

institute
for physical
planning of
the city
of zagreb

Competition Programme Maksimir Stadium and Svetice Sports and Recreation Centre, Zagreb



IMAGE 1 Aerial view from the east, photo: Ivan Klindić

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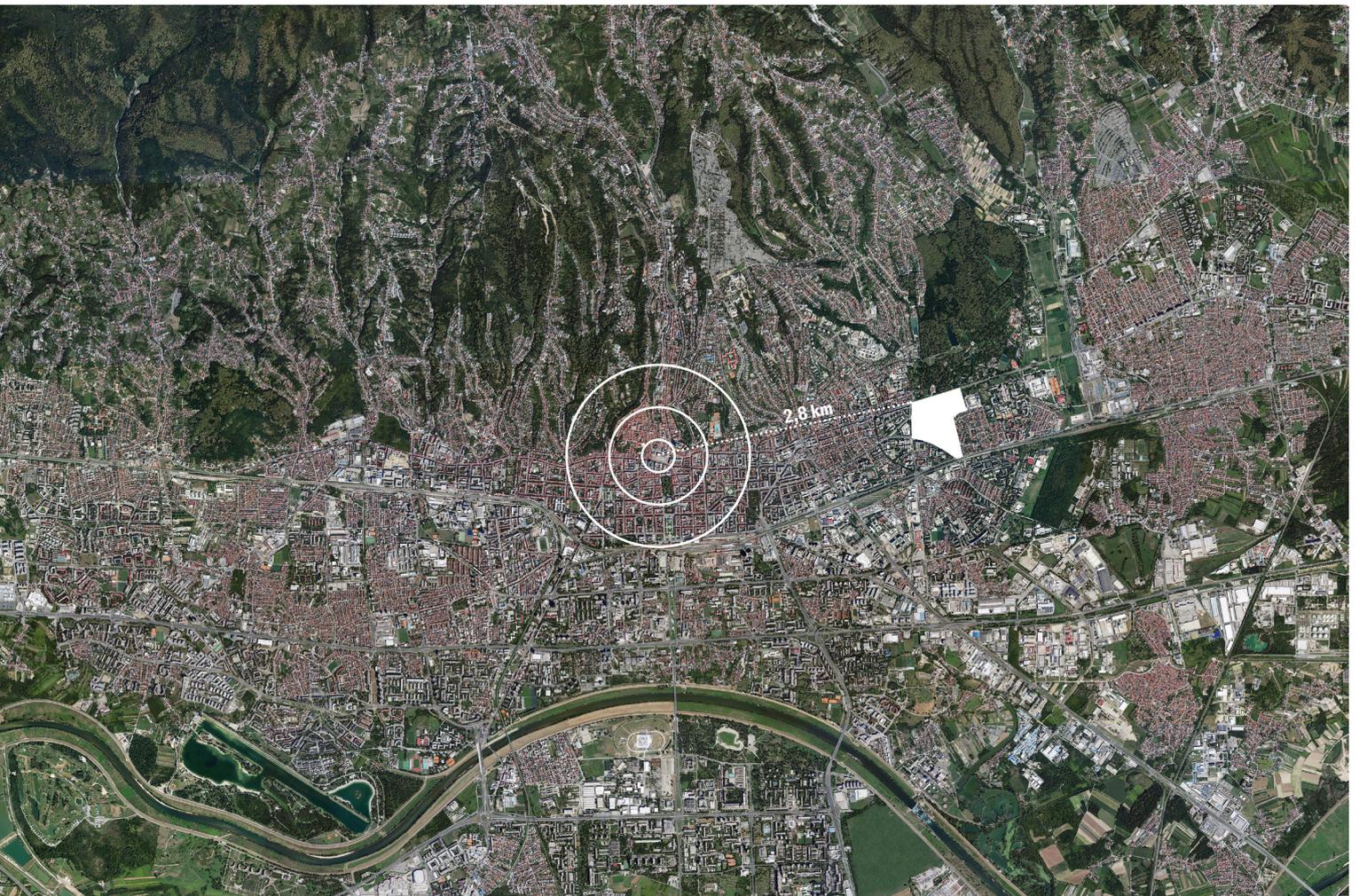
1. Introduction

The Svetice - Maksimir Sports and Recreation Centre (hereinafter: SRC) is situated on the eastern edge of Zagreb's wider city centre, adjacent to the historic Maksimir Park, at the intersection of Maksimirska and Svetice Street. This site represents one of Zagreb's most historically significant sports locations; since the late 19th century, it has continuously accommodated a diverse range of sports and recreational facilities, with an exceptionally strong tradition in athletics and football.

The Maksimir Football Stadium, carrying the prestige of a national stadium, is the home of Croatia's most successful football club, GNK Dinamo, and serves as a defining landmark within the city's sporting landscape. It remains an outstanding example of sports architecture, notable both for its design and the historical significance of its original concept.

The immediate proximity of Maksimir Park creates a unique spatial and environmental context. Consequently, any intervention within this area must carefully respect and integrate the Park's cultural, historical, landscape and ecological values.

IMAGE 2
Svetice-Maksimir SRC,
in relation to the city centre



In light of these considerations, the redevelopment of the SRC necessitates an urban-architectural competition to secure a design solution that respects the site's significant value and

established urban density, while fulfilling the statutory requirements of the City of Zagreb's General Urban Plan.

The competition is conducted as an open, single-stage, urban-architectural, both an idea and a project competition.

The Ideas Competition (Survey Level) encompasses zone A (the athletic-recreational and indoor sports complexes within Svetice Sports and Recreation Centre) and zone D (Borongaj Transit Hub). Proposals for this scope are conceptual and non-binding for the contracting authority and are not intended for immediate implementation. While the author will not be commissioned for subsequent design services, these entries will serve as a strategic foundation for future planning guidelines and project briefs.

The Project Competition (Implementation Level) relates to zone C (Maksimir Football Stadium complex) including the main arena, auxiliary pitches, supporting facilities, and the design of all surrounding outdoor areas, for which comprehensive design and technical documentation for project execution will be developed, all based on the winning competition proposal.

Competitors are required to submit both a conceptual proposal for the Ideas Scope and a comprehensive design for the Project Scope.

IMAGE 3
Svetice-Maksimir SRC,
view from the south. Photo: Dražen
Komar



Zagreb is a city of sport, home to numerous clubs with long-standing traditions and internationally recognized achievements. However, the city's sports infrastructure has yet to fully reflect this level of excellence. This disparity is particularly evident in our football stadiums which remain inadequate despite the remarkable success of our local and national teams.

The architectural competition for Maksimir Stadium and Svetice Sports Centre is the most significant and extensive undertaking in Zagreb in recent decades. Our aim is to reshape this symbolically and historically powerful site, which is deeply rooted in the identity of Zagreb and Croatian football. Although the original stadium complex was conceptually powerful, decades of additions and partial renovations have substantially compromised its architectural integrity.

Our vision extends beyond the mere construction of new facilities. This area is more than just a hub for sport and recreation; it is a symbolic urban landmark and a defining feature of Zagreb's identity - the eastern gateway to the city center, situated along one of our most vital urban avenues. Such a location demands thoughtful spatial articulation, architectural excellence, and long-term responsible management.

We envision this site as a multifaceted social and spatial "City of Sport" - an open and inclusive environment for professional athletes, recreational users, fans, and all our fellow citizens.

We invite you to contribute to this new chapter of Zagreb's sports infrastructure and to become a part of its future development.

– TOMISLAV TOMAŠEVIĆ
Mayor of the City of Zagreb

– LUKA KORLAET
Deputy Mayor of the City of Zagreb

2. Competition Task and Objectives

The competition task entails the development of a comprehensive urban-architectural solution for Maksimir Stadium complex and a conceptual urban-architectural proposal for Svetice Sports and Recreation Centre, including the broader Borongaj Transit Hub. Both components must acknowledge the site's exceptional value, preserve its spatial continuity, and comply with the statutory provisions of the City of Zagreb's General Urban Plan (GUP).

The competition scope encompasses an immediate zone (designated as Zone R1 - Sports and Recreational Use, under the GUP) and an extended study area, a wider zone (designated as Zone IS – Infrastructure Systems, under the GUP). Within the immediate zone, which covers approximately 23 hectares, the following facilities are planned:

- **The New Maksimir Stadium:** A premier football arena with a capacity of approximately 35,000 fully covered seats, including auxiliary pitches and integrated supporting facilities, all in full compliance with UEFA Category 4 stadium requirements.
- **Athletics Stadium:** A dedicated facility with approximately 2,000 covered seats, designed in full compliance with World Athletics (WA) Category II stadium standards.
- **Swimming Pool Complex:** The retention and seamless integration of the existing center.
- **Indoor Sports Infrastructure:** A multifunctional hall for futsal and basketball, alongside a specialized handball hall.
- **Recreational & Community Hub:** New facilities for individual and group sports, accessible to all age groups.

In addition to formal sports infrastructure, the programme requires the integration of recreational amenities, such as multi-generational exercise areas, complemented by high-quality public spaces, landscaped pedestrian routes, and contemporary urban furniture.

Proposals should provide an analysis of the broader spatial context, with particular focus on mobility, universal accessibility, and the integration of a public parking garage within the transit network. By introducing new sports, recreational, and supporting facilities into this high-value urban territory, one that has historically balanced athletic function with natural landscapes, the competition seeks to establish a harmonious synergy between modern requirements and the site's heritage and park-like character.

An integral component of every competition entry should be a comprehensive landscape design concept, encompassing all green and undeveloped areas within the competition scope to ensure long-term environmental sustainability.

The proposed programme and spatial capacities should be guided by the rational and responsible utilization of land. Each proposed facility should be aligned with the actual needs of future user groups, ensuring that every professional athlete, recreational user, and



IMAGE 4
Svetice-Maksimir SRC, aerial view
from the south, 2021, photo: Ivan
Klindić

citizen finds a dedicated, high-quality sports or recreational environment within the revitalized center.

The specific objectives for the redevelopment of the SRC Svetice and the new Maksimir Stadium are as follows:

- **Spatial and Architectural Excellence:**
Achieving the optimal and efficient use of the site while establishing a high-quality dialogue between new structures and the existing urban and landscape framework.
- **Ecological and Green Infrastructure:**
Strengthening the site's role within Zagreb's green network by maximizing, enhancing, and ecologically diversifying all open and green spaces.
- **Sustainable and Integrated Mobility:**
Promoting a multi-modal transport strategy that prioritizes high-capacity connections to the railway, tram, and bus networks. The design must emphasize non-motorized transport, specifically pedestrian and bicycle flow, while providing seamless logistical management for motorized traffic.
- **Strategic Connectivity:**
Establishing robust pedestrian and cycling links between SRC Svetice complex, Borongaj Transit Hub, and Maksimir Park, ensuring the site functions as a cohesive urban anchor.
- **Energy Performance and Decarbonization:**
Prioritizing rational energy use through the integration of district heating and high-yield renewable energy sources. This includes the application of environmentally responsible technical solutions,

such as stationary battery storage, to manage peak electricity demand.

- **Environment and Occupant Wellbeing:**
Ensuring superior standards of indoor environmental quality and occupant comfort, supported by advanced acoustic control measures to mitigate noise impact on adjacent residential areas. economic viability, feasibility, and long-term energy efficiency;
- **Safety, Resilience, and Viability:**
Adhering to the highest global safety and security standards while ensuring the project's long-term economic viability, technical feasibility, and climate resilience against anticipated environmental shifts.

In accordance with the General Urban Plan of the City of Zagreb (GUP), this Programme establishes the fundamental guidelines, derived from a comprehensive spatial analysis, for the development of a high-quality urban-architectural design for the Svetice - Maksimir SRC site.

The objective of the competition is to select the best urban-architectural solution for Maksimir stadium complex (Implementation Level), and a conceptual proposal for Svetice Sports and Recreation Centre and Borongaj transit hub (Survey Level).

3. Site Location and Competition Scope

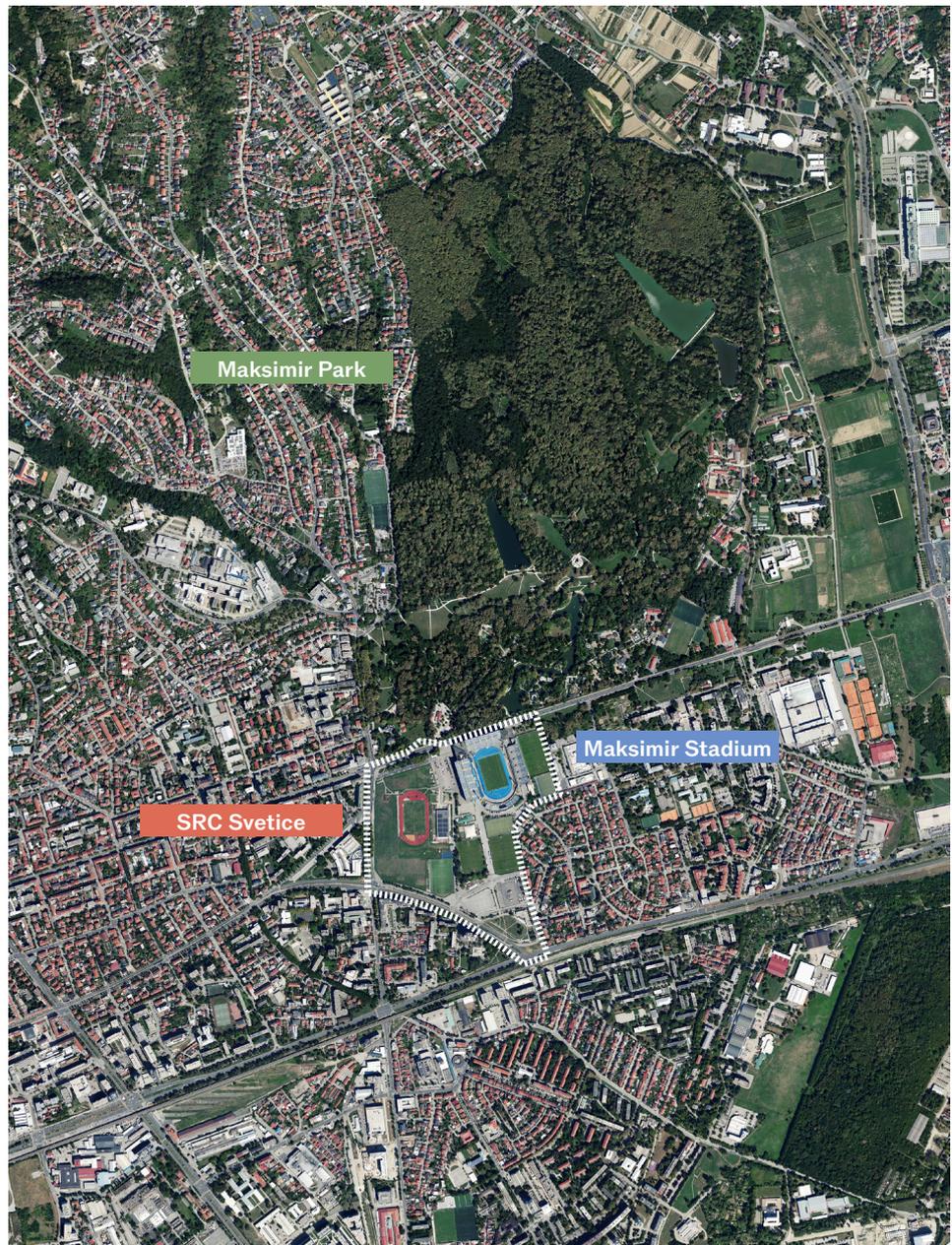
Svetice - Maksimir Sports and Recreation Centre is situated in the eastern part of Zagreb's wider city centre, within the Maksimir district. It is located in the immediate proximity of Maksimir Park, one of the city's most significant landscaped and protected green areas.

Due to its strategic positioning, the site serves as a vital spatial, functional and ecological link between the historic park landscape and the surrounding urban fabric.

The location is well-integrated into the city's transport network, with tram, bus and railway infrastructure in the immediate vicinity, complemented by established pedestrian and bicycle routes. This connectivity ensures the area is highly accessible from both the city centre and all other parts of Zagreb.

Given its prominent location, and long-standing sports tradition, SRC Svetice-Maksimir represents a key development opportunity for the advancement of Zagreb's sports infrastructure, public space systems, and green network.

IMAGE 5
Site location and competition area



3.1. Competition Area Boundaries and Context

Historically situated on the eastern edge of the city, the SRC is today an integral part of Zagreb's central zone, bordered to the west, east, and south by a dense urban fabric. Within this predominantly residential and mixed-use environment, a significant institutional cluster stands out to the west along Divka Budaka Street, including the Faculty of Economics on J. F. Kennedy Square.

The competition area is demarcated by major arterial routes: Maksimirska Street to the north, Svetice Street to the west, and Divka Budaka and Kneza Branimira Streets to the south. To the east, the site is bounded by Mije Krešića and Hitrecova Streets, the western perimeter of the "Railway Workers' Colony" (Željeznička kolonija - a protected historic entity, Reg. No. Z-1530), the boundary of the former "Fotokemika" complex, and the western edge of the adjacent park. In this eastern sector, shifting ownership structures have resulted in functional and spatial fragmentation, where new commercial developments have emerged alongside legacy warehouse complexes without a cohesive urban or architectural framework.

This positioning places SRC within a sensitive context, where large-scale sports infrastructure intersects with residential neighborhoods, cultural heritage sites and significant ecological corridors.

3.2. Location Connectivity

The competition scope is divided into two primary areas as illustrated in Image 6: the Immediate Zone (Narrower Scope) and the Broader Study Area (Wider Scope). The Immediate Zone is designated under the General Urban Plan (GUP) as Zone R1 - Sports and Recreational Use, while the Broader Study Area is designated as Zone IS - Infrastructure Systems, primarily reserved for transport and infrastructure networks.

Establishing a seamless spatial synergy between these two zones is critical for the operational success of the planned facilities. This integration is particularly vital for optimizing traffic organization, including the design of vehicular and pedestrian corridors, and resolving the complex parking and garage requirements necessitated by the increased demand of the new stadium and athletic complex.

SRC occupies an exceptionally favorable position within Zagreb's transport network, benefiting from high-capacity public transit links:
Northern Axis: A tram line serves the site along Maksimirska Street.
Western Axis: A bus terminal on Svetice Street provides connectivity to the north-eastern districts.

Southern Axis: The Borongaj Transit hub features a tram turning loop, an associated bus terminal, and the "Maksimir" city railway halt situated across Branimirova Street.

Arterial Road Network: East-west traffic is carried by the major thoroughfares of Maksimirska and Branimirova Streets, while north-south circulation is primarily accommodated by Svetice and Bukovačka Street.



IMAGE 6 Competition scope

4. Historical background

Svetice - Maksimir Sports and Recreation Centre (SRC) has been a focal point for athletic and recreational activity since the late 19th century. Its development is intrinsically linked to the rise of organised sports in Zagreb and the city's strategic urban expansion towards the east.

At the turn of the 20th century, the proximity of Maksimir Park and the availability of expansive open tracts provided an ideal setting for the establishment of early training grounds. Over several decades, the site evolved into a preeminent sports destination, accommodating football, athletics, cycling and a variety of outdoor disciplines.

A decisive moment in the site's spatial and functional evolution occurred in the mid-20th century with the construction of Maksimir Stadium. Designed by the renowned architects Vladimir Turina and Franjo Neidhardt, in collaboration with civic engineer Eugen Ehrlich, the stadium was a landmark architectural and urban intervention. It set high standards in sports architecture and became a powerful cultural and symbolic icon for the City of Zagreb.

In subsequent decades, the SRC continued to grow, integrating additional facilities that solidified its status as one of Zagreb's central sporting hubs. However, while the area has maintained its primary function, it currently faces significant challenges due to aging infrastructure, evolving international standards, and the sophisticated logistical demands of modern professional sports and public use.

Today, the SRC Svetice-Maksimir is at a pivotal stage of transformation. This comprehensive renewal presents a unique opportunity to reinterpret its historical and architectural legacy through a contemporary lens, ensuring continuity of use while addressing 21st-century urban, environmental, and social imperatives.

