hub

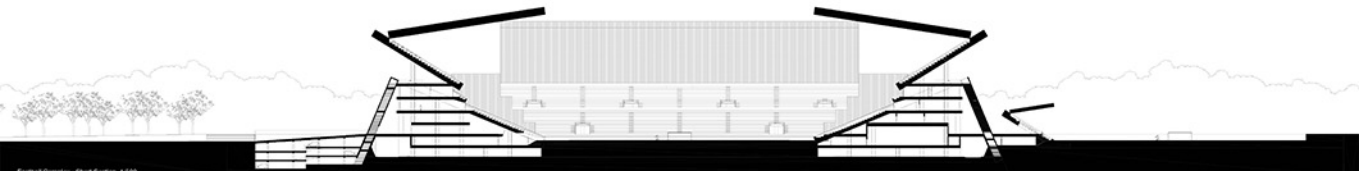
- Standard Parking Lot
- Disabled People Parking Lot
- Services and Amenities
- Commercial
- Administrative



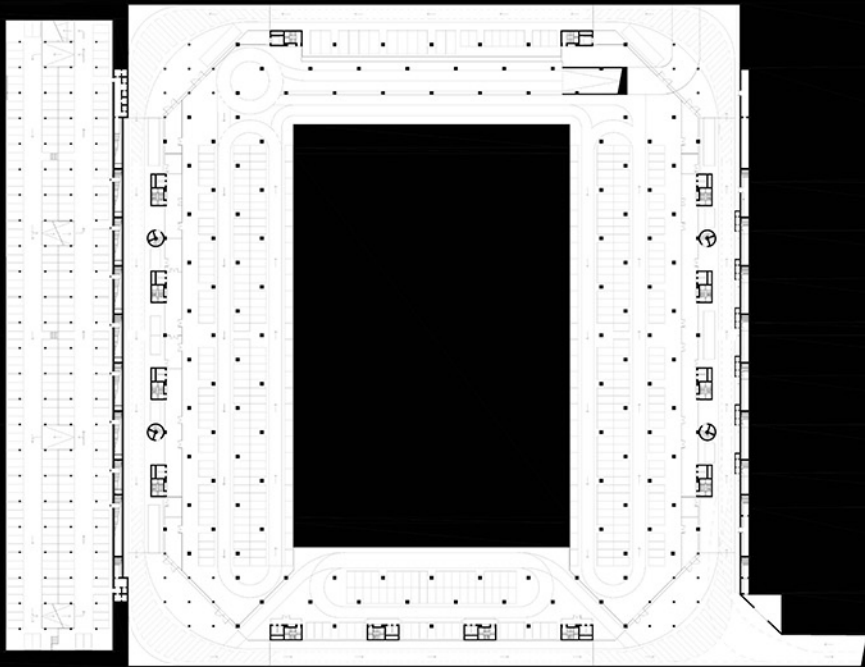
Football Complex - North Elevation, 1:500