4.1. Maksimir Park: Landscape Heritage and Recreational Genesis

Maksimir Park is fundamental to the historical and spatial identity of sports in Zagreb. Established in 1794 on former diocesan land, it is recognized as one of Croatia's premier landscape parks and stands among the earliest public parks in Europe.

The park was founded by Bishop Maksimilijan Vrhovac (1752–1827), who initially envisioned the grounds in a formal Baroque style. It was later transformed into an English Romantic landscape under Bishop and Cardinal Juraj Haulik (1788–1869), during which time, the park was briefly renamed *Jurja ves* (Juraj's Park) in his honor.

At its inception, the park sat on the city's eastern periphery, serving a population of fewer than 10,000 residents. Originally encompassing over 400 hectares, the park currently extends across 316 hectares and has been legally protected as both a cultural monument and nature protected area since 1964.

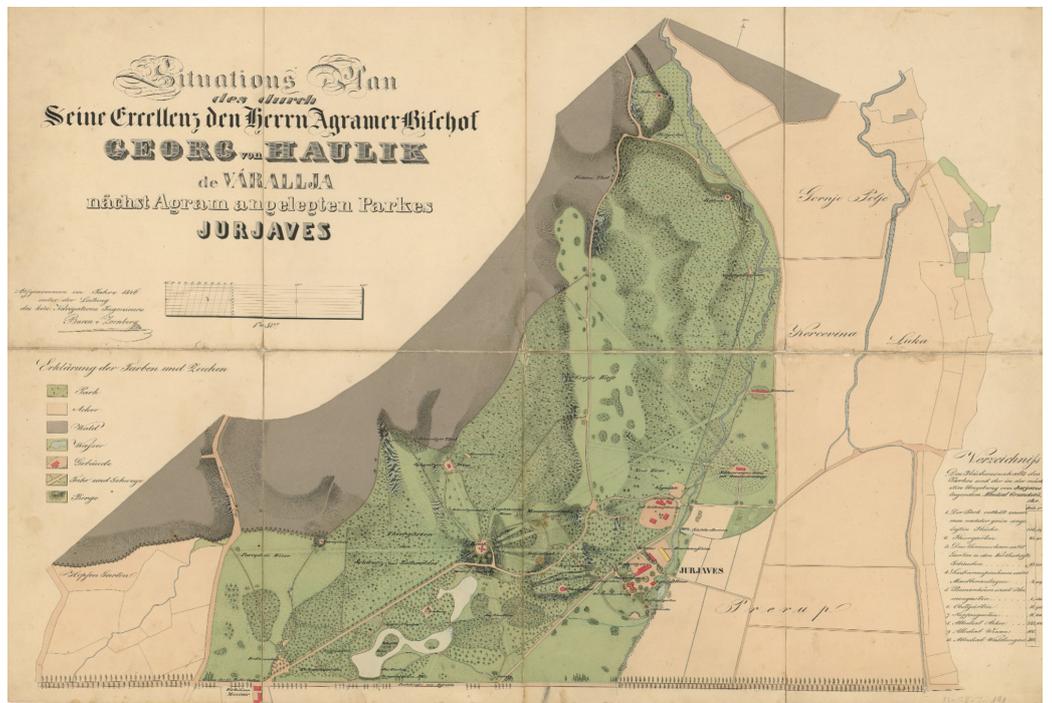


IMAGE 7
Map of Maksimir Park, Zagreb,
1846, author: Baron Leonard
Zornberg



IMAGE 8
Maksimir Park, aerial view from
the north, 2021,
photo: Ivan Klindić

From the mid-19th century, as Zagreb underwent rapid growth and industrialisation, Maksimir emerged as the city's primary site for leisure and nascent sporting activities. Early infrastructure included swimming areas at the First Lake (1845), and a dedicated ice rink and sledge run (1853). The extension of the tram network to the park's entrance in 1892, catalyzed its role as a regional recreational destination, significantly increasing visitor numbers and accessibility.

Between 1923 and 1940, plans for a comprehensive sports complex for the Croatian Academic Sports Society (HAŠK) were developed

along Bukovačka Street. Although only partially realized, these projects reflected a growing vision for a sophisticated sports center within the park's boundaries. During this era, Maksimir hosted an array of disciplines, including rowing, skating, skiing, and athletics.

In 1923, it was the site of Zagreb's first international swimming and water polo match, and in 1931, it saw the addition of a nine-hole golf course, considered one of the most aesthetically integrated courses in Central Europe.



IMAGE 9
Maksimir Lake, 1960

Today, the immediate proximity of Maksimir Park continues to dictate the environmental and spatial character of SRC Svetice territory. Any contemporary architectural intervention must demonstrate a profound respect for the park's cultural, historical, and ecological values, ensuring a seamless integration between the new sports infrastructure and this protected landscape heritage.

4.2. Svetice Sports and Recreation Centre 1897–1946

The Svetice area represents one of Zagreb's most venerable sports locations. Historically a vast meadow situated immediately south of Maksimir Forest, this territory has been dedicated to athletic and recreational use since the late 19th century. This tradition was inaugurated with the construction of a velodrome in 1897 and has continued through a century of sports facility development, always maintaining a deliberate spatial relationship with the adjacent Maksimir Park.

The acquisition of the land now occupied by the athletics stadium was a transformative milestone for the district. Originally ecclesiastical property, the site was secured for sports use in 1912 when the Croatian Academic Sports Club (HAŠK) established its primary sports grounds there, featuring an initial wooden grandstand.



IMAGE 10 Bicycle race, Maksimir, 1898



IMAGE 11 Stadium for Sokol Rally, 1934

Its significance as a national venue was further solidified in 1934 with the construction of a substantial stadium for a major Sokol rally. Designed by architect Josip Dryak, this structure featured expansive wooden stands and represented an early attempt to integrate large-scale spectator infrastructure within the verdant context of Svetice.

Throughout the mid-twentieth century, the expansion of these sporting grounds was characterized by the incremental addition of individual structures rather than a unified masterplan. The current spatial configuration of the sports pitches, and the positioning of the 'Maksimir' Stadium in particular, was significantly shaped by historically fragmented planning and complex land-ownership issues.

IMAGE 12 Sokol rally, 1935



4.3. Turina Masterplan and Expansion of SRC Svetice 1946–1987

The first comprehensive urban vision for the site was conceived in 1946 by architect Vladimir Turina. His ambitious masterplan aimed to transform the entire Svetice meadow into a unified sports and recreational park. The project envisaged a sports village anchored by a massive elliptical stadium, featuring a football pitch, running track, and velodrome, centrally positioned on the meadow where the current swimming pool complex stands.

COVJEK I PROSTOR / 05–06 (672–673) / 2010

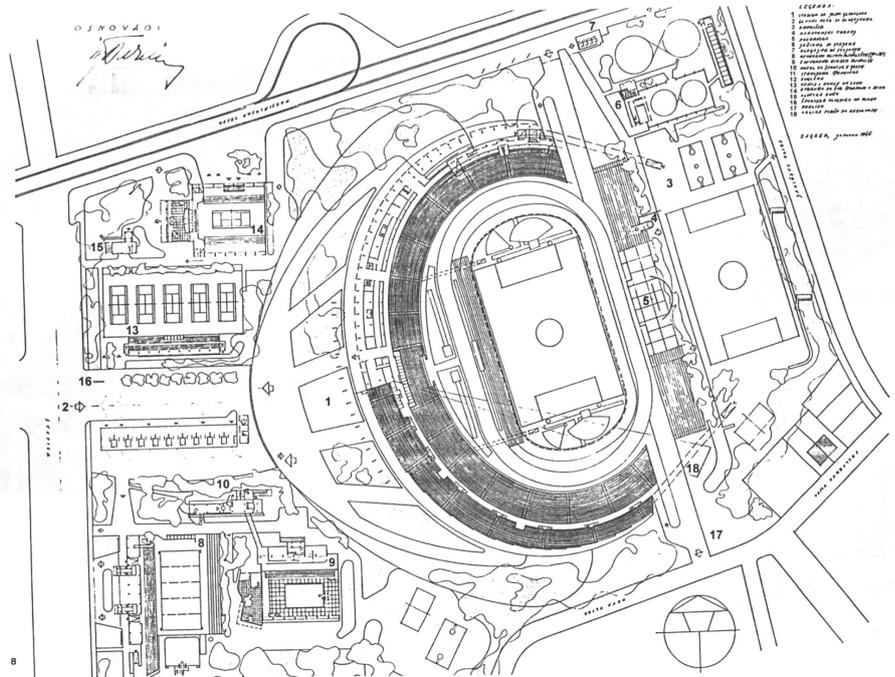


IMAGE 13
Stadium of the Home of the
2nd Yugoslav Army at Svetice,
architect Vladimir Turina, 1946

Due to complex land-ownership issues and various technical constraints, only a portion of this plan was realized. The eventual stadium was designed to a significantly reduced brief, by architects Vladimir Turina and Franjo Neidhardt, in collaboration with civic engineer Eugen Ehrlich. This revised iteration was constructed on a smaller footprint at the eastern edge of the site along Maksimirska Street.

The primary entrance to the open-air sports facilities was established on the western perimeter. The central football pitch, situated on the site of the former 1934 Sokol Rally field, maintained a north-south orientation and was enclosed by an eight-lane 400-metre athletics track and specialized field-event zones. The western boundary featured a modest concrete stand with three rows of tiered seating.

A series of tennis courts were developed to the west, bordering Maksimirska and Svetice Streets. In the southwestern sector, a central tennis stadium was engineered below grade, enclosed by earthen embankments originally intended to support grandstands. To the south, along Svetice Street, a cluster of basketball, volleyball, and handball courts was established. Although an indoor sports hall was part of the original program, it remained unbuilt. Later additions included a restaurant with an outdoor terrace and a children's play area in the southeastern portion of the complex.

The Swimming Pool Complex

In 1965, an open-air swimming pool complex designed by architect Franjo Bahovac was added to the eastern part of the sports park, west of Maksimir Stadium. The complex comprised a 50-meter pool, a shallow pool for non-swimmers, and a children's splash zone. Accessed from the north, the facility functioned independently from the broader sports center. The changing rooms were designed as a minimalist, single-story prefabricated structure; its light, airy construction and elongated plan allowed the building to blend almost imperceptibly into the landscape, reflecting the seasonal, summer-use nature of the facility.¹

IMAGE 14
Outdoor swimming pool by
architect Franjo Bahovac, 1970



4.4. SRC Svetice: Functional Modernization and Spatial Fragmentation, 1987–2025

In preparation for the 1987 Summer Universiade, a pivotal shift in planning occurred with the adoption of a Local Development Plan² (PUP) for Svetice - Dinamo sports-recreational park. Drafted by the Urban Planning Institute of the City of Zagreb, this masterplan aimed to modernize the complex while retaining all existing athletic infrastructure.

The plan introduced major programmatic additions to elevate the site's competitive standing, including an indoor swimming pool and a sports hall south of the original aquatic center.

Further interventions included two multipurpose courts in the northern sector, a new hospitality facility, and the enclosure of the southwestern tennis stadium for year-round use. This era marked significant transition for the SRC, evolving from a seasonal recreational park into a hub for international multi-sport events.

¹ source: Prostor magazine, 10/2002, author Ariana Štulhofer

² Source: Archive of Institute for Physical planning

In 1999, architects Branko Kincl and Nikola Filipović developed ‘SRC Svetice’ Architectural Study’³ which proposed a comprehensive spatial strategy for sports-recreational centre and its integration with the football stadium complex. The proposal included a limited reorganisation of the existing sports facilities and the introduction of new specialized infrastructure, including a shooting range, a throwing range, a sports hall, and the partial enclosure of the swimming complex.

The outdoor swimming pool complex ceased operations in 2002 due to significant structural deterioration. In response to the growing demand for year-round athletic facilities, the City of Zagreb commissioned a new indoor swimming pool at the same location. Following a 2005 public urban-architectural competition for Svetice Swimming Pool Complex, the first prize was awarded to architects Vjera Bakić and Matthias Kulstrunk. Built between 2009 and 2016 the now fully operational swimming pool occupies a prominent central position. Its location represents a defining spatial constraint and a critical focal point that must be addressed in all future interventions.

IMAGE 15
Swimming pool complex,
architects Vjera Bakić and
Matthias Kulstrunk, 2025



In 2006, a public competition was held for the Handball Centre at Svetice, with the first prize awarded to architects Vinko Penezić and Krešimir Rogina. This was followed in 2014 by a competition for the Croatian Athletics and Football Centre, where the first prize was awarded to PROARCH - Davor Mateković. These projects remained unrealized.

The entire western part of the scope, extending from the centrally located swimming pool complex, underwent a significant

IMAGE 16
The poplar tree allée, removed in 2019, 2016

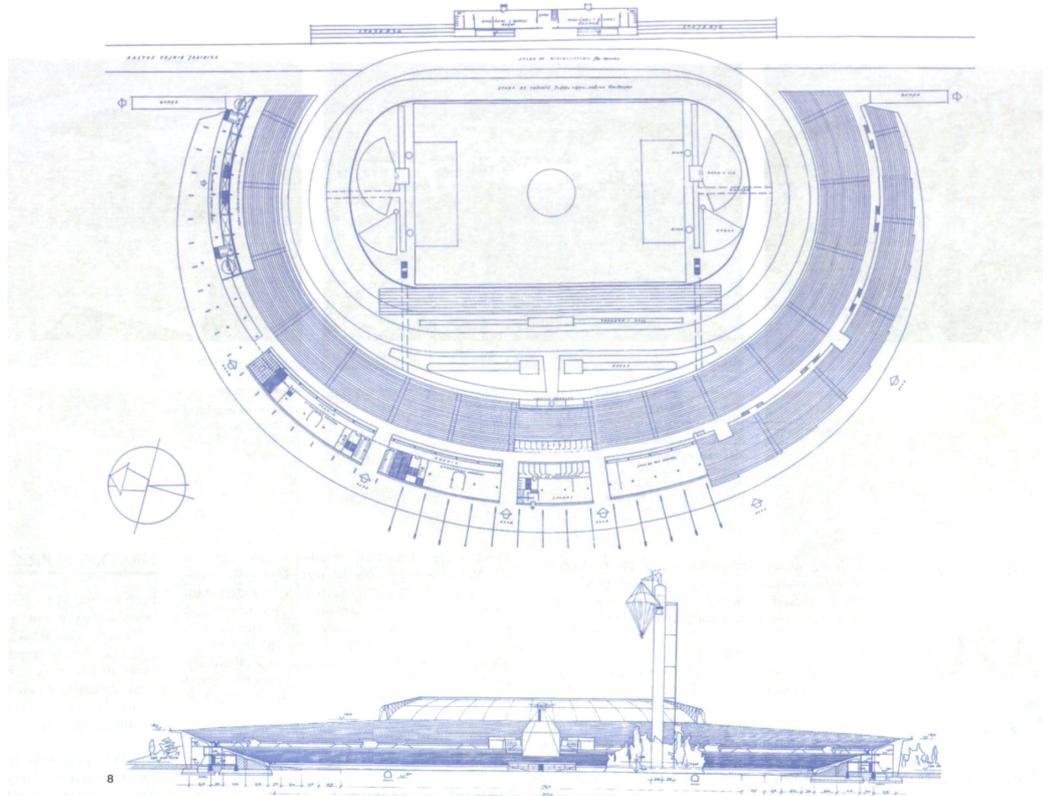
transformation in 2019. During this period, the terrain was levelled and the existing mature vegetation was removed. Most of the legacy sports fields and infrastructure were dismantled, with the exception of the athletics track.



4.5. Maksimir Stadium: The Turina and Neidhardt Era 1947–1961

Immediately following the Second World War, Professor Vladimir Turina developed the first proposal for a national athletics and football stadium. Designed for 54,000 spectators, the plan featured elliptical stands on three sides and a smaller eastern stage. It was positioned centrally within the SRC site, sufficiently distanced from both Maksimir forest and the heavy traffic of Maksimirska Street.

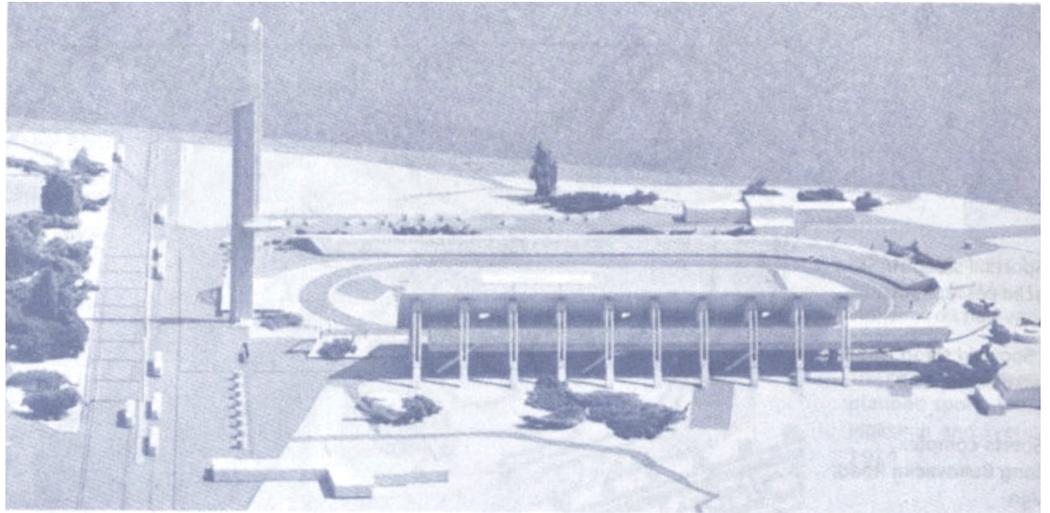
IMAGE 17
First Stadium designed by architect Vladimir Turina, centrally positioned within the SRC, 1946



‘Due to unresolved land-ownership issues, the centrally placed stadium, planned for the site of the current swimming pool complex, could not be realized. Instead, a new stadium was constructed further east, on the former HAŠK grounds and the current stadium site.

Designed by architects Vladimir Turina and Franjo Neidhardt, with civic engineer Eugen Ehrlich, the stadium occupied an unfavourable position, at the intersection of Antun Jakić and Maksimir Streets. Turina himself described the site as being 'surrounded on all sides by fences and neighbors, like a built-in three-story building somewhere in a narrow street'. Despite these limitations, the result was a world-class arena, recognized with awards at the Olympic exhibitions of sports architecture in London (1948) and Helsinki (1952)⁴

IMAGE 18
Maksimir Stadium,
architects Vladimir Turina and
Franjo Neidhardt, civic engineer
Eugen Ehrlich, current position on
the east side of SRC, 1946



'The architects situated the playing field within a horseshoe-shaped embankment, oriented toward Maksimir forest, exposed to sunlight and natural airflow. Standing places for about 30,000 spectators was provided within the embankment cutouts, while seating for 5,000 was located on the structurally complex and spatially constrained west stand. This stand, which also housed the players' dressing rooms, was under construction from 1946 to 1955 (with ownership of the stadium being transferred to NK Dinamo in late 1951).⁵

IMAGE 18A
Maksimir Stadium,
architects Vladimir Turina and
Franjo Neidhardt, civic engineer
Eugen Ehrlich, view to south,
earthen stand embankment, 1950





IMAGE 19 West stand, 1954, photo: Tošo Dabac



IMAGE 20 Svetice complex project by architects Vladimir Turina and Franjo Neidhardt, 1953

‘In 1953, architects Turina and Neidhardt developed a comprehensive masterplan for Svetice complex, spanning the area between present-day Divka Budaka Street to the south, Svetice Street to the west, Maksimirska Street to the north, and Antuna Jakića Street to the east. All existing sports facilities were incorporated into the plan, part of which was the expansion of the stadium’s North and East stands.’⁶

‘The North stand, with standing places for 16,000 spectators was completed in 1955. The East stand, a double-sided structure designed in collaboration with architect Boris Magaš was finished in 1961. This innovative stand provided 18,000 seats facing the main field and 4,000 seats facing the auxiliary pitch on the opposite side. Its construction ultimately severed the connection between Antun Jakić and Maksimirska Streets.’⁷



IMAGE 21
Construction of North stand, 1955.
Photo: Prof. Krešimir Ivaniš

6 Source: Magazine Građevinar, No. 62, (2010), author Branko Nadilo

7 Source: Magazine Građevinar, No. 62, (2010), author Branko Nadilo



IMAGE 22 Construction of the East stand, 1960



IMAGE 22A Double-sided East stand, 1960

4.6. Maksimir Stadium: Reconstruction and Structural Transformation 1961–2025

‘In 1958, the NK Dinamo Board of Directors decided to expand the stadium with a South Stand, without consulting the original authors, prompting public protest from Prof. Turina. The South Stand, providing 5,000 seats and 4,000 standing places, was eventually completed in 1970 based on the design of architect Božidar Tušek. Concurrently, the athletics track was reconstructed, featuring one of the first tartan tracks in Europe. This addition of the South Stand significantly departed from the original concept of an open and airy sporting arena.’⁸



IMAGE 23
Construction of South Stand,
architect Božidar Tušek,
1964–1969

‘The stadium maintained this configuration until 1985, when preparations for the 1987 Summer Universiade led to the unauthorized reconfiguration and vertical expansion of the West Stand. These interventions occurred despite the fact that the entire stadium had been granted preventive cultural heritage protection that same year.

In 1995, as part of the preparations for the 2nd Military World Games, a new reconstruction phase began based on designs by architects Nikola Filipović and Branko Kincl. This period saw the demolition of the original 1955 North Stand and the construction of a new, larger structure. The West Stand was renovated and enclosed, while permanent seating was installed on the East and South tiers.

Notably, the new North Stand, intended to house commercial spaces that were never successfully activated, failed to generate new urban value. Positioned directly on the regulatory line of Maksimir Street, its excessive volume and lack of a qualitative relationship with Maksimir Park prevented the achievement of a cohesive urban streetscape. Following the conclusion of the games in 1999, all works were halted due to escalating costs. The original 1990s masterplan had envisaged lowering the pitch level onto the existing athletics track to gain an additional 16,000 seats which, combined with a further expansion of the South Stand, would have brought the total capacity to 60,000.⁹



IMAGE 24
Maksimir stadium complex, 2025

Subsequent initiatives, including a proposal by Alpine-Bau in connection with the Euro 2012 bid, were also abandoned. Between 2010 and 2011, the Club, with support from the City, carried out partial renovations including replacement of the turf, the installation of new drainage and pitch heating systems, and the fitting of new seating, which reduced the stadium’s total capacity to approximately 35,000 spectators. In 2013, ‘Hotel 67’ was opened beneath the southern stand, providing a dedicated facility for first-team players.

5. **Extract from
the General
Urban Plan
of the City
of Zagreb**

The applicable plan for the competition area is the General Urban Plan of the City of Zagreb, hereinafter referred to as the **GUP** (Decision on the adoption of the General Urban Plan of the City of Zagreb, Official Gazette *Službeni glasnik* of the City of Zagreb Nos. 16/07, 8/09, 7/13, 9/16 and 12/16 – consolidated text, 17/24, 19/24 – consolidated text, 28/25, 33/25 – consolidated text; hereinafter referred to as the **Decision**).

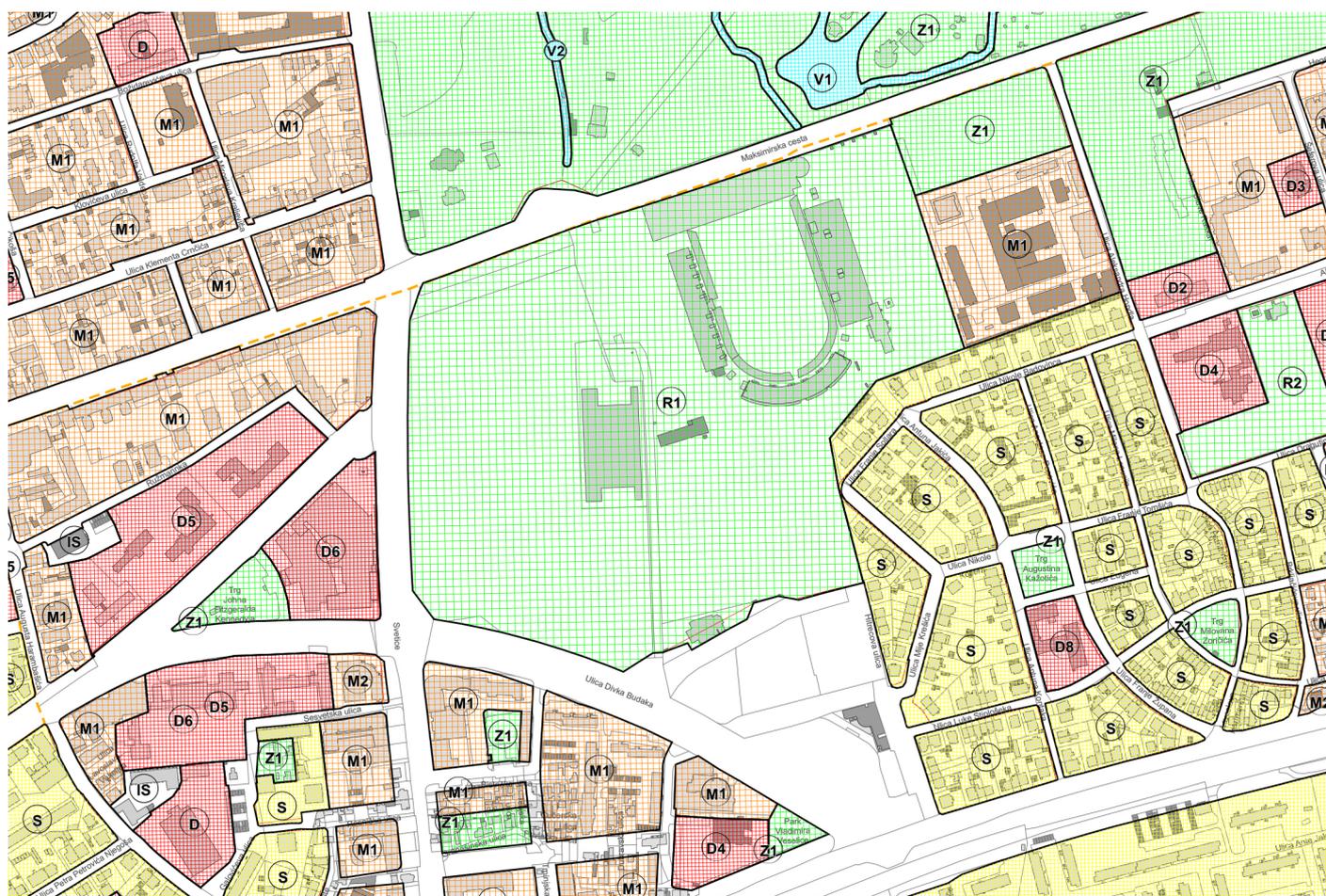
The GUP establishes the fundamental spatial organisation, the protection of natural and cultural heritage, as well as the land use and land utilisation. It also defines requirements and measures for spatial development. The obligations and guidelines set out in the GUP are prescribed by the Decision on its adoption and by the cartographic maps forming an integral part of the Plan.

5.1. Land Use And Land Utilization

The GUP delineates areas of different land use and designates them by colours and planning symbols on a cartographic map 1. Land Use and Land Utilization, at a scale of 1:5000 (Art. 8 of the Decision).

According to this cartographic map, the competition site is located within area R1 / Sports and Recreational Use – Sports with construction (Art. 14 of the Decision) and within area IS / Infrastructure systems areas (Art. 18 of the Decision).

MAP1 Land Use and Land Utilization



	SPORTS AND RECREATIONAL USE - SPORTS WITH CONSTRUCTION		PUBLIC AND SOCIAL USE - SOCIAL CARE		PUBLIC GREEN AREAS - PUBLIC PARK
	RESIDENTIAL USE		PUBLIC AND SOCIAL USE - PRESCHOOL		INFRASTRUCTURE SYSTEMS AREAS
	MIXED USE - MAINLY RESIDENTIAL		PUBLIC AND SOCIAL USE - SCHOOL		WATERS AND WATER RESOURCES - AREAS UNDER WATER
	MIXED USE - MAINLY BUSINESS		PUBLIC AND SOCIAL USE - HIGHER EDUCATION AND SCIENCE, TECHNOLOGY PARKS		WATERS AND WATER RESOURCES - AREAS PERIODICALLY UNDER WATER

Within the area R1 / Sports and Recreational Use – Sports with construction, sports halls, stadiums, and other indoor and outdoor sports facilities may be constructed, with or without covered or uncovered auditoriums/stands, as well as other facilities that complement and serve the primary activity. The maximum total area of facilities complementary to the primary use may not exceed 30% of the total gross building area (GBA) of the primary use.

Exceptionally, within the area of the construction and/or renovation of Maksimir Stadium, the construction of facilities for business use,

commercial use (including shopping complexes), public garages, hospitality and tourism, hotels, public and social use, or other use complementary to the primary use is permitted. In such cases, the ratio between sports facilities and accompanying facilities may differ from the previously prescribed ratio. These facilities may also be constructed on separate plots, provided they form part of an overall solution for the area for which a public architectural competition has been conducted in accordance with Article 99 of the Decision.

INFRASTRUCTURE SYSTEMS AREAS - IS (ART. 18 OF THE DECISION)

The **IS / Infrastructure systems areas** are areas where the construction of infrastructure buildings and facilities on designated plots is permitted, and areas intended for the construction of linear and surface infrastructure buildings.

In areas intended for the construction of infrastructure buildings and facilities on certain plots the following facilities may be built:

- wastewater treatment plants;
- water tanks;
- sewage facilities;
- transformer stations 400/220/110 kV, 400/110 kV, 220/110 kV and 110/x kV;
- heating and power plants;
- structures and facilities for renewable energy sources;
- gas transport measuring and reduction stations, gas storage facilities, gas regulation, odourisation, distribution and shut-off stations, and on-call service outposts;
- switching stations;
- water pumping stations;
- waste collection and processing facilities;
- facilities for other communal and similar activities;
- garages.

In areas intended for the construction of linear and surface infrastructure buildings, the following can be built and arranged:

- street network and squares at various levels;
- bridges;
- parking lots and garages with access at various levels;
- tram network;
- tram and bus stations and terminals with accompanying facilities;
- railway network, buildings and supporting facilities, including freight and container terminals;
- bicycle traffic network;
- pedestrian zones, parks, ramps, staircases, elevators, paths, etc.;
- nature-based solutions;
- petrol and fuel stations with ancillary facilities;
- bus terminals with ancillary facilities;
- bus and tram depots;
- cable car stations with accompanying facilities;
- public urban areas – thematic zones;
- public markets.

Exceptionally, on separate building plots, office and supporting buildings related to the performance of the primary activity may be constructed.

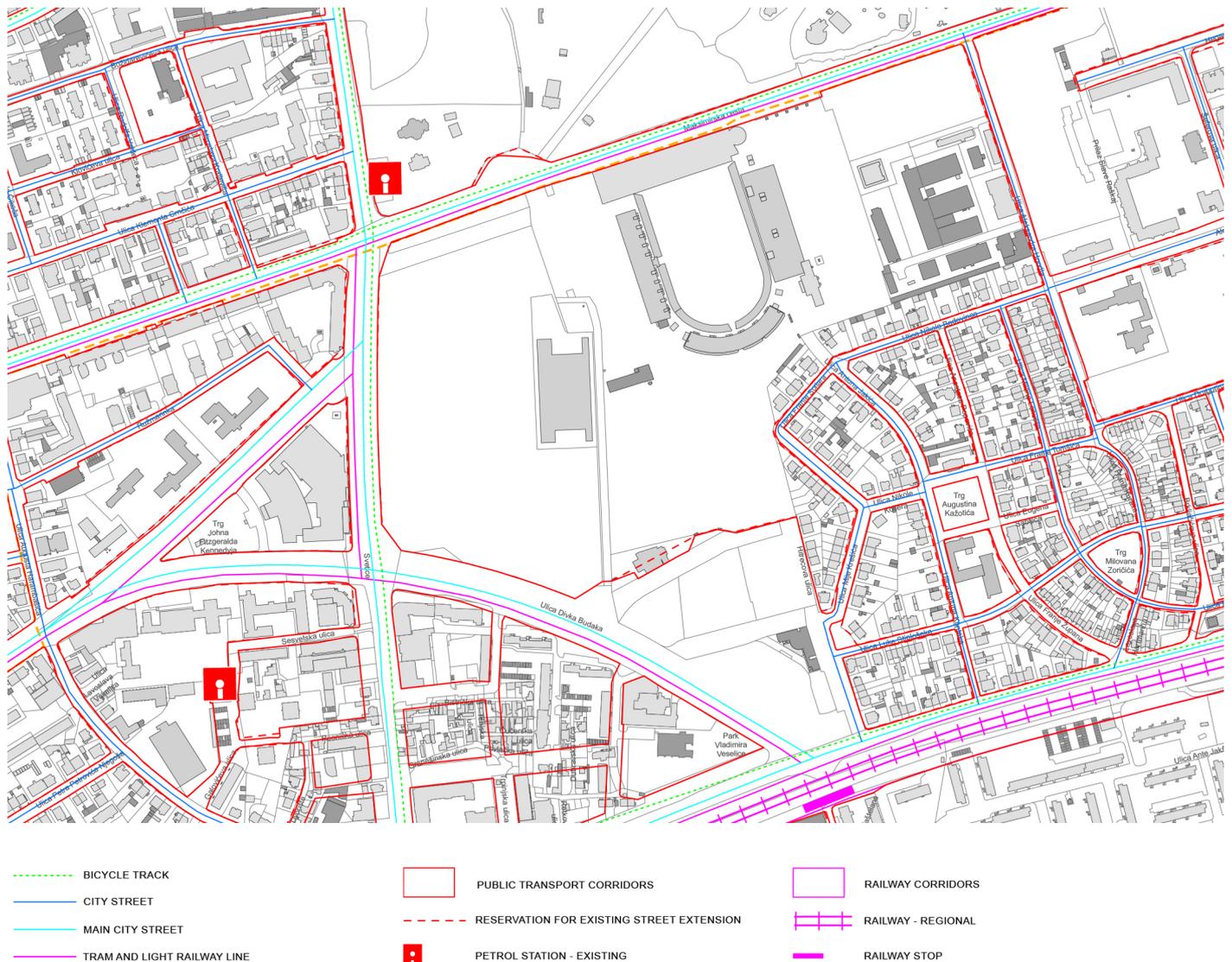
AREAS OF ALL LAND USE TYPES (ART. 22 OF THE DECISION)

In areas of all types of Land Use, the following may be built: streets, squares, children's playgrounds, bicycle traffic areas, pedestrian paths, pedestrian and bicycle bridges, parks, infrastructure networks, smaller infrastructure buildings (e.g. electrical substations 10(20)/0.4 kV, electric vehicle charging stations), communal waste containers, fire stations, and air quality monitoring devices.

5.2. Traffic And Utility Infrastructure Network – 3a) Traffic

The General Urban Plan envisages the construction and arrangement of the primary street network, squares and other uncategorised streets in order to ensure balanced development of public, pedestrian and bicycle traffic and to enable the affirmation of the existing and the formation of new networks of public urban spaces.

MAP 3 Traffic and Utility Infrastructure Network – 3a. Traffic



According to a cartographic map 3. Traffic and Utility Infrastructure network – 3b. Traffic of the GUP, the following street categories are defined for streets adjacent to or bordering the competition site:

- **Maksimirska Street** – main city street, corridor width approx. 28 m;
- **Svetice Street** – main city street, corridor width approx. 34 m;
- **Divka Budaka Street** – main city street, corridor width approx. 44 m.

- **Public transport – tram lines, operate along Maksimirska Street and Divka Budaka Street (the larger tram turning loop is located at Borongaj, where lines 1, 9 and 17 terminate; a smaller loop is located along Maksimirska Street, in front of the entrance to Maksimir Park, currently used by tram line 5);**
- **Public transport – bus transport, operates along Svetice Street, with a bus stop located adjacent to SRC Svetice complex and to the former main pedestrian entrance to the complex;**
- **The required number of parking and garage spaces is determined according to the intended use and degree of consolidation of the area, in accordance with urban rules and Article 39 of the Decision.**

5.3. Car Parks And Garages

The calculation of a number of parking or garage spaces (PGM number) is defined by Article 39. of the Decision.

The number of PGMs, when not specified by the urban rules of the Decision, is determined per 1,000m² of gross building area, depending on the use of the building. For the calculation of PGMs, garages and single-purpose shelters are not included in the gross building area.

When the required number of PGMs, given the specific nature of the activity, cannot be determined according to the norm from paragraph 2 of the Article 39. (the above table), one PGM will be determined for:

- hotels, hostels and boarding houses for every two rooms;
- sports halls and playgrounds with stand, one PGM for every 18 seats and one bus PGM for every 400 seats;
- hospitality for every 4 to 12 seats;

Exceptionally, for public and social use buildings in the highly consolidated areas marked with 1.1., 1.2., 1.7. and 1.8. on the cartographic map *4a. Urban rules*, the required number of PGMs shall be determined according to the possibilities of location, taking into account the values and limitations in space.

When determining the required number of PGMs, it is possible to reduce the standards for construction and reconstruction of buildings, as follows:

1. in the central part of the city and in already built-up parts of the city, taking into account the values and limited possibilities of space, so that when determining the number of PGMs, the same PGM can be planned for different types and uses of buildings as well as for different times of their use,
2. in urban areas where public line transport exists or is planned or where public garages are being constructed,
3. in city areas with various uses buildings, taking into account the required number of PGMs for buildings that require a larger number of parking-garage spaces due to their use.

Existing garages may not be converted into other facilities without providing alternative vehicle accommodation, which does not include payment for the missing PGMs.

Areas for construction of a “Park & Ride” (P+R) car parks and public garages, intended to provide a combined transport service integrating car parks and public passenger transport, are indicated on cartographic map 3. TRAFFIC AND UTILITY INFRASTRUCTURE NETWORK, 3a. Traffic. P+R car parks and public garages may also be constructed adjacent to all public transport terminals and stops outside the city centre.

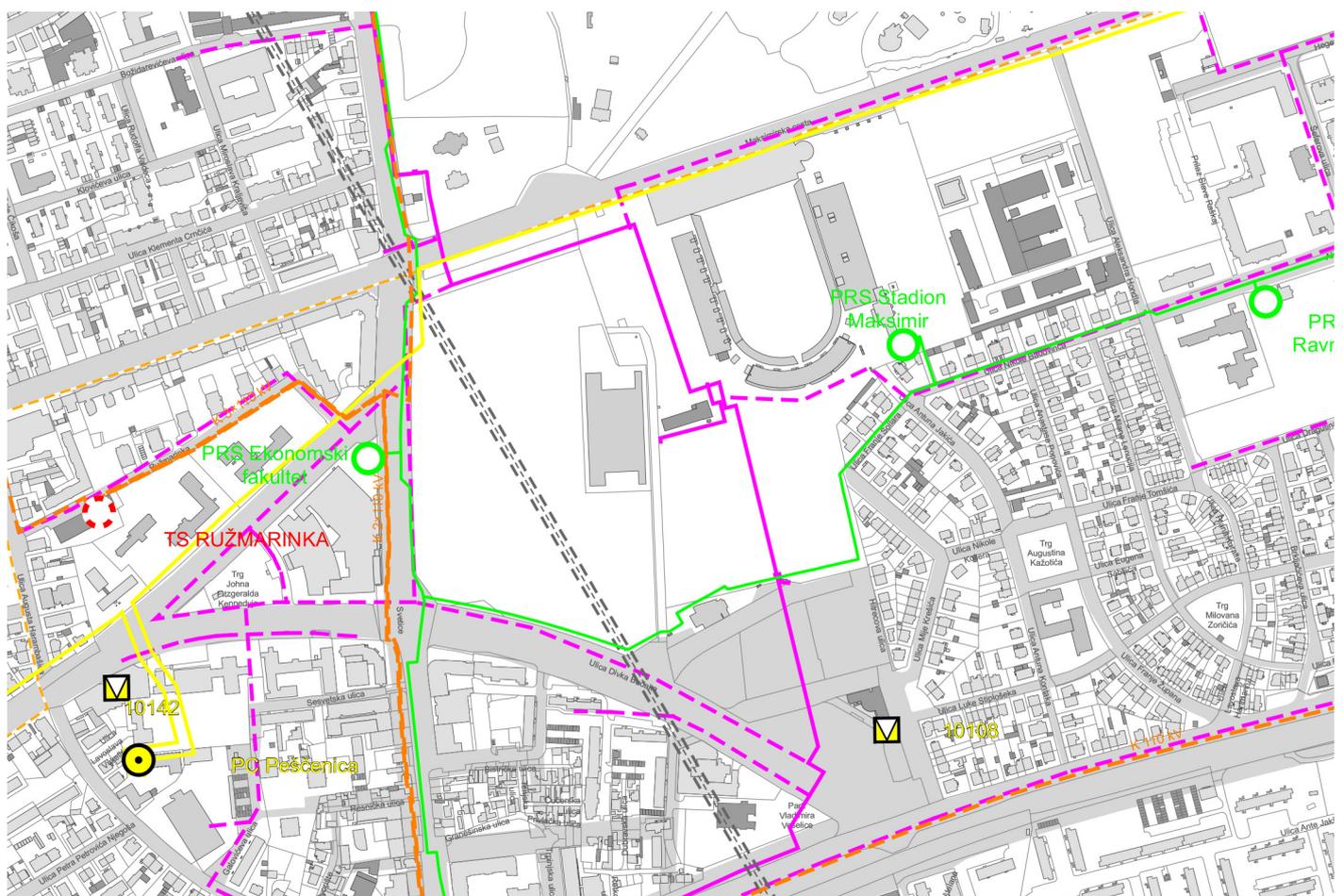
The required number of bicycle parking or garage spaces (number of PGMBs) for building types for which it is prescribed by a special regulation on bicycle infrastructure is determined in accordance with the Regulation on Bicycle Infrastructure (OG 28/16).