Football Complex - South Elevation, 1:500



Football Complex - Short Section, 1:500



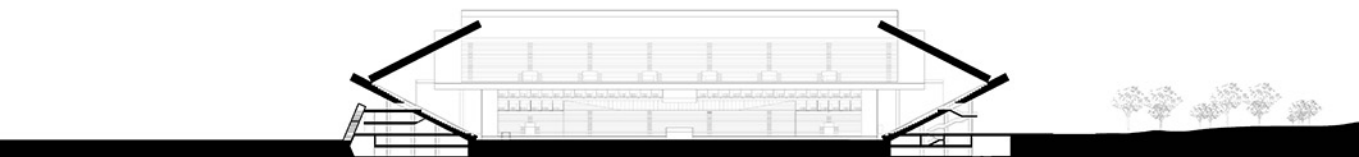
Football Complex - Floor 1, 1:500



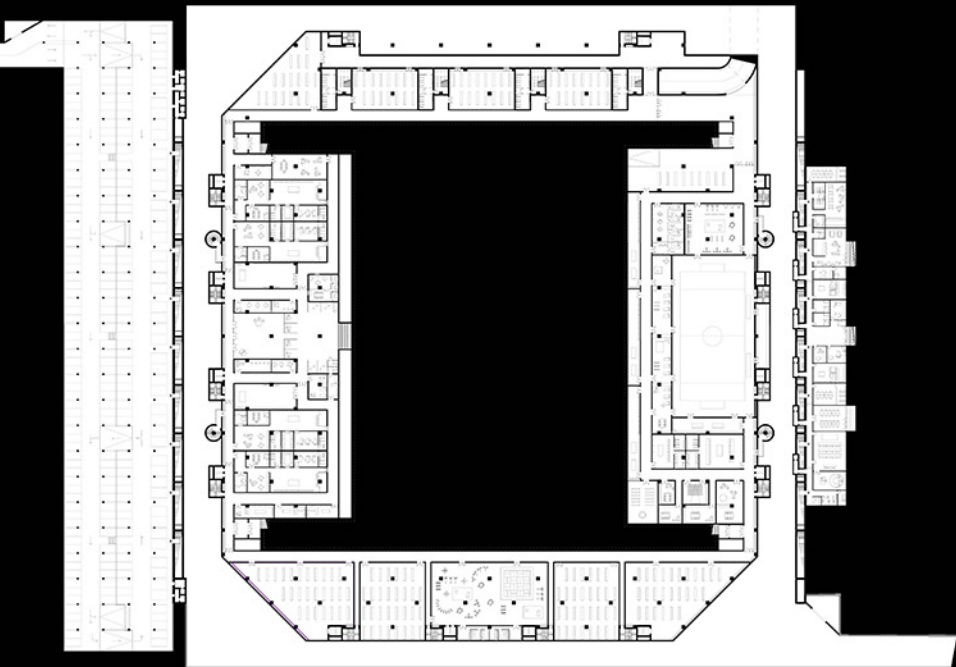
Football Complex - West Elevation, 1:500