5.4. Traffic And Utility Infrastructure Network – 3b) Energy System, Postal And Electronic Communication System

According to a cartographic map 3. Traffic and Utility Infrastructure Network – 3b. Energy system, postal and electronic communication system of the GUP, the Sljeme–Žitnjak radio corridor passes above the competition area. Within the competition area, there is an existing and planned main steam pipeline. The main gas pipeline is located in Svetice Street, Divka Budaka Street and within SRC Svetice area, together with the gas reduction station PRS “Stadion Maksimir”. Digital telecommunications infrastructure (DTK) runs along Svetice Street and Maksimirska Street. A post office (10108) is located within the Borongaj terminal facility.

- Due to the position of the radio corridor, it is necessary to request special conditions from competent authority, in the Location Permit procedure.
- Part of the existing steam pipeline that represents a restriction for construction can be modified according to special conditions of the competent authorities.
- Part of the main gas pipeline and PRS can be relocated according to special conditions of the competent authorities.

MAP 3 Traffic and Utility Infrastructure Network – 3b. Energy system, postal and electronic communication system



Pipeline transport of oil and gas

- VT GAS PIPELINE - EXISTING
- REDUCTION STATION (PRS)

Electrical energy

- ⊛ 110kV TRANSFORMER STATION - PLANNED
- 110kV POWER LINE - PLANNED
- - - HEATING AND STEAM PIPELINE - PLANNED
- HEATING AND STEAM PIPELINE - EXISTING

Post

- CENTRAL POST OFFICE - EXISTING
- POST OFFICE - EXISTING

Telecommunications

- REGIONAL SWITCHBOARD - EXISTING

Radio and TV communication system

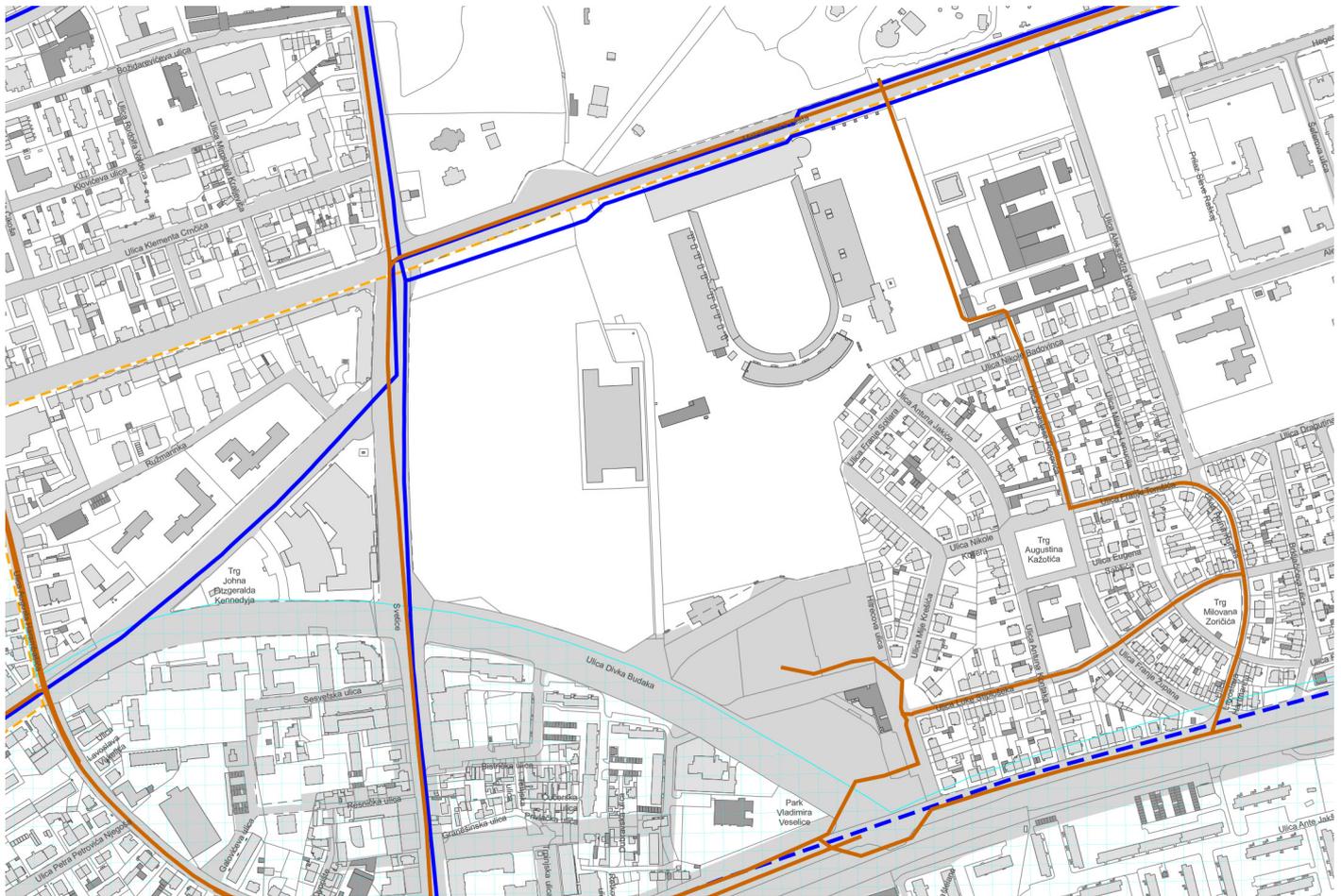
- RADIO CORRIDOR - PLANNED

- PUBLIC TRANSPORT CORRIDORS

5.5. Traffic And Utility Infrastructure Network – 3c) Water management system and waste management

According to a cartographic map 3. Traffic and Utility Infrastructure Network – 3c. Water management system and waste management of the GUP, main drainage routes are located along Maksimirska Street, Svetice Street and the Borongaj turning loop. Water supply pipelines run along Svetice Street, Maksimirska Street and the internal access road within the competition area. The competition site is not located within a water well protection zone, except for a small portion of the wider competition area along Divka Budaka Street.

MAP 3 Traffic and Utility Infrastructure Network – 3c. Water management system and waste management



Water supply and water use

-  PUMPING STATION - PLANNED
-  WATER SUPPLY PIPELINE - EXISTING
-  WATER SUPPLY PIPELINE - PLANNED

Regulation of watercourses and waters

-  CLOSED STREAM REGULATION

Wastewater drainage

-  SUPPLY CHANNEL - EXISTING

Water protection

-  WATER PROTECTION AREA - III. ZONE

-  PUBLIC TRANSPORT CORRIDORS

-  RESERVATION FOR EXISTING STREET EXTENSION

5.6. Urban Rules

– General provisions (Art. 56 of the Decision)

Urban rules are defined based on natural and urban-architectural heritage, local requirements, the degree of area consolidation, and the intended land use.

According to the criteria of spatial planning and the stability of the urban matrix, three areas of consolidation are distinguished:

- highly consolidated areas,
- consolidated areas,
- low-consolidated areas.

Urban rules establish the conditions for implementing all interventions in space, as well as guidelines for the preparation of urban plans, the scope of which is determined by the GUP.

The appropriate Measures for the Prevention of Adverse Environmental Impacts referred to in Article 98 of the Decision shall apply to all interventions in space aimed at reducing risks, threats, and hazards to life and health in the event of disasters and major accidents, terrorism, or war-related devastation.

Urban Rules are presented in the cartographic map 4. REQUIREMENTS FOR USE, DEVELOPMENT AND PROTECTION OF SPACE, 4a. Urban Rules.

The construction and installation of devices for the use of renewable energy sources is allowed, provided that they do not have a negative impact on the quality of housing, also taking into account the restrictions related to MEASURES FOR THE PRESERVATION AND PROTECTION OF LANDSCAPE AND NATURAL VALUES AND IMMOVABLE CULTURAL PROPERTY. The exploration and exploitation of geothermal waters for energy purposes is permitted in accordance with special regulations.

The construction of helipads, recycling yards, smaller utility bases and other smaller infrastructural or utility buildings will be determined by the technical requirements for this type of structures, regardless of the provisions of urban rules.

Street fences and fences between building lots of non-residential use are determined according to the norms of the basic use and cannot be placed within the reservation for the extension of an existing street.

Within the area reserved for expanding the existing street until the realisation of street expansion, it is possible to provide access to the structure and develop a lawn without planting tall vegetation.

Structures can only be built with a solution for connection to the traffic area (according to Article 38 of the Decision), for connections to the electricity and water supply network, as well as for wastewater drainage, and with the solution for stationary traffic, in accordance with the provisions of the Decision.

**5.7. Requirements
For Use,
Development
And Protection
Of Land –
4a) Urban Rules**

According to a cartographic map **4. Requirements for Use, Development and Protection of Space – 4a. Urban Rules**, the competition site is located within a highly consolidated area governed by the rule **Protection and Development of Entire Complexes (1.8.)**, pursuant to Article 65 of the Decision.

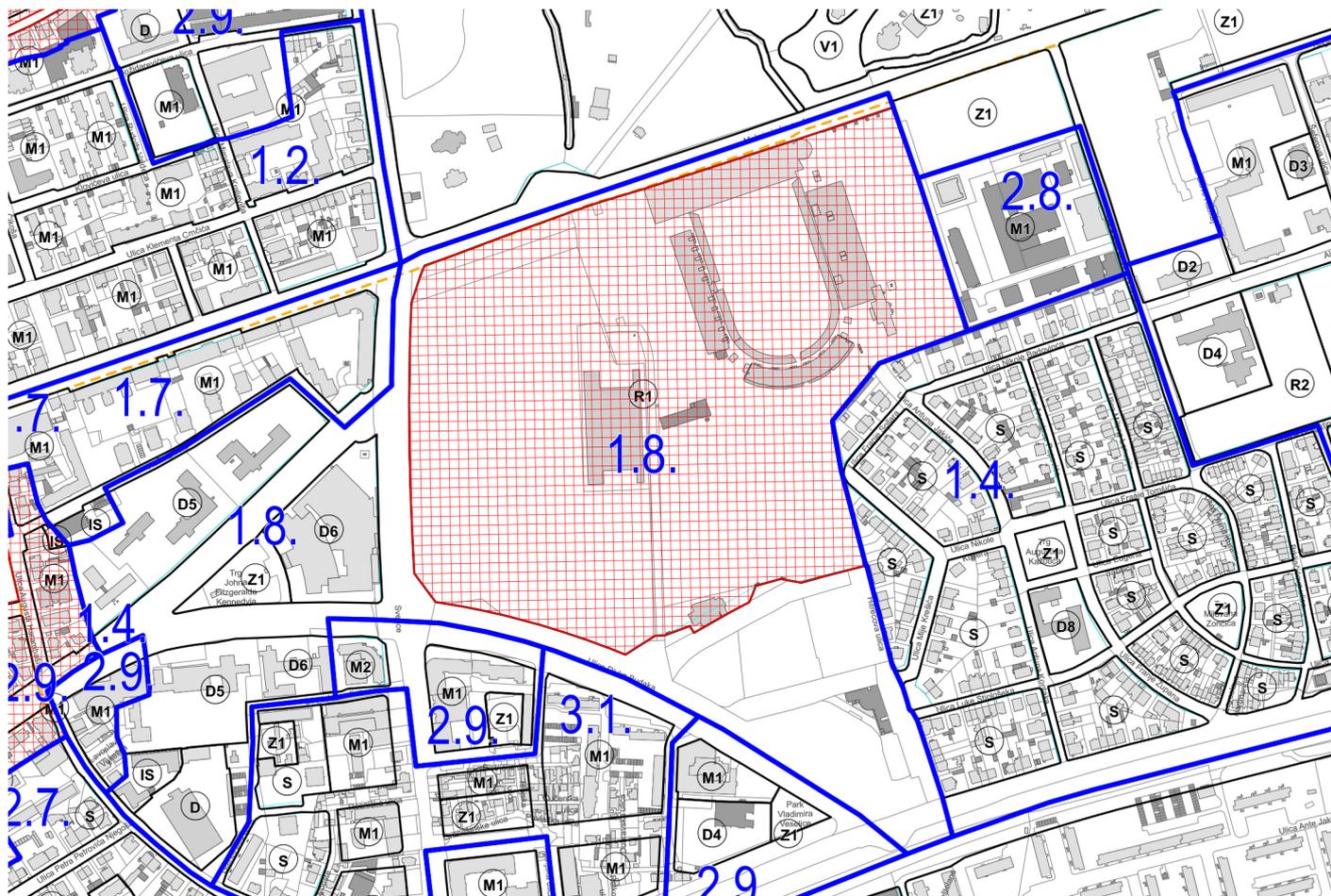
General rules:

- protection, conservation and arrangement of the values of the complex as a whole;
- preservation of the original design of buildings, characteristic views, elements of identity and image of the complex, high-quality and well-maintained green areas (parks and park-forest);
- interventions in areas of protected nature, on cultural goods, and on sites of strictly protected and endangered plant species in this area are subject to relevant provisions from Item 9. **MEASURES FOR THE PRESERVATION AND PROTECTION OF LANDSCAPE AND NATURAL VALUES, AND IMMOVABLE CULTURAL GOODS** of the Decision;

Detailed rules:

- construction (infill) of new structures only by way of exception, in the function of the primary use, while maintaining landscaped green areas and in accordance with the Programme and standards for the primary use; parking requirements should be resolved in accordance with the standards of the Decision; car parks and garages should be located, as a rule, in the surrounding area, but not to the detriment of landscaped green areas;
- the height of the building should be in line with the current prevailing construction height within the complex;
- construction (infill) of new buildings according to public competition, unless Article 99 of the Decision specifies otherwise;
- renovation of buildings is possible, provided it serves the primary purpose and preserves the existing landscaped green areas;
- by way of exception, for the area of SRC Svetice, stationary traffic can be addressed in the contact zone, and when determining the number of PGMs, overlap in use can be accounted for;
- within the renovation and/or construction of the new Stadium in Maksimir (within SRC Svetice), construction and development of sports and related facilities (for business purposes and shopping complexes, hospitality-tourism, public and social, and other uses) are allowed; whereby the relationship between sports and accompanying facilities is not prescribed.

MAP 4 Requirements for Use, Development and Protection of space – 4a. Urban Rules



1 HIGHLY CONSOLIDATED AREAS OF THE CITY

- 1.2.** Protection, renovation and extension in historic architectural ensembles
- 1.4.** Protection and development of valuable areas of individual housing
- 1.7.** Protection and redevelopment of high-rise building areas
- 1.8.** Protection and development of entire complexes of single purpose

- 1.9.** Protection, maintenance and care of parks and forest
- 2 CONSOLIDATED AREAS OF THE CITY
- 2.3.** Protection, renovation and extension of the western and eastern parts of the Mt. Medvednica foothill area – historic urban ensemble and contact zone
 - 2.8.** Development and urban renewal of mixed-use building
 - 2.9.** Development and urban renewal of high-rise building

3. LOW-CONSOLIDATED URBAN AREAS

- 3.1.** Urban transformation
- EXCEPTION TO THE URBAN RULE
- RESERVATION FOR EXISTING STREET EXTENSION

**5.9. Plan
Implementation
Measures –
Art. 99 Of The
Decision**

In order to achieve the high-quality solutions for the arrangement and design of urban areas, as well as the design of buildings, the following calls will be issued:

- public urban-architectural competitions for areas/zones designated on a cartographic map **4. Requirements for Use, Development and Protection of Space – 4b. Urban-spatial development procedures – 2025 amendment;**
- public architectural competitions for conceptual designs of buildings and other interventions in public and social spaces, as well as for interventions on the city-owned land.

The conditions and method of conducting the public competition are determined by a special decision of the City Assembly of the City of Zagreb. (The City Assembly of the City of Zagreb adopted the Decision on the conditions and manner of conducting public competitions in the field of spatial planning (OG City of Zagreb 17/14).)

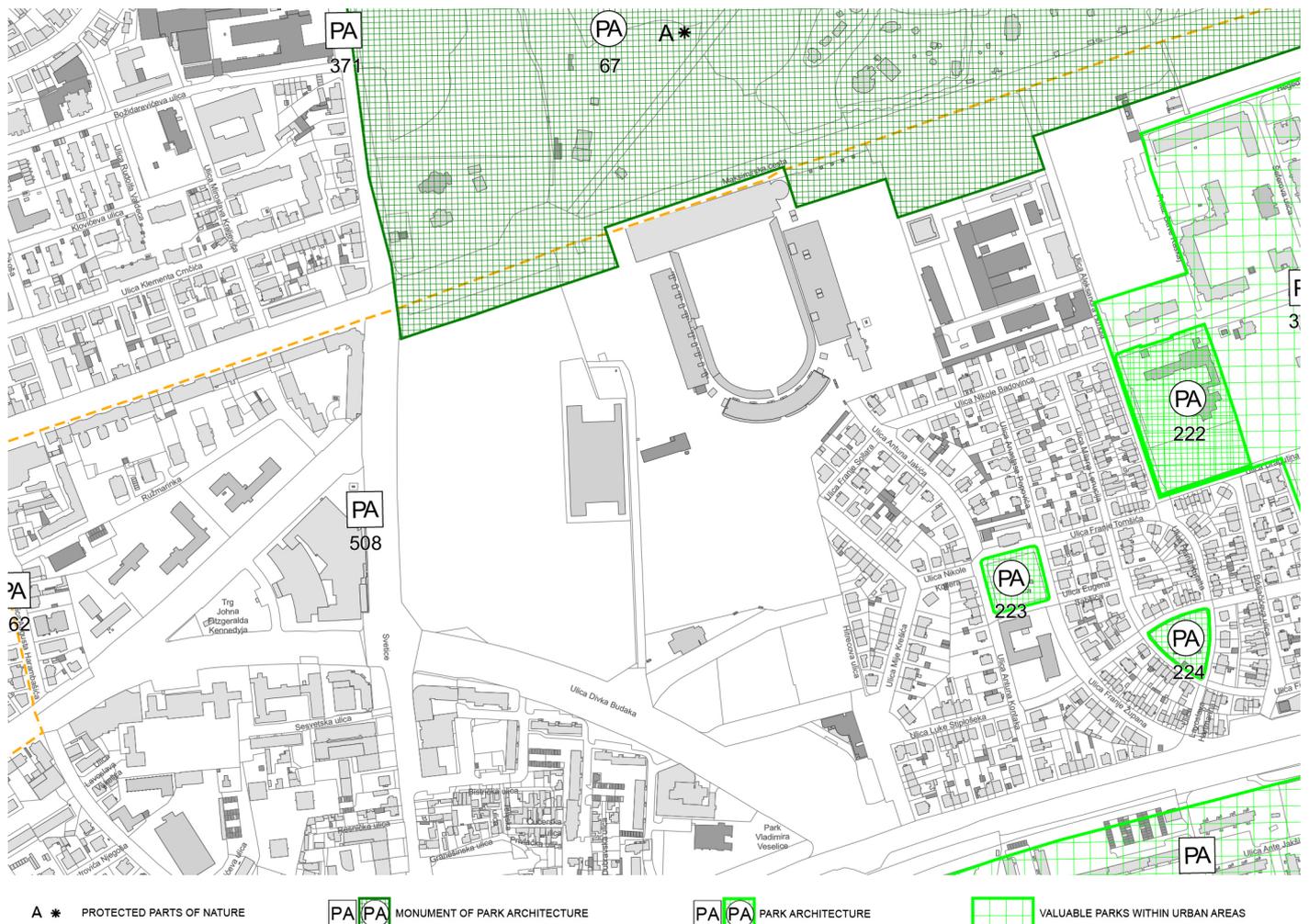
Art. 107 of the Decision stipulates as follows:

- The Programme for the public architectural competition is drafted by the Institute for Physical Planning of the City of Zagreb or by another authorised entity in cooperation with the Institute.
- The Programme for the competition shall be verified by the competent administrative body of the City of Zagreb, which is the author of the brief, and approved by the Mayor of the City of Zagreb.

5.10. Requirements For Use, Development And Protection Of Land – 4c) Protected And Documented Nature Areas

According to a cartographic map 4. Requirements for Use, Development and Protection of Space – 4c. Protected and Documented Nature Areas, the greenery along the north border of the competition site is forming the edge of a Maksimir Park – Park Architecture (PA) 67A*, a protected area of natural value in accordance with special legislation.

MAP 4 Requirements for Use, Development and Protection of space – 4c. Protected and Documented Nature Areas

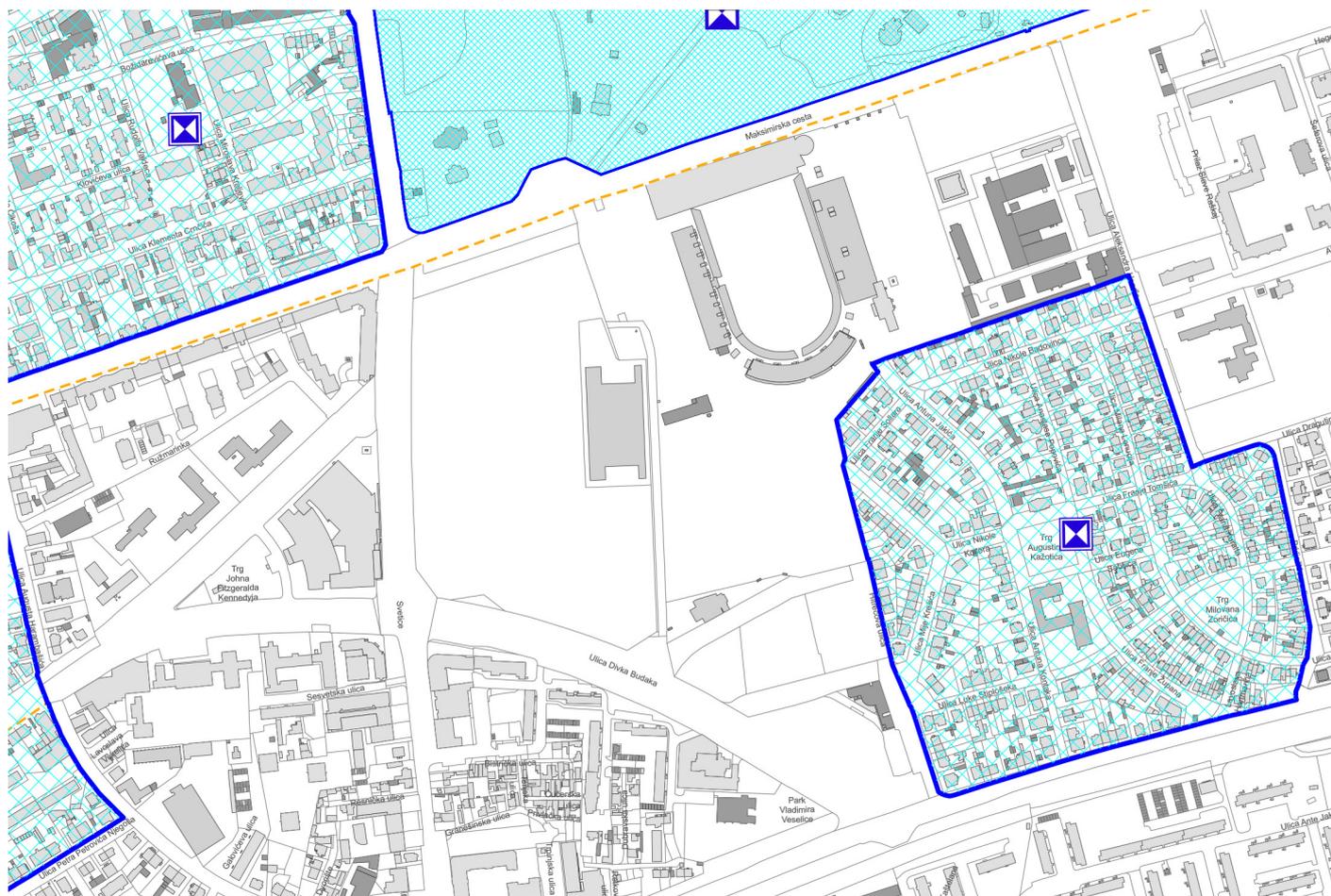


5.11. Requirements For Use, Development And Protection Of Space – 4d) Cultural Heritage

According to a cartographic map 4. Requirements for Use, Development and Protection of Space – 4d. Cultural Heritage, within the competition area the only protected Cultural Heritage is the ‘Disc Thrower’ Monument, registry no. Z-6940, situated near the crossroad of Maksimirska street and Svetice street.

Competition site borders the protected urban settlement Željeznička kolonija (Z-1530) to the southeast and the protected architectural complex Maksimir Park (Z-1528) to the north.

MAP 4 Requirements for Use, Development and Protection of space – 4d. Cultural Heritage



SPATIAL BOUNDARIES OF CULTURAL GOODS:

-  ARCHITECTURAL ENSEMBLE
-  HISTORICAL ARCHITECTURAL COMPLEX - URBAN SETTLEMENTS

PROTECTION SYSTEM:

-  PROTECTION SYSTEM A
-  PROTECTION SYSTEM C
-  PROTECTION SYSTEM B

6. Competition site

The existing Svetice-Maksimir Sports and Recreation Centre comprises a diverse assembly of athletic facilities developed across different historical periods, including Maksimir Football Stadium, auxiliary football pitches, athletics facilities and a swimming pool complex, along with accompanying infrastructure and open spaces.

The current state of the precinct is characterized by fragmented spatial organisation, aging infrastructure, and a lack of functional and spatial integration between the centre's individual components. Many of the existing structures and technical installations fail to meet contemporary international standards for safety, operational efficiency, and spectator comfort.

The open spaces within the SRC remain largely underutilised or inadequately defined. There is a notable lack of continuity in pedestrian routing, and the quality of the public realm is inconsistent. While connections to the surrounding urban fabric and Maksimir Park exist, they lack the necessary urban legibility to serve as inviting or intuitive gateways.

Despite these systemic shortcomings, the territory retains significant potential due to its scale, location, long-standing sports function and proximity to valuable green and recreational spaces. The current condition presents a unique opportunity for a comprehensive urban renewal.

IMAGE 25
SRC site, before the clearance of
the western sport fields, 2018



The competition area is divided into two distinct zones. The Immediate Zone (Narrower Scope), covering approximately 23 hectares, corresponds to the territory designated for Sports and Recreational Use (R1). The Broader Study Area (Wider Scope) corresponds to the territory designated for Infrastructure Systems (IS). Both zones are defined in accordance with the statutory land-use designations of the City of Zagreb's General Urban Plan (GUP).

According to the official cadastral records, the Immediate Zone encompasses the following cadastral parcels within the Cadastral Municipality (k.o.) of Peščenica: Nos. 174/1, 172, 173, 171/11, 171/12, 175, 171/10, part of 171/3, 174/2, 171/1, 168/4, and 171/7.

The Broader Study Area includes the following cadastral parcels within the Cadastral Municipality (k.o.) of Peščenica: Nos. 4310/1, 167/1, 507/1, 506/1, 506/2, 532/1, 169/1, 532/3, 532/4, 532/5, 507/4, part of 4311, and 533/2. Additionally, it includes a portion of cadastral parcel No. 5148/1 within the Cadastral Municipality (k.o.) of Maksimir.

Property Ownership

The City of Zagreb maintains full legal ownership of all cadastral parcels situated within the defined competition scope.

6.1. Current Site Condition

The site currently accommodates several sports, hospitality and transit facilities: the Swimming Pool complex (5), Maksimir Football Stadium (9), the club facilities (12,14), a restaurant (15), Borongaj terminal building (24), and various commercial kiosks.



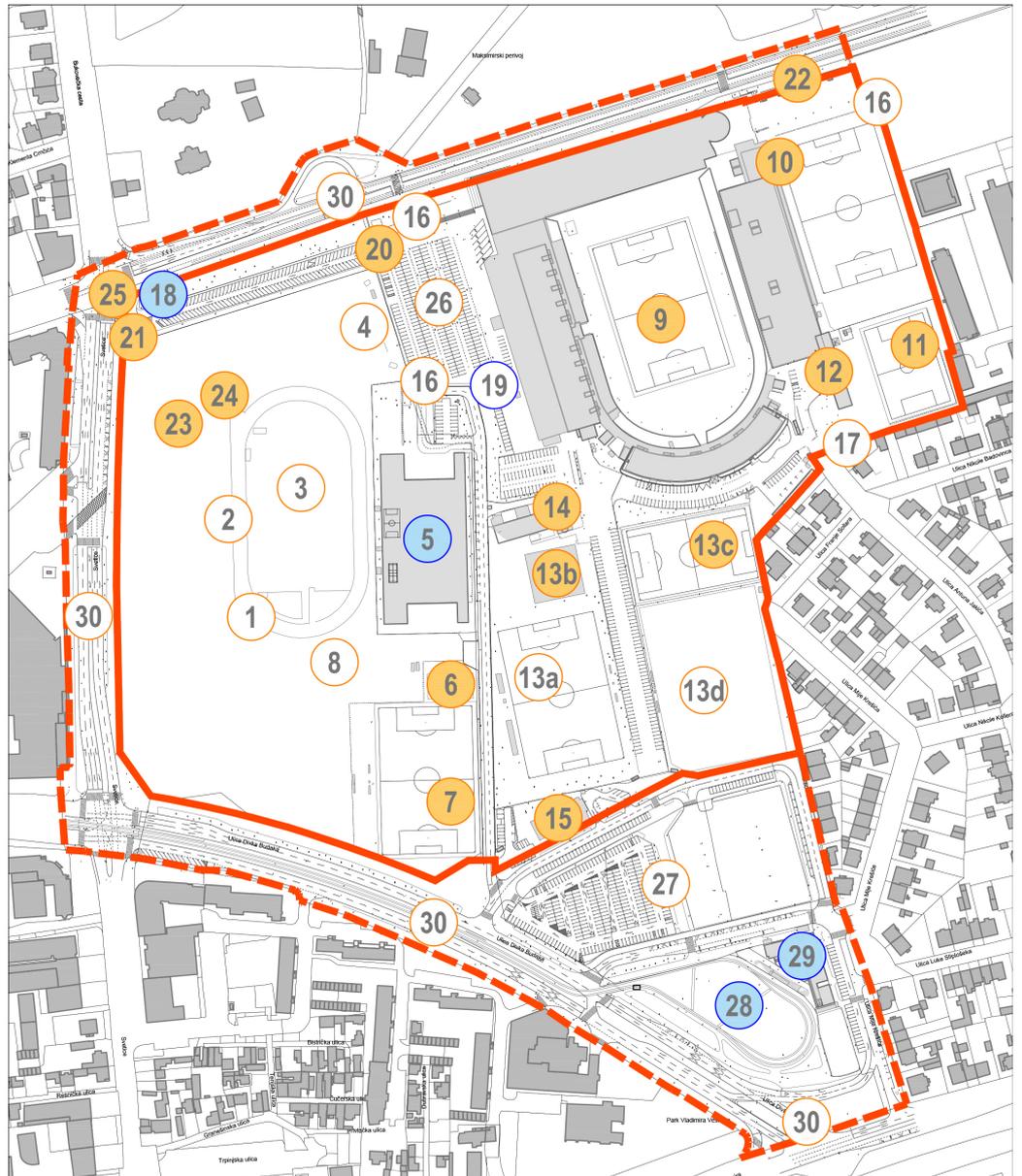
IMAGE 26
SRC site, after the clearance of the western sport fields, 2024

The indoor swimming pool complex (5), and the Disc Thrower monument (18) must be retained and integrated. A new appropriate location within the football complex must be proposed for the monument dedicated to fallen members of the Bad Blue Boys (19). The public

transport terminal and Borongaj turning loop (27), along with its supporting facility (28), shall also be preserved, with the possibility of renovation.

On the following image No. 27, a blue circle symbol designates buildings or objects to be retained, a white circle symbol - those that can be renovated or relocated, and a yellow circle symbol - those that can be removed or demolished.

IMAGE 27
Site Inventory: Existing Sports and Ancillary Structures



SITE INVENTORY: EXISTING SPORTS AND ANCILLARY STRUCTURES

1. **Athletics Track:** existing 400m running track.
2. **Spectator Embankment:** three-row concrete and earthen tiered stand; includes an integrated, recently renovated Outdoor Training Area (16 × 20 m) to the west
3. **Central Pitch:** Natural grass football field situated within the perimeter of the athletics track
4. **Athletic Training Grounds:** two dedicated training and throwing fields located north of the track, partially enclosed by fencing

5. **Swimming Pool Complex:** newly constructed indoor facility including an outdoor volleyball court with artificial turf
6. **Futsal Pitch:** enclosed indoor pitch featuring artificial turf
7. **UEFA-Standard Pitch:** football pitch with artificial grass, developed in accordance with UEFA Category specifications
8. **Transformer Substation (TS):** compact, free-standing unit located south of the athletics track
9. **Maksimir Stadium:** principal football stadium with a capacity of 35,123
10. **Hitrec-Kacian Stadium:** secondary football stadium with a capacity of 4,000
11. **Training Pitch:** ancillary football field located south of the Hitrec-Kacian Stadium
12. **Club Facility (Former School):** three-storey building adapted for administrative use; noted as having no significant architectural value
13. **Southern Training Cluster:** four ancillary pitches (a, b, c, d) south of the Maksimir Stadium, comprising two small-sided and two standard-size fields
14. **Eastern Club House:** single-storey building east of the pool complex; noted as having no significant architectural or structural value
15. **Catering Facility:** ground-floor pub located north of the Borongaj terminal car park; noted as having no significant architectural value
16. **Transformer Substations:** three units of standard dimensions distributed across the site
17. **Gas Pressure Reduction Station (PRS):** Maksimir Stadium facility, located south of the Hitrec-Kacian Stadium
18. **Disc Thrower Monument:** free-standing bronze sculpture (author: Vanja Radauš) at the intersection of Maksimirska and Svetice Streets
19. **BBB Memorial:** bronze memorial plaque on a free-standing wall, dedicated to the fallen members of the Bad Blue Boys (author: Goran Kovač); situated near the western stand of Maksimir Stadium
20. **Ticket Office:** single-storey structure dedicated to ticketing services
21. **Commercial Kiosks:** points of sale for newspapers and refreshments
22. **Ticket Kiosks:** dedicated booths for event ticketing
23. **Northwest Training Area:** outdoor fitness zone (approx. 350 m²) northwest of the stands
24. **Athletics Modules:** three containers serving athletes along the track
25. **Bicycle Infrastructure:** dedicated parking facilities for cyclists
26. **Public Car Park:** parking lot at the west side of the Stadium
27. **Main Car Park:** asphalt lot for passenger cars and buses
28. **Borongaj Transport Hub:** major public transport terminal including tram and bus turning loops
29. **Terminal Facility:** two-storey building serving Borongaj hub
30. **Adjacent Infrastructure:** surrounding traffic arteries and public rights-of-way

6.2. Natural Heritage

The site features significant clusters of mature greenery, including tree allées and prominent individual specimens, primarily situated within the northern sector along Maksimirska Street, which must be preserved. These landscape elements constitute the essential buffer and contact zone for Maksimir Park, a protected heritage site categorized as a *Park Architecture (PA 67 A)**. All preservation measures must comply with the protection categories defined under the Nature Protection Act.

The protected area within the competition site is visible in chapter 5.10. Requirements for Use, Development and Protection of Land, map 4c) protected and documented nature areas, of the GUP.

6.3. Cultural Heritage

The intersection of Maksimirska and Svetice Streets, features a legally protected cultural asset: the ‘Disc Thrower’ monument (Registry No. Z-6940). Sculpted by the academician Vanja Radauš and installed in 1957, the monument must be retained in situ (in its current micro-location). All preservation and protection measures shall be conducted in strict accordance with the Law on the Protection and Preservation of Cultural Property.

Aside from the aforementioned monument, the remaining project area contains no individual cultural assets or designated buildings requiring specialized protection. Furthermore, there are no recorded archaeological or historical structures within the competition boundaries that would necessitate additional conservation constraints.

Protected cultural heritage assets in the immediate vicinity of the site are presented in Chapter 5.11.

IMAGE 28
“Disc Thrower” monument. Author:
Vanja Radauš.



6.4. Traffic

The competition site is highly accessible via a multi-modal public transport network consisting of rail, tram, and bus services. Tram lines serve the northern and southern edges of the scope, while Maksimir suburban railway stop is situated approximately 400 m east of Borongaj turning loop. Bus services operate from the Borongaj terminal and the intersection of Svetice and Maksimirska Streets, providing vital connections to the north-eastern foothills of Mount Sljeme.



IMAGE 29
Public transport scheme within the scope and surrounding area

The primary pedestrian axis runs north - south through the centre of the scope, adjacent to the football pitch and swimming pool, functioning as the main access for both pedestrians and vehicles. The site is bordered by three major arterial roads: Maksimirska Street (north), Svetice Street (west), and Divka Budaka Street (south), with dedicated bicycle lanes provided along the northern and western boundaries.

Current road access is provided via Divka Budaka and Mije Krešića Streets (including Franje Sollara, Hitrecova, and Kneza Branimira) from the south, and Svetice Street from the west. Stationary traffic is managed at ground level within the Borongaj loop, along the south side of Maksimirska Street, adjacent to the western stadium stand, and north of the swimming pool complex. At present, the site

accommodates approximately 900 parking spaces, with additional demand met by the southern car park functionally connected to SRC Svetice complex.