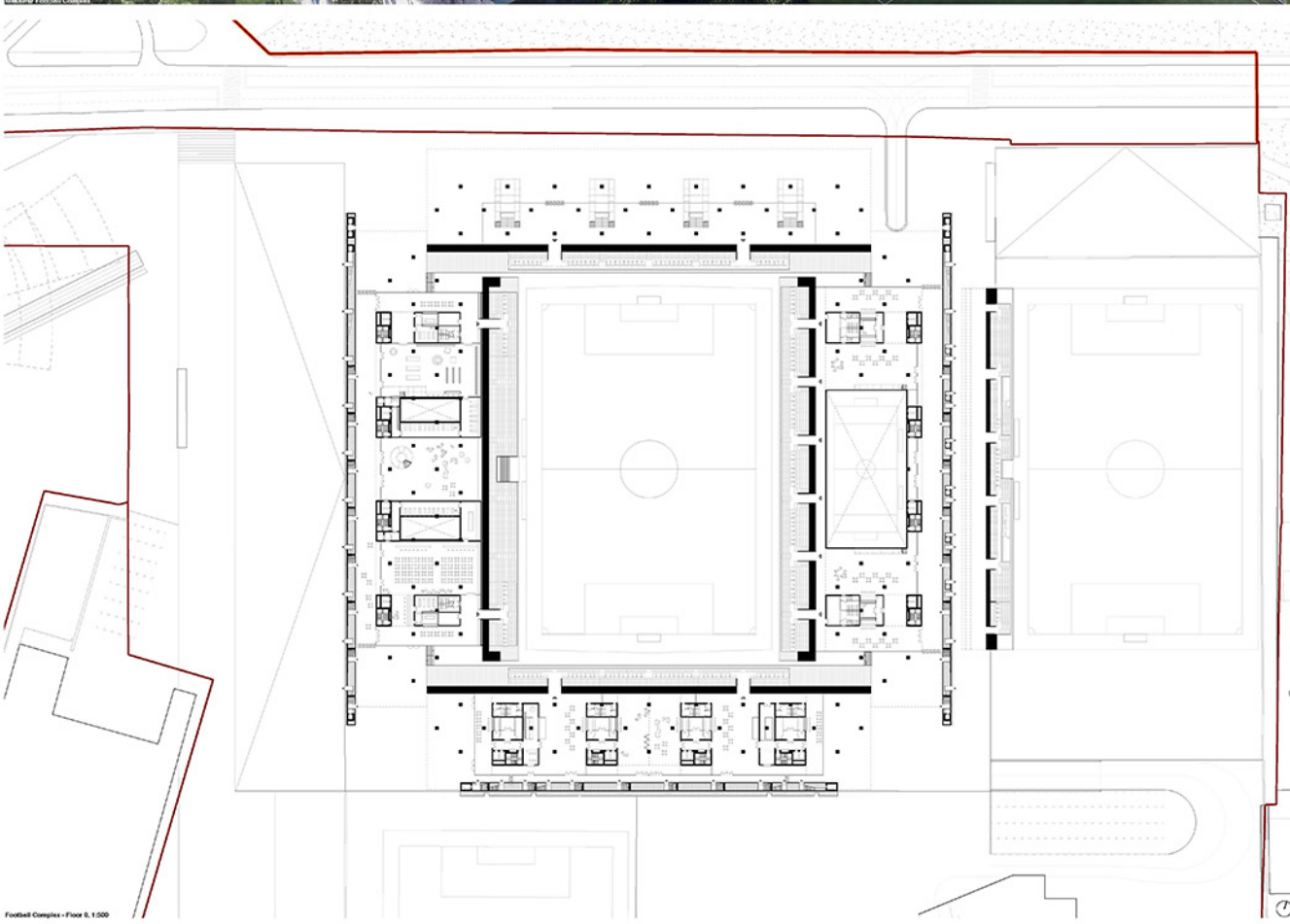
Football Complex - East Elevation, 1:500

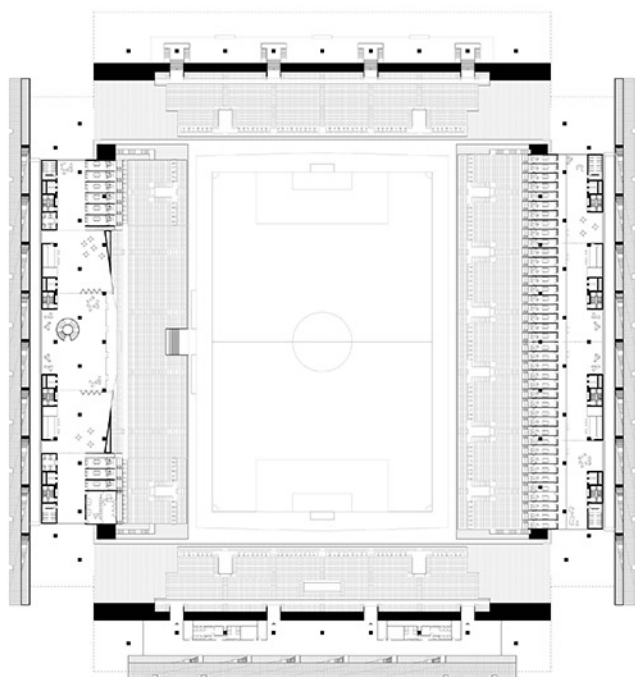
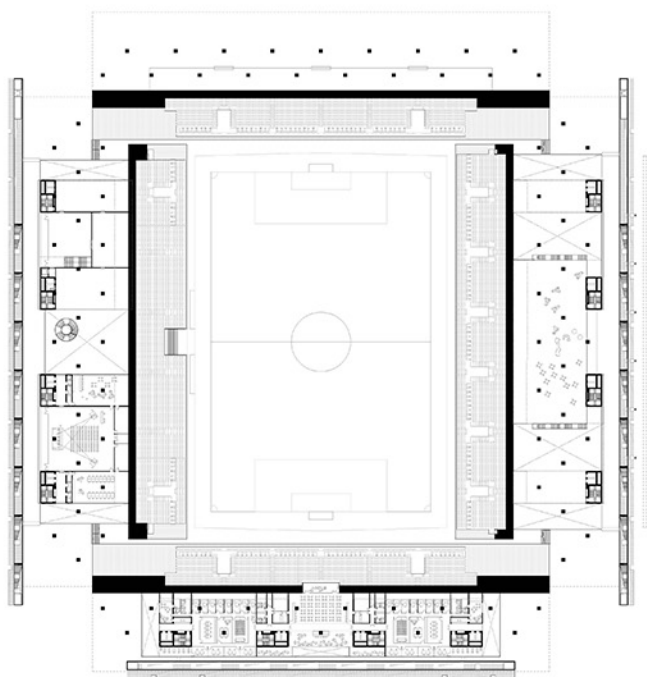