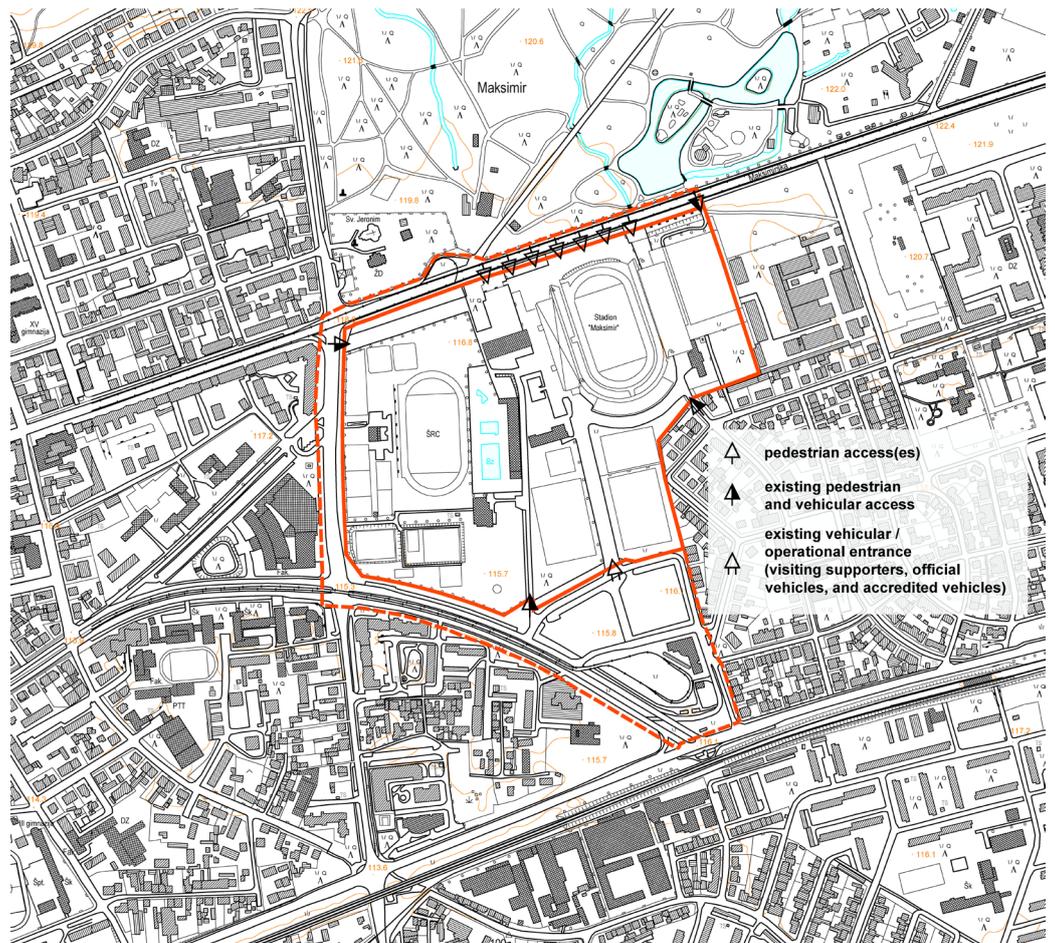


IMAGE 30
Existing site entrances

6.5. Infrastructure Distribution

The site is served by a comprehensive and well-developed utility network. Key infrastructure details are summarized below:

- **Water and Wastewater:** Primary supply pipelines and wastewater collectors are situated along Svetice and Maksimirska Streets, with additional capacity within Divka Budaka Street corridor. Notably, water supply pipelines (diameters 125, 180, and 200 mm) located between the athletics track and the swimming pool complex must be retained.
- **Electrical & Communications:** An electronic communications sewer runs along the southern edge of Maksimirska Street. The existing electrical infrastructure remains operational, including a transformer substation in the athletics zone connected via a 2 kV line to Svetice Street network.
- **Gas Infrastructure:** Two high-pressure pipelines — a VT 250 (3m from the southern boundary) and a VT 300 (6m from the south-eastern boundary) — must be retained. Conversely, the section of the main gas pipeline south of the football pitches and along the eastern boundary will require relocation. The PRS “Stadion Maksimir” gas reduction station may be renovated in situ or relocated.

- **Steam Pipeline Constraints:** The existing main steam pipeline traverses the central scope. Current regulations prohibit construction above this line, imposing significant spatial constraints. The relocation of the main steam pipeline is currently underway; the pipeline is being rerouted westward, to the far western edge of the competition scope. A planned alternative route south of the stadium is already established in current spatial planning documentation.

6.6. Terrain and Natural Features

The highest points of the site are located along Maksimirska Road, with elevations ranging from approximately 118.5 m a.s.l. at the intersection of Svetice and Maksimirska street, to 120 m a.s.l. along the northern facade of the stadium. The elevation of the current main arena football pitch is at 118 m a.s.l., while the western parking lot is at 117.5 m a.s.l. The entrance to the pool building, as well as the existing athletic track, is set at an elevation of 116 m a.s.l. At the southernmost part of the site (Zone D), the elevation of the existing parking lot is 115.5 m a.s.l.

Remnants of earlier landscaping interventions are still evident in urban planning documentation, particularly through records of tall, valuable greenery along the athletics track and the poplar allée that once dominated the area. Unfortunately, they no longer exist today.

Currently, tall greenery in the form of a newly planted deciduous tree allée is present along the eastern side of the swimming pool complex. An allée of coniferous and deciduous trees partially remains along the central internal road (along the fence) and partially along the football pitches south of the stadium.

IMAGE 31
Existing tall greenery in the central part of the scope, 2025
Photo: Dražen Komar



6.7. Excerpt from the Geotechnical Study

In May and June 2025, the Department of Geotechnics of the Faculty of Civil Engineering, University of Zagreb, conducted geotechnical investigations within the subject area and, based on the results, prepared a Geotechnical Study, which forms an annex to this Programme.

Based on the study, the following recommendations were issued for the design and execution of construction works:

ENGINEERING-GEOLOGICAL DESCRIPTION OF THE SOIL

According to the Basic Geological Map (scale 1:100,000), Ivanić Grad sheet, the investigation area is underlain by swampy silt (Ib) deposits consisting of clay, silt, sand, gravel, peat, and lignite.

Borehole investigations identified layers of low-plasticity clay (CL), clayey gravel (GC), clayey sand (SC), and locally poorly graded gravel (GP–GC).

GROUNDWATER

During drilling, groundwater was encountered at depths between 3.5 m and 7.0 m. In borehole B1, increased soil moisture was observed below a depth of 15 m, indicating the potential presence of deeper groundwater flow.

Analysis of piezometer data from Ž-7, Ž-8, and Ž-9 for the period 2006–2024 indicates a pronounced seasonal groundwater regime, with higher groundwater levels in spring and autumn and lower levels in summer and winter.

Piezometer Ž-9 recorded the highest groundwater levels, while Ž-7 recorded the lowest, indicating spatial variability in hydrogeological conditions.

Average groundwater levels during the observed period were 103.77 m a.s.l. in piezometer Ž-7, 104.49 m a.s.l. in piezometer Ž-8, and 105.54 m a.s.l. in piezometer Ž-9.

FOUNDATIONS AND EXCAVATION DEPTH

In accordance with HRN EN 1991-1-5:2012/NA:2012 (Eurocode 7: Geotechnical design – Part 1: General rules – National Annex), the minimum required foundation depth for buildings is 0.7–0.8 m, as the site is located in Zone III of the minimum shaded air temperature map for a 50-year return period ($T_{MIN,50} = -20\text{ °C}$).

Excavation is planned in material category “C”, according to the General Technical Requirements for Road Works (Zagreb, 2024),

which requires careful planning of excavation drainage and construction pit stabilisation.

For less demanding structures, shallow foundations are recommended, while for massive structures, deep foundations—such as pile foundations or foundations on improved soil—are recommended due to bearing capacity and stability requirements.

SEISMIC ACTIVITY

The research area is located within a seismic intensity zone of 7° on the MSK-64 scale, according to the seismological map of the Republic of Croatia for a 50-year return period (V. Kuk, Andrija Mohorovičić Geophysical Institute, Faculty of Science, Zagreb).

Based on the Maps of Earthquake Areas of the Republic of Croatia, horizontal peak ground acceleration values (a_{gR} , soil type A) are 0.126 g for a 95-year return period, 0.180 g for a 225-year return period, and 0.251 g for a 475-year return period.

DRAINAGE AND PROTECTION OF CONSTRUCTION PITS

A drainage system must be installed along all underground parts of buildings to ensure controlled discharge of rainwater and groundwater into the drainage network or an appropriate natural recipient.

For deeper excavations, the design of temporary construction pit support is recommended, such as reinforced concrete diaphragm walls, steel sheet piles, or drilled micropiles, depending on structural requirements and site-specific conditions.

In the event of elevated groundwater levels, temporary dewatering may be required, using pumps and with monitoring of potential impacts on adjacent structures.

SUPERVISION

Continuous geotechnical supervision is mandatory throughout all phases of earthworks.

Supervision, including inspection of the underlying soil, will enable verification of actual site conditions against the data presented in the Geotechnical Study. In the event of deviations, appropriate measures to ensure safe execution of works shall be defined in accordance with the supervising engineer's instructions.

7. Programme guidelines and urban-technical conditions

The competition task requires a comprehensive architectural and urban design proposal for Maksimir Stadium Complex, Svetice Sports and Recreation Centre Svetice and Borongaj Transit Hub.

Competitors are granted full freedom in the architectural design of buildings and open spaces. However, the economic efficiency and functional performance of the proposed solution shall play a significant role in the evaluation. Proposals must extend to the broader study area, providing a cohesive strategy for network of public spaces, vehicular and stationary traffic management, pedestrian circulation, and a comprehensive landscape design.

The urban-architectural solution should be developed in accordance with the provisions of General Urban Plan (GUP) of the City of Zagreb, this Programme, applicable regulations, standards and rules for the design of this type of sports facilities, and professional standards.

7.1. Project scope

The competition scope is divided into the Immediate Zone (Narrower Scope) and the Broader Study Area (Wider Scope). According to the General Urban Plan of the City of Zagreb, the Immediate Zone is situated within Zone R1 (Sport and Recreational Use - sports with construction), while the Broader Study Area is located within Zone IS (Infrastructure Systems), primarily intended for transport and logistical networks, as defined by the City of Zagreb's General Urban Plan (GUP).

The Immediate Zone is further subdivided into Zones A, B and C, with the Broader Study Area identified as Zone D.

The competition procedure distinguishes between two levels of architectural procurement:

The Ideas Competition (Survey Level) encompasses Zone A, with athletic-recreational and indoor sports complexes, and Zone D - Borongaj Transit Hub. Proposals for this scope are conceptual and non-binding, intended to provide a visionary framework rather than immediate development.

The Project Competition (Implementation Level) focuses on Zone C, Maksimir football Stadium complex, for which comprehensive design and technical documentation for project execution will be developed, all based on the winning competition proposal.

Based on current site usage and future strategic plans, the programme is distributed as follows:

ZONE A Athletics, Recreation and Indoor sports
— all facilities within this zone shall be developed in accordance with the specified guidelines, conditions, and project brief for athletics and indoor sports

ZONE B Swimming Pool Complex

– this is fully developed and built-up zone and shall be retained as such

ZONE C Maksimir football stadium complex

– all facilities and interventions within this zone must comply with the guidelines, conditions, and the project brief for the Maksimir Football Stadium and its ancillary infrastructure

ZONE D Infrastructure and Borongaj Transit hub

– this zone comprises infrastructure systems, the Borongaj multi-modal transit hub, and the arterial street network bordering the competition site



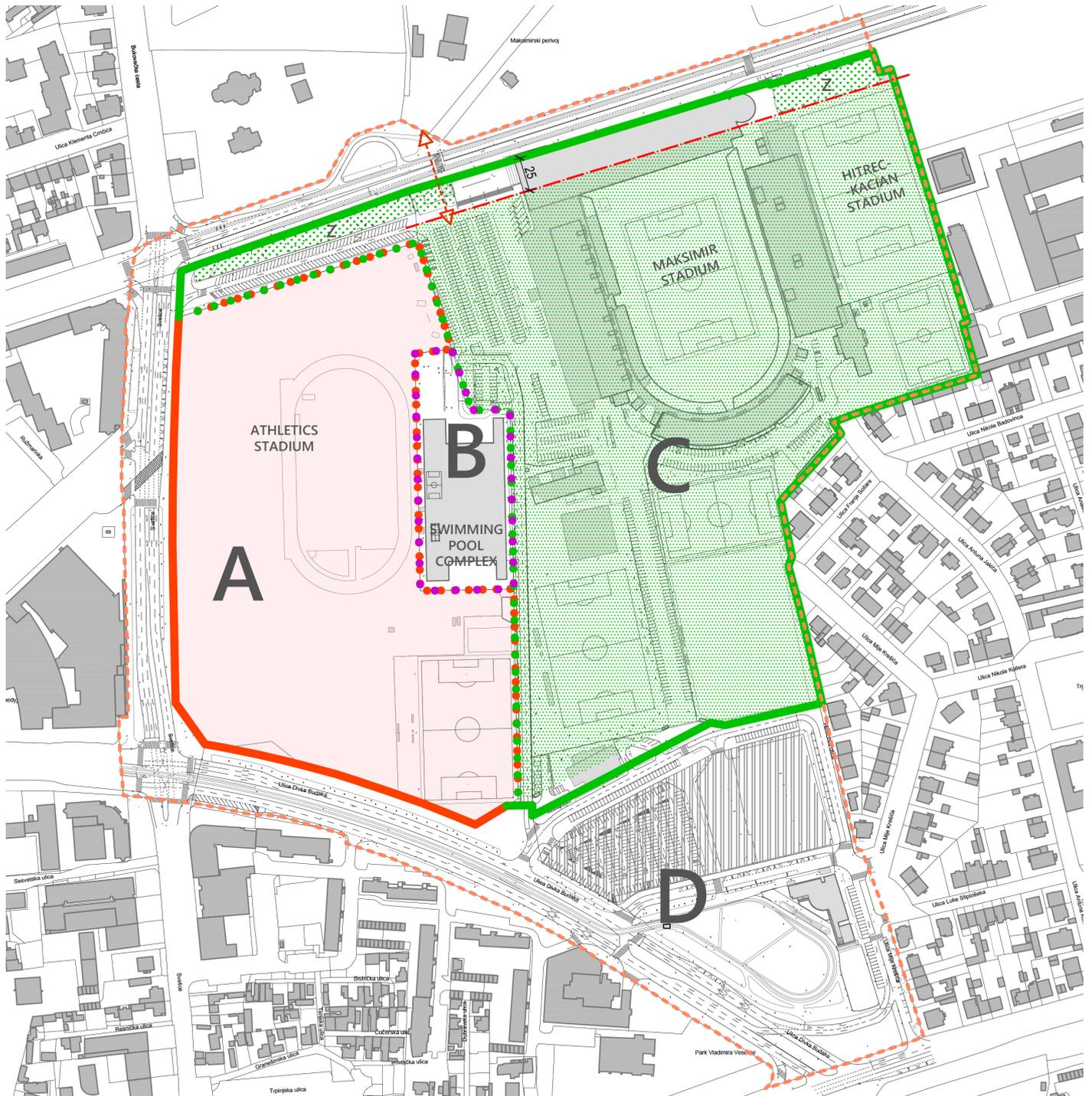
IMAGE 32
Competition site zones

The subdivision of the Immediate zone into three functional zones (zone A, B and C) shall be respected as a framework proposal for spatial organisation. Adjustments to the mutual boundaries of these zones may be permitted exclusively to enhance the urban, architectural, and functional quality of the proposal.

The designated programme for each individual zone must be retained, given the importance of these boundaries in subsequent phases of issuing official acts, future spatial management, and use.

The transfer or exchange of programme elements between zones is prohibited.

Any proposed boundary adjustments should be graphically indicated and accompanied by an explanation in the written entry, along with the zone's schedule of areas .



MAP 7 Division of the competition scope, with urban-technical conditions

- | | |
|--|--|
| <ul style="list-style-type: none"> A ZONE OF THE ATHLETICS-RECREATIONAL COMPLEX AND INDOOR SPORTS ZONE (SURVEY ZONE) B POOL COMPLEX AREA (RETAINED) C FOOTBALL COMPLEX ZONE (REALISATION ZONE) D WIDER ZONE - INFRASTRUCTURE SYSTEM ZONE (SURVEY ZONE) | <ul style="list-style-type: none"> CONSTRUCTION AREA FOR FOOTBALL STADIUM AND GARAGE (approx. 800 PGMs) MINIMUM SETBACK LINE ON THE GROUND FLOOR ZONE FOR CONSTRUCTION OF 'BORONGAJ' PUBLIC GARAGE (approx. 1500 PGMs) POSSIBLE PEDESTRIAN LINK BETWEEN MAKSIMIR PARK AND SRC GREEN AREA THAT NEEDS TO BE KEPT |
|--|--|

7.2. Glossary

Footprint Area (FA) is defined as the area resulting from the vertical projection of all enclosed, open, and covered above-ground structural parts of a building onto the plot, excluding balconies, but including the above-ground part of underground storeys as well as canopies and ground-floor terraces provided they constitute a structural part of an underground level.

Gross Building Area (GBA) is defined as the sum of floor areas measured at floor level of all parts (storeys) of a building (basement, mezzanine, ground floor, floors, attic, recessed storeys), calculated according to external dimensions of enclosing walls including finishes.

Regulatory line defines the boundary between the public traffic area (street) and the building plot.

Site coverage is defined as the ratio between the total Footprint Area of all buildings and the total Plot Area, expressed as a percentage. **Floor Area Ratio (FAR) / Utilization Coefficient** is defined as the ratio between the total gross floor area of all floors of the building and the total area of the plot.

7.3. Project Brief for zone A: Athletics, Recreation and Indoor sports

Zone A should be developed at the conceptual, idea competition level, as specified in Competition Terms and Condition, Chapter 2.1. This zone integrates several key facilities, including an Athletics Stadium (A1), an Outdoor Recreational Exercise Area (A2), a Handball Arena (A3), and a Multifunctional Sports Hall for futsal and basketball (A4). All facilities shall be accommodated in accordance with the project guidelines and project brief, as specified below.

GENERAL GUIDELINES

The conceptual design must adhere to international standards for sports architecture and spectator auditoria, alongside all relevant special regulations and professional codes. Proposals should establish a harmonious and homogeneous relationship with the existing center facilities and the surrounding urban fabric. Particular attention must be paid to universal inclusiveness, ensuring unobstructed access and intuitive use for all individuals, including those with disabilities or specific accessibility requirements. Furthermore, the design must respect and enhance the site's established park character through integrated landscape development and strategic greening.

Material and equipment selection should reflect modern technological standards, prioritizing durability, ease of maintenance, and resilience to specific climatic risks. The integration of renewable energy sources is mandatory to achieve high energy efficiency and ensure the long-term sustainability of the complex. Regarding

existing infrastructure, the athletics track can be retained and adapted to meet the specific standards prescribed for its intended competition category, or it can be dislocated.

The completed complex should facilitate seamless use for all user groups. Authors are invited to propose a **functional fencing strategy** that defines the site operationally; its position does not strictly need to follow the property boundary if a more effective functional alignment is possible. All entries shall, to the applicable extent, comply with the fire protection guidelines and technical regulations detailed in Section 8 of this Programme.

URBAN-TECHNICAL CONDITIONS

The total surface area for the Athletic-Recreational and Indoor Sports Zone is approximately 76,285 m² (7.63 ha), as measured on the official cadastral base.

BUILDING ENVELOPE, SITE COVERAGE AND GROSS BUILDING AREA

The specific buildable area is not specified; however, all proposed structures must be set back from the regulatory line. Handball and Multifunctional hall shall be located in the southern part of Zone A, south of the swimming pool. The competition entry should define the entrance plaza, the spatial organization of planned sports venues, and all ancillary structures as detailed in the Project Brief.

The maximum site coverage percentage as well as the utilization coefficient, are not specified.

The Gross Building Area (GBA) for A1, A3 and A4 facilities may exceed the Net Usable Area by a maximum of 35%.

BUILDING HEIGHT

There is no fixed limit on building height, which remains governed by functional and athletic requirements. The construction of underground levels is permitted for technical or parking purposes. The minimum area of natural ground is not prescribed.

NATURAL TERRAIN

A minimal natural terrain surface is not defined.

A landscape design solution can emphasize indigenous, non-allergenic species consistent with the surrounding flora. Competitors are encouraged to integrate Nature-Based Solutions (NBS), such as rain gardens, to maximize greenery along traffic routes and recreational zones.

STATIONARY TRAFFIC AND PARKING (AUTOMOBILES & BICYCLES)

In accordance with the **General Urban Plan (GUP) of Zagreb**, parking requirements for SRC Svetice may be resolved within the **immediate contact zone** through shared-use overlapping. It is also stipulated that the required number of parking and garage spaces (PGM) is determined according to the site's capacities, taking into account spatial values and constraints. The General Urban Plan (GUP) of the City of Zagreb allows for a reduction of the prescribed standards in urban areas where public line transport exists or where the construction of public garages is planned, as is the case here.

The required number of parking or garage spaces:

- **Athletics Stadium:** A maximum of **30 parking spaces** may be provided - either at grade or in an underground garage - exclusively for staff, coaches, and persons with disabilities.
- **Handball and Multifunctional Sports Hall:** a limited number of parking spaces (PM) and/or parking-garage spaces (PGM) for the needs of employees, coaches, and similar personnel, as well as persons with disabilities, may be located within the building footprint or in the indoor sports zone.
- **Event Logistics:** Parking during events will be managed via the planned public garage at the **Borongaj Transit Area**. As the events in Zones A and C will not coincide, the underground garage within the football complex (Zone C) can be used, as well as parking areas or other open outdoor spaces within Zone C for the parking of TV broadcast vehicles.
- **Technical Standards:** Ramps must not exceed 15% (covered) or 12% (uncovered). Standard parking bays are 2.5 × 5.0m, with 5% of all spaces dedicated to persons with disabilities (4.0 × 5.0m for single bays; 6.5 × 5.0m for dual bays with a 1.5m buffer). **Driveway Width** — a minimum clearance of 5.6 m is required for driveways between parking rows (facilitating 90° perpendicular parking)
- **Sustainability:** To mitigate urban heat islands, permeable surfaces and porous asphalt should be utilized.
- **Bicycle Mobility:** Significant bicycle traffic is anticipated. Within Zone A, approximately 400 covered bicycle parking spaces shall be provided, evenly distributed at logical points of access.

ACCESS AND CIRCULATION

- **Athletics Complex:** The primary pedestrian entrance is recommended to be located on the western boundary from Svetice Street, involving the formation of an entrance plaza. Secondary access points may be provided for clubs and technical staff. Primary vehicular access is recommended from Divka Budaka Street to the south, while emergency service access is possible from the western side via dropped curbs
- **Sports Halls:** Vehicular access is recommended to be planned from the southern side, pedestrian access is possible from the eastern, southern, and western boundaries to ensure fluid and functional circulation within the site.
- All vehicular access points proposed in the competition entry must preserve the spatial integrity of the individual sports units within Zone A.

Athletics stadium

The athletics stadium is planned as a Category II facility in accordance with World Athletics (WA) standards, featuring a professional running Track, fields of play for Throwing and Jumping Events, and Training Facilities. The primary architectural feature is a covered grandstand providing approximately 2,000 individual, foldable seats, all of which must be fully sheltered. Spectator seating must be floor-fixed, numbered, and constructed from break-proof, flame-retardant materials with a minimum backrest height of 30 cm.

ACCESS AND UNIVERSAL DESIGN

Public circulation must strictly comply with WA Stadium Infrastructure Rules, utilizing internationally recognized pictograms to guide spectators to their respective sectors. All ramps and entrances must be functionally designed for universal accessibility. The stadium must dedicate a minimum of 5% of its capacity (100 seats) to spectators with disabilities and their companions, ensuring an unobstructed view of the pitch and scoreboard. Specialized seating for visually impaired spectators should be located in the lower tiers, close to the field, and networked with an audio-commentary system. Dedicated sanitary and catering facilities must be located in immediate proximity to these accessible sectors.

SPECTATOR AMENITIES

Sanitary facilities must be evenly distributed throughout the stadium based on a 70:30 male-to-female ratio: providing one seated toilet per 250 men, one urinal per 125 men, and one seated toilet per 125 women, with washbasins provided in every anteroom. For spectators with disabilities, one adapted sanitary facility must be provided for every 15 users.

The stadium's hospitality strategy includes a 35 m² facility aesthetically integrated into the grandstand body. This multifunctional space, featuring a minimum 4-meter depth and a separated preparation-to-counter service layout, serves athletes during daily training and spectators during events.

SAFETY AND TECHNICAL SYSTEMS

A clearly marked first aid room must be positioned for rapid access by both spectators and emergency vehicles, with corridors sized for stretchers and wheelchairs.

Technical requirements include a high-definition electronic video screen for results and replays, as well as commercials or other visual entertainment, and a comprehensive public address system capable of independent operation via an Uninterruptible Power Supply (UPS).

The stadium lighting must ensure uniform illumination for high-definition broadcasting across the entire field of play, supported by a dedicated backup generator to prevent service interruptions.

The central field of play shall consist of natural grass equipped with advanced drainage, sewage connections, and an irrigation system. In alignment with sustainable standards, the system must prioritize rainwater harvesting for irrigation. All competition venues and starting positions (jumps, vaults, and throwing circles) must be equipped with integrated electricity and high-speed network cabling.

A1	PROGRAMME OVERVIEW FOR ATHLETICS STADIUM, CATEGORY II
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ID	DESCRIPTION	UNIT	Qty.
AREAS FOR ATHLETES AND OFFICIALS			
To support the outdoor athletics arena, specialized indoor facilities must be integrated within or beneath the grandstands. These spaces must include dressing rooms, sanitary facilities, administrative offices, and all necessary support rooms for athletes, competition officials, and facility maintenance.			

FIELDS OF PLAY			
Competition facilities The central field of play shall consist of natural grass equipped with advanced drainage, sewage connections, and an irrigation system. In alignment with sustainable 2026 standards, the system must prioritize rainwater harvesting for irrigation. All competition venues and starting positions (jumps, vaults, and throwing circles) must be equipped with integrated electricity and high-speed network cabling.			
A1.1	Standard 400m 9-lane track, featuring lateral straights for 100m and 110m Hurdles (eastern track for training; western track for competitions)	pc.	1
A1.2	Water jump for Steeplechase events	pc.	1
A1.3	Long and Triple Jump facility with landing area at each end*	pc.	2
A1.4	High Jump facility	pc.	2
A1.5	Pole Vault facility with provision for landing area at each end*	pc.	2
A1.6	Discus and Hammer Throw combined facility (concentric or separate circles)	pc.	1
A1.7	Javelin Throw facility (one at each end of the area and min. runway length 33.5m)	pc.	2
A1.8	Shot Put facility*	pc.	2
*The two facilities must be in the same direction and should be adjacent to allow simultaneous competition by two groups of athletes with similar conditions			

Warm-up Facilities Warm-up, training facilities are planned outside the main arena. These must include a minimum 3×4m canopy to shelter a throwing platform for athletes in wheelchairs. Where possible, throwing directions should be oriented East-to-West, with strict safety measures to protect pedestrians.			
A1.9	A 120m four-lane warm-up track with a minimum width of lane of 1.22m	pc.	1
A1.10	Combined throwing field for Discus, Hammer and Javelin Throw	pc.	1
A1.11	Shot Put facility	pc.	2
A1.12	Facilities for jumping events	pc.	1

DRESSING ROOMS FOR ATHLETES AND COACHES			
A1.13	Athlete dressing room for athletes, each with sanitary facility; 6×50m ²	m²	300
A1.14	Accessible dressing room for para-athletes, each with sanitary facility; 2×35m ²	m²	70
A1.15	Coaching staff dressing rooms, with a sanitary facility; 6×18m ²	m²	108

REGISTRATION CENTRE (CALL ROOM)			
A1.16	A covered registration center with a synthetic (tartan) floor, with entry to the competition arena, sized for 50 people.	m²	100

INDOOR ATHLETICS TRAINING AREA			
Integrated within the grandstand, this 1,000 m ² climate-controlled space (approx. 100m x 10m) provides winter training infrastructure. A designated area for a 'Throwing Wall' and space for setting up a landing sand pit for long jump, complete with cover panels, should be planned.			
A1.17	Indoor track area (6 lanes - each 1m wide, 80m sprint length plus 10m runoff at each end)	m²	1,000
A1.18	Specialized equipment storage	m²	40
A1.19	Gender-separated sanitary facilities	m²	24
A1.20	Protected exit tunnel to the stadium (fully accessible)	m²	40
A1.21	Satellite toilet facility located at the tunnel exit	m²	4

REFEREE FACILITIES			
A1.22	Dual dressing rooms for mixed-gender officiating teams, 2×45 m ² (each with capacity for 7 people, with sanitariums)	m²	90

MEDICAL AND ANTI-DOPING SUITE			
These rooms must have protected, direct access to the field of play and dressing areas.			
A1.22	Medical assistance and first aid room	m²	30
A1.23	Doping control station (divisible by mobile partitions if required)	m²	30

DATA PROCESSING AND SECURITY			
A1.24	Measurement and data processing suite (located in the upper tier)	m ²	90
A1.25	Security monitoring and control room (CCTV/Command Center)	m ²	30

SPECTATOR AREA

GRANDSTAND CAPACITY			
A1.26	The total capacity is 2,000 covered seats, including specialized VIP and accessible seating.		

VIP PROVISIONS			
A1.27	Dedicated VIP seating (integrated into the stand, no private boxes), 100 seats		
A1.28	VIP Lounge and service area (calculated at 1 m ² /person plus catering)	m ²	150

SPECTATOR AMENITIES			
A1.28	General gender-separated sanitary facilities	m ²	40
A1.29	Accessible sanitary facilities, 2M and 1W, 3×5 m ²	m ²	15
A1.30	Integrated catering facility (accessible to all, including those with reduced mobility)	m ²	35
A1.31	Dedicated spectator first aid station	m ²	20

MEDIA AREA

ACCREDITATION AND INFORMATION			
A1.32	Accreditation/Information Desk: Dedicated space for media check-in and credentials	m ²	15

PRESS BOX			
A1.33	Media Tribune: Covered press box providing a minimum of 20 positions, at least 50% of which must be equipped with desks and power/data connectivity		

COMMENTARY POSITIONS			
A1.34	Broadcast Booths: A minimum of 10 dedicated positions for TV and radio commentary, situated with an optimal view of the finish line.		

PRESS CENTRE			
A1.35	Media Workroom: A functional working area with a minimum of 35 seats	m ²	150
A1.36	Photographers' Zone: Dedicated hub for 15 photographers with high-speed data access	m ²	50
A1.37	Press conference room: Multi-purpose space for briefings and meetings (50 seats)	m ²	200
A1.38	Media Sanitary Facilities: Gender-separated units, 2×3 m ²	m ²	6
A1.39	Camera Platforms: Main broadcast platform (min. 6×2 m) with fixed camera positions.	m ²	12
A1.40	Outside Broadcast (OB) Compound: A 600 m ² hardstand for TV trucks and satellite units. (possible overlapping with zone C)	m ²	600
A1.41	Broadcast Studios: Two studios (one indoor, one outdoor pitch-side); 2×25 m ²	m ²	50

OTHER ROOMS			
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ADMINISTRATIVE AND CLUB AREAS			
A1.42	Entrance Hub: Reception, ticket office, and café/bistro	m ²	100
A1.43	Staff Offices: A suite of 8 offices (20 m ² each), including fully accessible units	m ²	160
A1.44	Staff Sanitary Facilities: Gender-separated units, 2 × 25 m ²	m ²	50
A1.45	Event Management: Dedicated operations office	m ²	20

ATHLETE PERFORMANCE FACILITIES			
These spaces are for high-performance training and recovery:			
A1.46	Strength and Conditioning: Integrated gym with equipment storage	m ²	500
A1.47	Recovery Suite: Gender-separated saunas and thermal zones (2 × 40 m ²):	m ²	80
A1.48	Sports Physiotherapy: Clinical space for treatment and massage	m ²	25

TECHNICAL AND MAINTENANCE SERVICES			
Comprehensive support infrastructure for security, stewarding, and building management:			
A1.49	Operational Staff Rooms: Meeting rooms, steward dressing rooms, and security staging areas	m ²	120
A1.50	Building Systems (MEP): Centralized plant rooms for HVAC, electrical, and technology	m ²	100
A1.51	Athletic Equipment Storage: Large-scale warehouse for sports apparatus featuring both internal and external access	m ²	200

A1	TOTAL INDOOR NET AREA	m ²	3,943
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA ATHLETICS STADIUM max.	m ²	5,322

Street Workout Park / Fitness Park

The existing street workout and fitness area, currently situated northwest of the athletics track, is a mandatory functional requirement for this zone. While its presence is essential, the facility may be relocated if its current position conflicts with the proposed urban-architectural solution.

The outdoor gym must provide a multi-generational recreational environment, structured into three distinct functional areas:

- **Junior Zone:** Targeted at younger age groups.
- **Senior Zone:** Optimized for older users to maintain mobility and fitness.
- **Street Workout Zone:** A specialized area for high-performance bodyweight training, incorporating elements of gymnastics, athletics, and parkour.

If relocation is proposed, a suitable consolidated space of up to 1,500 m² must be designated within the complex.

INNOVATIVE RECREATIONAL PROGRAMMING AND CLIMATE RESILIENCE

To optimize the utilization of the limited site area, competitors are encouraged to activate the flat roofs of sports halls for recreational purposes. Potential rooftop programs include jogging tracks, outdoor gymnastics areas, and small-scale multi-purpose pitches, provided they feature independent and secure access. Proposals for additional recreational activities are also welcome.

In response to increasing heat stress, all multifunctional zones must integrate shaded areas through architectural or natural means. Furthermore, to mitigate extreme precipitation events, the design must prioritize permeable surfaces and porous turfs to ensure sustainable stormwater management.

A2	PROGRAMME SUMMARY TABLE FOR STREET WORK OUT PARK / FITNESS PARK
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ID	DESCRIPTION	UNIT	Qty.
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The outdoor gym must provide a multi-generational recreational environment, structured into three distinct functional areas, as follows:			
A2.1	Junior zone		
A2.2	Senior zone		
A2.3	Street Workout zone		

A2	TOTAL OUTDOOR AREA	m ²	1,500
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Handball Hall

The Handball Arena shall be established within Zone A, as a premier hub for the sport, providing world-class infrastructure for youth academies, elite club training, and national team selections. This landmark facility is intended to elevate the profile of handball in Zagreb and throughout Croatia by hosting both high-frequency training sessions and major international matches.

The architectural solution must feature a dual-hall configuration consisting of a Main Competition Arena with a capacity of 4,500 to 5,000 predominantly fixed seats, and an interconnected Training Hall with 300 to 350 telescopic seats. Universal accessibility is a mandatory requirement, with a minimum of 10 dedicated wheelchair positions provided per 1,000 spectators to ensure inclusive sightlines.

All necessary supporting infrastructure and administrative offices should be strategically integrated within the building's footprint, specifically beneath the grandstands to optimize spatial efficiency. This includes professional dressing rooms, recovery zones, and the operational headquarters for the handball school and club management. The design must also accommodate the technical and media requirements essential for high-profile televised competitions.

A3	PROGRAMME SUMMARY FOR HANDBALL HALL
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ID	DESCRIPTION	UNIT	Qty.
MAIN ARENA (COMPETITION HALL)			
The primary venue is designed as an indoor arena for national handball events, featuring a 4,500 – 5,000 seat grandstand			
A3.1	Field of Play: 40 × 20 m court with a 50 × 30 m safety perimeter and 10 m clear height	m ²	1,500
A3.2	Spectator Concourse: Main entrance, café/bistro, and distributed sanitary facilities	m ²	1,320
A3.3	Grandstand Seating: Primarily fixed seating for 4,500 to 5,000 spectators	m ²	4,800
A3.4	VIP Suite: Dedicated 200-seat lounge with a lobby and a restaurant	m ²	500
A3.5	Official entrance for players and staff	m ²	60
A3.6	Media and Broadcast: Press center, commentary positions, and TV production zones	m ²	200
A3.7	Athlete and Official Support: Four team dressing rooms (4×24 m ²), collective washrooms with toilets (2×20 m ²); referee/delegate dressing rooms with a shower and a toilet(4×15 m ²); a referee room (15 m ²); coaches dressing rooms with a shower and a toilet(4×15 m ²); official competition room (40 m ²)	m ²	311
A3.8	Medical and Performance: Medical aid and doping control suite (100 m ²), 20-station gym (240 m ²), and massage room (20 m ²)	m ²	360

A3.9	Operations: Large-scale equipment storage (400 m ²), hall maintenance rooms (400 m ²), and security control room (30 m ²)	m ²	830
SECONDARY ARENA (TRAINING HALL)			
The secondary facility provides high-frequency training infrastructure and can be divided into two independent courts.			
A3.10	Training Courts: Dual 24 × 44 m court area with specialized dividing curtains	m ²	2,112
A3.11	Telescopic Seating: Flexible/retractable stands for 300 to 350 spectators	m ²	400
A3.12	Athlete and Official Support: Four team dressing rooms with washing/toilet facilities (4×30 m ² , each for 16 athletes, 4 showers and 2 toilets), referee dressing room with a shower and a toilet (4×15 m ²), and a management office for conducting competition (40 m ²):	m ²	220
A3.13	Medical and Performance: Medical room (40 m ²), 20-station gym (240 m ²), and massage room (20 m ²):	m ²	300
A3.14	Operations: Equipment storage (60 m ²) and maintenance areas (100 m ²):	m ²	160
A3.15	Spectator Access: Dedicated training hall entrance and sanitary facilities:	m ²	600

ADMINISTRATIVE SUITE			
A centralized office block integrated within the building footprint to support regional and national operations.			
A3.16	Facility Management: Offices for arena administration and technical maintenance:	m ²	70
A3.17	National Federations: Dedicated administrative wings for handball associations, 2 × 400 m ² , mainly organized as a set of smaller offices	m ²	800
A3.18	Club Headquarters: Operational offices and management suite for the home club, mainly organized as a set of smaller offices	m ²	500

ANCILLARY EXTERNAL SERVICES			
Commercial and public-facing facilities requiring direct street-level access from the exterior.			
A3.19	Ticketing: Centralized box office and ticket sales point	m ²	6
A3.20	Fan Shop: Retail space for club merchandise and sports souvenirs	m ²	40

A3	TOTAL INDOOR NET AREA	m ²	15,089
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA OF HANDBALL HALL, max.	m ²	20,370

Multifunctional Hall for Futsal and Basketball

This high-performance indoor arena is to be located south of the existing swimming pool complex. The building is intended for dual-use by futsal and basketball programs. In alignment with modern sustainability goals, the design should incorporate renewable energy systems and bio-solar roofing. Given that peak event times in Zones (A) and (C) are scheduled to be non-simultaneous, the hall will utilize shared site parking infrastructure; therefore, no dedicated parking footprint is required, with the possible exception of a limited number of parking spaces for employees, coaches, etc., and for persons with disabilities.

A4	PROGRAMME SUMMARY TABLE FOR MULTIFUNCTIONAL HALL FOR FUTSAL AND BASKETBALL		
HALL SPACES AND ATHLETE AREAS			
The hall must feature a 12-meter clear height to the lowest ceiling element to accommodate international indoor sports standards.			
A4.1	Main Competition Pitch: An area featuring a 40 × 20 m court with integrated safety zones, surfaced to meet FIBA (basketball) and FIFA (futsal) competition standards.	m²	2,160
	Auxiliary Training Configuration: The main pitch must be designed for subdivision via retractable netting into two parallel 40 × 20 m training courts.		
A4.2	Spectator Capacity: A total of 3,000 seats provided via telescopic (retractable) seating systems to maximize floor flexibility		
	Universal Access: Dedicated seating for spectators with disabilities must be provided at a rate of 10 positions per 1,000 spectators, ensuring unobstructed sightlines.		
A4.3	Player and Official Infrastructure: Team dressing rooms (8×65 m ² , each for 20 persons), collective sanitary facilities (with showers and toilets, 2×50 m ²), dressing rooms for officials and referees, with shower and a toilet (4×15 m ²). A dedicated, secure entrance for players and management staff (50 m ²) is mandatory.	m²	730

SPECTATOR AMENITIES			
A4.4	The entrance hub includes the main lobby, a café/bistro, and distributed restrooms. Sanitary requirements are calculated on an 80:20 male-to-female ratio:	m²	700
	Men: 1 seated toilet per 250; 1 urinal per 125.		
	Women: 1 seated toilet per 125 (with an anteroom washbasin for every unit).		
	Accessibility: One adapted sanitary facility for every 15 spectators with disabilities (calculated at a minimum of 5 accessible seats per 1,000).		