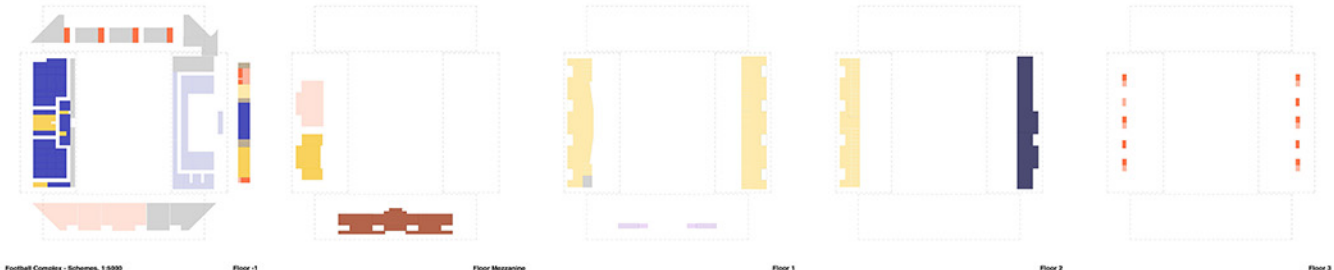
Football Complex - Long Section, 1:500



Football Complex - Floor 2, 1:500

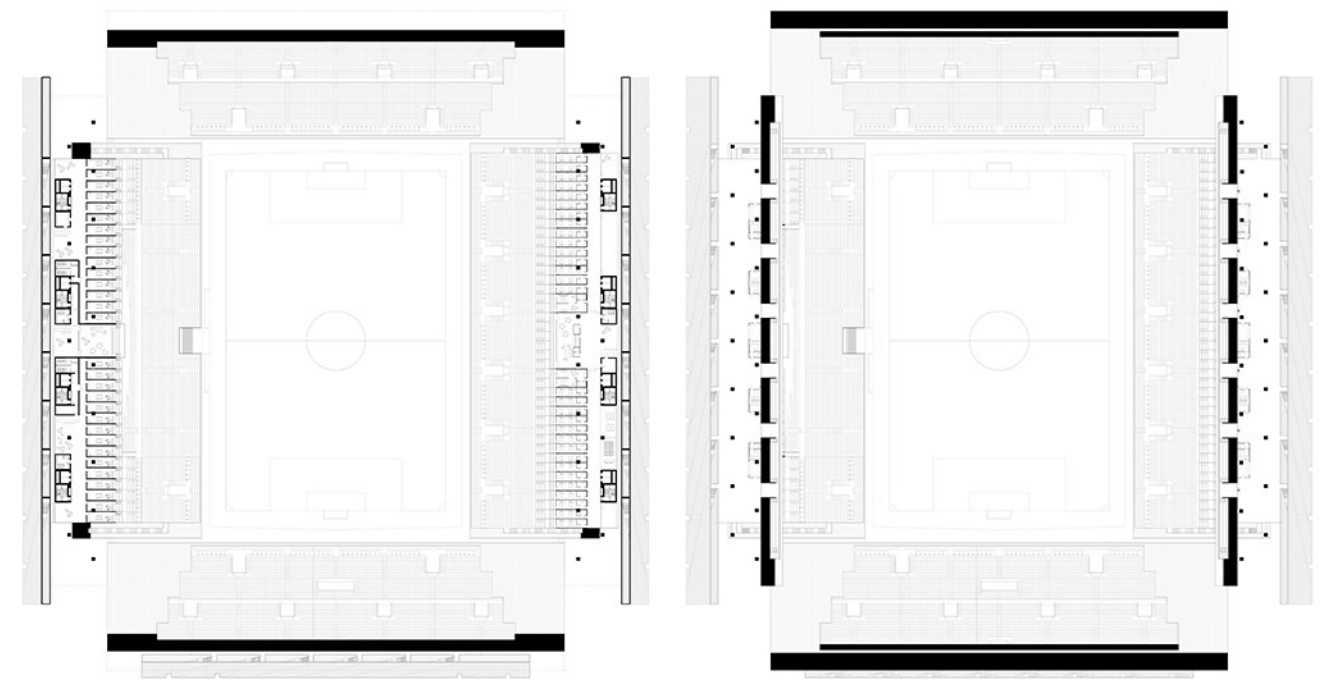
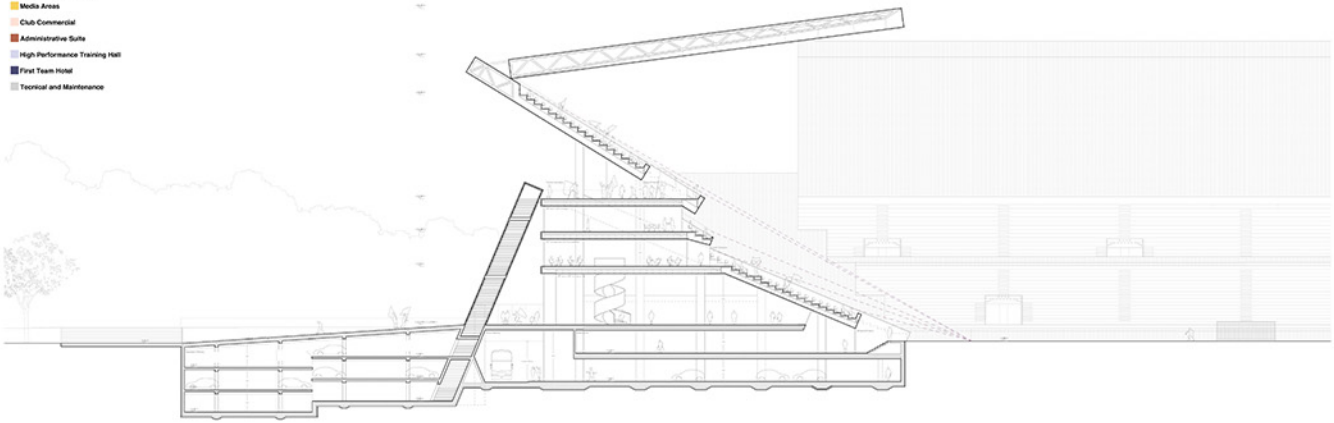






Maksimir Football Stadium Complex

- Athlete and Official Support
- Medical and Performance
- Spectators Sanitary Facilities
- Spectator Hospitality
- VIP and VVIP
- Security Infrastructure
- Media Areas
- Club Commercial
- Administrative Suite
- High Performance Training Hall
- First Team Hotel
- Technical and Maintenance





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