MEDICAL AND PERFORMANCE			
Comprehensive support zones for athletic training and medical compliance:			
A4.5	Performance Zone: A 200 m ² fitness training room, dual 40 m ² massage rooms, and a dedicated 25 m ² refreshment area, and a 30 m ² official competition management office.	m²	335
A4.6	Medical and Compliance: A 70 m ² suite for medical assistance and anti-doping control.	m²	70
A4.7	Operational Control: A 30 m ² security/CCTV control room and	m²	30

MEDIA AREA			
A4.8	Media Center: Infrastructure (media suite) for 50 press positions, a 25 m ² TV studio, and a 160 m ² general media workroom, supported by a 15 m ² accreditation desk.	m²	200

TECHNICAL AND ADMINISTRATIVE SERVICES			
A4.9	Storage and Maintenance: A 250 m ² equipment warehouse (for goals, hoops, and floor protection) and 250 m ² for building MEP systems and technical maintenance.	m²	500
A4.10	Administration: Office premises for hall management (70 m ²) and a centralized club headquarters suite (300 m ²).	m²	370

A4	TOTAL INDOOR NET AREA	m²	5,095
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA OF MULTIFUNCTIONAL HALL, max.	m²	6,878

7.4. Project Brief for zone B: Existing Swimming Pool Complex

In 2005, a public urban-architectural competition was held for the Svetice Swimming Pool Complex and first prize was awarded to architects Vjera Bakić and Matthias Kulstrunk. Construction took place between 2009 and 2016 and the swimming pool is currently in operation.

The existing swimming pool complex, comprising both constructed facilities and developed grounds, is to be retained within its current dimensions. Consequently, no additional requirements for further development or construction are specified for this zone. According to cadastral records, the total area of the swimming pool complex is approximately 10,559 m².

Directly north of the indoor facility, the existing outdoor volleyball court with its recently renovated artificial grass surface is also to be preserved.

In subsequent phases of the SRC Svetice development, the boundaries of the cadastral building plot for the pool complex may be reconfigured. Any such adjustments must align with the actual conditions on-site and the final masterplan for the surrounding territory.

IMAGE 33
Swimming pool, north façade,
entrance plaza,
photo: Marko Mihaljević



IMAGE 34
Swimming pool, interior,
photo: Marko Mihaljević





IMAGE 35 Swimming pool, east façade, photo: Marko Mihaljević



IMAGE 36 Swimming pool, western lateral wing, roof area, photo: Marko Mihaljević



IMAGE 37 Swimming pool, south façade, sun deck area, photo: Marko Mihaljević

IMAGE 38
Swimming pool, south sun deck area, photo: Marko Mihaljević



7.5. Project Brief for zone C: Maksimir Football Stadium Complex

Zone C is designated as the Implementation Zone (Project Level). The winning design for this scope is intended for direct realization.

The redevelopment of the football complex involves the full demolition of the existing stadium structure — partially compromised by the 2020 earthquake — and the construction of a new football stadium. This new facility must function as a modern Category 4+ UEFA stadium, integrating elite training camps, club headquarters, and commercial infrastructure into a cohesive architectural landmark.

EXISTING STADIUM COMPLEX AND SITE CONTEXT

The current Maksimir Stadium is an architectural assembly of two distinct structures: the primary Maksimir arena and the Hitrec-Kacian Stadium, originally conceived by architects Vladimir Turina and Franjo Neidhart. This complex is unique due to its integration within an expansive sports territory that serves as the comprehensive hub for GNK Dinamo. It accommodates the first and second team training camps, the GNK Dinamo Football Academy, and the extensive technical infrastructure required for professional pitch maintenance and elite sports operations.

The complex is bordered by the Svetice Athletics Centre and an indoor swimming pool. The central positioning of the swimming pool facility within the zone presents a significant spatial constraint, challenging the optimal footprint and site organization of the proposed new stadium.

While the site occupies a prestigious and strategically attractive location within Zagreb, it currently faces critical infrastructure deficits. Primary challenges include substandard vehicular access and a total lack of dedicated parking capacity for large-scale spectator events. The current configuration imposes rigorous demands on transportation, public safety, and logistical management, all of which must be addressed in the new design solution.

The existing stadium structure suffered structural compromise during the 2020 Zagreb earthquake therefore the complete demolition of the stadium structure is planned.

THE NEW FOOTBALL STADIUM COMPLEX

The new, UEFA Category 4 stadium shall accommodate **35,000 spectators** in a fully seated and covered stands. This redevelopment of the area provides the opportunity for a comprehensive, modern design that strictly adheres to all UEFA and Croatian Football Federation (CFF) regulations while serving as a landmark contribution to contemporary sports architecture.

FUNCTIONAL ORGANIZATION AND OPERATIONAL INDEPENDENCE

Beyond its role as a premier match venue, the new stadium will serve as the high-performance training camp for the first and second teams and the centralized administrative headquarters for the local club. The facility is strategically organized into competitive and commercial sectors, dedicated areas for athlete training and accommodation, and modern office spaces for club employees. A critical requirement of the spatial layout is that the first team's camp and the administrative offices should function as entirely separate, secure units, operating independently from the public activities in other parts of the stadium.

STADIUM AND SPECTATOR EXPERIENCE

The architectural solution shall feature a cohesive, interconnected structure of the seating arrangement. To optimize long-term operating costs, the western, eastern, and southern stands shall be tiered into two independent sections: a primary lower tier and a smaller upper tier that can be closed during lower-attendance events. Conversely, the northern stand shall remain a single, undivided unit regardless of the number of seating or standing places (the north tribune is traditionally used by the local club supporters). Design with the fans' point of view—amplifying how they see and feel the game and push them as close to the action as possible. Create a tight, high-energy atmosphere, keeping focus on the pitch. The design should prioritize steep sightlines, high-level comfort, and exceptional visibility for all attendees.

STADIUM AND PUBLIC SPACE, DESIGN, INNOVATION AND SUSTAINABILITY

The competition proposal must achieve a high-quality relationship between the stadium and the surrounding public space, as well as a quality of the surrounding public space. Sustainability is a core pillar of the project, to be achieved through innovative architectural forms and technical solutions that enhance energy efficiency. Beyond meeting functional and environmental standards, the stadium must represent a significant contribution to the evolution of sports facilities. The design should reflect modern technological possibilities, ensuring durability, ease of maintenance, and a distinct architectural identity that stands as a symbol of sports development.

TRANSPORT ORGANIZATION AND SITE INFRASTRUCTURE

The new transport strategy focuses on the streamlined circulation of spectators, vehicles, and logistics. The removal of the existing athletics track and Hitrec-Kacian stadium structures significantly expands the available site area, creating the spatial conditions necessary for a superior network of vehicular and pedestrian access routes and open public spaces.

The design shall retain the established vehicular-pedestrian access point to the south, east of the swimming pool. In addition, the proposal must introduce new vehicular and pedestrian entrances capable of efficiently servicing the entire multi-sport complex, including the athletics stadium, swimming pool, and main football arena.

When planning vehicular access, the competition proposal must:

- ensure the spatial integrity of the individual planned sports units within Zone A;
- preserve the protected greenery along Maksimirska Road;
- align any potential vehicular access points from Maksimirska Road with the positions of existing pedestrian crossings, which follow a logic related to the entrances to Maksimir Park and the distances between intersections.

For operational security, the wide southern service entrance can be designated for a specialized security regime, serving accredited personnel, official vehicles, or visiting supporters. Furthermore, the entrance from **Badovinčeva Street** can remain as a restricted-access point dedicated exclusively to club employees and the first and second teams.

AUXILIARY PITCHES

Regarding outdoor training facilities, the existing two auxiliary football pitches in the southern sector of the complex may be reorganized to better suit the new masterplan. In addition to these existing fields, the design must incorporate one additional auxiliary football pitch, ensuring that the high-performance training requirements for the club's various selections are fully accommodated within the consolidated site.

URBAN-TECHNICAL CONDITIONS

SITE AREA AND DESIGNATION

The football complex encompasses approximately 140,696 m² (14.07 ha). The zone is designated for sports and recreation with associated commercial and club facilities.

BUILDING ENVELOPE, SITE COVERAGE, GROSS BUILDING AREA AND BUILDING HEIGHT

The buildable area, as defined in Map No. 7, dictates mandatory setbacks and the maximum ground level building line in relation to Maksimirska Street. All new structures, including the underground parking levels, shall be contained within this defined buildable area.

In alignment with the general guidelines for the SRC Svetice center, there are no fixed limits on building height, site coverage, or Floor Area Ratio (FAR). These parameters are to be functionally determined by the specific architectural solution.

The Gross Building Area (GBA) of above-ground part of the structures may exceed the Net Internal Area (NIA) by up to 50%, with the final GBA determined by the specific architectural solution.

STATIONARY TRAFFIC AND PARKING STRATEGY

Given that major competitions in Zone (A) and Zone (C) will not occur simultaneously, stationary traffic requirements are to be addressed through a coordinated multi-zonal strategy, utilizing overlapping usage patterns to optimize the total number of required spaces across the complex. In accordance with the functional requirements of the General Urban Plan (GUP) of the City of Zagreb, the number of spectator parking spaces is determined based on the site's potential, while taking into account spatial values and constraints. Furthermore, it is possible to reduce the prescribed standards due to the proximity of public transport or the planned construction of public garages, as is the case here.

In accordance with the above, a garage with a capacity of approximately 800 spaces shall be planned within Zone C. Parking and traffic possibilities within Zone C will be organized according to specific functional and security requirements, taking into account the unique nature of the planned development.

The architectural solution is permitted to arrange surface parking and internal circulation routes as required to ensure seamless logistical operations and maximum safety for all user groups.

SUSTAINABILITY AND MICRO-MOBILITY

To mitigate the urban heat island effect, the use of permeable surfaces, such as porous asphalt, is mandatory for all non-structural outdoor areas. Furthermore, in order to encourage sustainable urban mobility, approximately 700 covered bicycle parking spaces shall be provided, evenly distributed at logical points of access.

Site Access, Circulation, and Security Infrastructure

To ensure the highest standards of safety and operational efficiency, the new stadium must be organized into distinct security zones: an outer and inner perimeter, the grandstand concourse, and the field of play. Spectator movement is monitored at four critical control points, ranging from the complex boundary to individual seating sectors. This hierarchical approach prioritizes security and commercial requirements, followed by hospitality and functional sports criteria.

CIRCULATION AND USER SEGREGATION

The design must facilitate the total separation of four primary user groups: players and officials, spectators, VIP guests, and media representatives. It is mandatory to isolate home supporters from visiting fans, VIPs from the general public, and media personnel from all other groups. Inter-group contact is permitted only within designated, controlled transition zones. Ideally, the stadium should be enclosed by an outer security fence situated at a distance that allows for initial screenings and physical examinations. The transition zone between the inner and outer perimeters must accommodate a system of guide railings and clearly marked turnstiles to prevent overcrowding and ensure a steady, individual flow of spectators.

EGRESS AND EMERGENCY PROTOCOLS

To maintain unidirectional flow, public portals must be designated exclusively for entry or exit and never utilized for both simultaneously. In the event of an emergency or a required evacuation, the stadium configuration must allow for a total exit within the maximum mandated timeframe. Once past the turnstiles, unambiguous signage must lead spectators directly to their specific section, row, and seat, with ancillary facilities such as restrooms and concessions strategically placed along these primary paths.

TICKETING AND ACCESS CONTROL

The arena shall be equipped with a sophisticated electronic ticketing system capable of real-time data collection and accurate attendance reporting for match delegates. Access is managed through a combination of full-height and tripod turnstiles, each maintaining a minimum throughput of 500 persons per hour. The quantity of these devices is determined by the capacity of each sector to ensure rapid entry.

FIELD AND PLAYER SECURITY

Teams and match officials require a dedicated, protected access route leading from a secured private car park directly to the dressing room facilities, entirely shielded from the public and media. To protect participants from potential projectiles, a retractable, non-flammable tunnel extending at least 10 meters onto the field of play must be deployed during player entry and exit.

EMERGENCY LOGISTICS AND REGIONAL CONNECTIVITY

The site must accommodate heavy vehicle access to the field of play for firefighting, medical emergencies, and pitch maintenance. In accordance with safety assessments, a sufficiently large open area — potentially utilizing the natural grass auxiliary fields — should be identified for emergency helicopter landings. On a wider scale, the stadium’s integration with the city’s public transport network (connecting the airport, central station, and bus terminal) is essential. All primary approach routes from major motorways and city arteries must be clearly signposted with periodically verified traffic markings to ensure seamless spectator arrival.

INTEGRATED VIP AND TEAM LOGISTICS: PRIVATE GARAGE AND SECURE CORRIDORS

For teams, referees, and other officials, parking spaces for club buses (min. 3.5 × 15.0 m), vans, and cars must be made available within Zone C. These shall be located in a secure area immediately outside the locker rooms, isolated from the public, and preferably within the stadium itself. A protected internal corridor must lead directly from these secured parking spaces to the players’ and officials’ locker rooms. This “clean zone” must be designed to prevent any contact with unauthorized persons, the media, or spectators, ensuring a secure transition for athletes from their vehicles to the stadium’s interior.

Within the designated underground garage, dedicated parking spaces must be provided for VIP transport, preferably located in the immediate vicinity of the stadium’s private communication core and VIP entrance. This area must be physically separated from public parking sectors by structural barriers and independent access ramps. A dedicated VIP vertical communication core (elevators and stairs) must connect the high-security parking level directly to the VIP box and Presidential box, ensuring exclusive and uninterrupted movement without passing through public areas.

The dimensions and turning radii within the garage must be specifically engineered to accommodate the maneuvering of standard 15-meter luxury coaches and emergency response vehicles. All access points from the garage into the stadium’s restricted “inner perimeter” must be monitored via the central Security Command

Center and equipped with biometric or advanced electronic access control systems to maintain the integrity of the secure zone.

BROADCAST COMPOUND AND TECHNICAL INFRASTRUCTURE

A secure Outside Broadcast (OB) Compound must be provided as close as possible to the main grandstand, ideally on the same side as the primary camera platform. This area requires a minimum of 1,000 m² of flat, hard-standing ground capable of supporting heavy broadcast vehicles exceeding 40 tonnes. For major knockout stage events, the site should be capable of expanding this capacity up to 2,800 m². The compound must be equipped with dedicated high-capacity power supplies — including an independent backup from a separate grid or generator — and specialized drainage to protect all cabling from standing water. A separate satellite uplink area must be provided, either within the compound or within 50 meters of its perimeter, with an unobstructed view of the southeastern to south-western horizon.

C	PROGRAMME OVERVIEW FOR MAKSIMIR FOOTBALL STADIUM COMPLEX
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C0	VEHICULAR INFRASTRUCTURE AND LOGISTICAL REQUIREMENTS
	The site's parking strategy is designed to accommodate the complex requirements of a UEFA Category 4+ stadium, utilizing a tiered access system to ensure the total segregation of elite participants, VIP guests, media, and the general public.

TEAM, MATCH OFFICIAL, AND CLUB PARKING			
	A high-security zone must be established with direct, protected access to the dressing room facilities. This area must be entirely isolated from spectator flow and media presence.		
C0.1	Elite Participant Parking places for:		
	team buses	ps .	4
	vans	ps .	4
	passenger cars	ps .	50
C0.2	Club and Staff Parking: Integrated within the football complex's underground garage (under the garage's operating regime during non-match days), providing 100 spaces for first and second-team players and 50 spaces for stadium administration and technical staff.		
	passenger cars	ps .	150

C0.3	Stadium Operations: Dedicated service bays for facility management.		
	trucks	ps.	2
	vans	ps.	10
	passenger cars	ps.	10
VIP AND VVIP HOSPITALITY PARKING			
Hospitality parking must be situated in the immediate vicinity of the dedicated VIP/VVIP entrance, utilizing the underground garage to ensure a premium, private arrival experience.			
C0.4	Maksimir Stadium VIP Suite: A minimum of 300 spaces, of which 30 must be designated for VVIPs in a highly restricted sector.		
	passenger cars	ps.	300
C0.5	Auxiliary Pitch VIP Parking: A provision of 50 spaces serves the auxiliary stadium, with potential for overlapping use with the main arena's requirements.		
	passenger cars	ps.	50
EMERGENCY AND SPECIAL SERVICE VEHICLES			
Strategic parking must be provided within the inner perimeter or the immediate stadium threshold for police, fire, and medical emergency units. These spaces must ensure unobstructed rapid egress and remain physically separated from spectator circulation routes.			
C0.6	Emergency Service Cluster: A consolidated zone providing 50 spaces for fire trucks, ambulances, police vehicles, and accessible parking for spectators with disabilities.		
	different type of vehicles	ps.	50
MEDIA, BROADCAST, AND UEFA LOGISTICS			
The media compound shall be located on flat, hard ground as close to the stadium as possible, but separate from the public parking area, ideally aligned with the main camera platform and featuring an unobstructed southern horizon for satellite uplink. These parking areas may also be used for the parking of TV trucks and media representatives required for the auxiliary pitch and its grandstand to meet UEFA Category 2 standards.			
C0.7	Outside Broadcast (OB) Compound: A dedicated area for television trucks, equipped with heavy-duty electrical connections and high-speed data points.		
	area for media trucks	m ²	1,000
C0.8	Media Representative Parking:		
	area for media cars and vans	m ²	2,000
C0.9	UEFA Operational Logistics: Reserved parking for 4 UEFA trucks.		
	trucks	ps.	4

DELIVERY AND OPERATIONAL LOGISTICS			
To maintain clean public spaces, all logistical operations must be serviced via a protected service ring situated beneath the grandstands.			
CO.10	Logistics Hub: Dedicated bays for heavy delivery trucks and vans for the supply of food, beverages, and technical equipment.		
SPECTATOR PARKING AND REGIONAL INTEGRATION			
Spectator parking is resolved through a multi-modal strategy that accounts for the site's proximity to public transport and the non-simultaneous scheduling of events across the complex.			
CO.11	An underground garage with 800 parking spaces (including the VIP spaces)		
	parking spaces	ps.	800

FIELD OF PLAY AND TECHNICAL PERIMETER

The main field of play must measure exactly 105 m x 68 m. A 5-meter technical and service perimeter is required, consisting of 1 meter of natural grass and 4 meters of high-grade artificial turf. The total footprint for the pitch and its safety envelope must not exceed 125 m x 85 m. To ensure future-proof operations, the design must account for a minimum vertical clearance of 21 meters above the entire playing surface.

PITCH INFRASTRUCTURE AND CLIMATE RESILIENCE

The stadium shall feature a hybrid turf system supported by comprehensive sub-surface infrastructure, including advanced drainage, sewage, and high-efficiency heating and cooling systems. To maintain pitch quality within a fully covered or enclosed bowl, the facility must be equipped with an integrated artificial growth lighting system and a forced ventilation system to ensure adequate air circulation for the grass. All pitch-side installations must be multifunctional, accommodating both sports technology and the requirements for major events and concerts.

TECHNICAL ZONES AND BENCH SPECIFICATIONS

Two covered team benches must be positioned parallel to the touchline, situated at least 4 meters from the field. Each must accommodate a minimum of 20 personnel. Centrally located between the benches, a covered fourth official's station must be provided. For VAR operations, a designated, secure monitor position must be integrated into the pitch-side layout. For substitute players warming up during the match, a designated area must be available along the touchline or behind the advertising boards behind each goal. It is preferable for the surface to be of the same quality as the main pitch. Two warm-up areas with the same surface must be provided, with dimensions of 4x20m or 3x25m.

ADVERTISING AND VISIBILITY STANDARDS

Project shall prioritize spectator sightlines in relation to 90 cm high LED advertising boards, positioned 4 meters from the longitudinal lines. The stadium geometry must ensure that the first rows of seating maintain full visibility over these boards to avoid "dead zones" and subsequent financial loss. An operational buffer of 2 meters is required behind all advertising boards to accommodate ball attendants, photographers, and camera operators. The stadium shall be equipped with at least five flagpoles or another suitable structure.

ATHLETE AND OFFICIAL INFRASTRUCTURE: THE SECURE INNER PERIMETER

DRESSING ROOM AND PERFORMANCE SUITES

The stadium must provide a high-performance ‘inner perimeter’ designed for the absolute segregation of elite participants. This zone features four independent team suites, and ensures private, direct access to the field of play, the Mixed Zone, and the dedicated athlete parking area.

Each suite functions as a self-contained unit for match preparation and post-game recovery featuring a primary dressing room with seating for at least 25 athletes, integrated tactical boards, and advanced communication infrastructure. Each zone is further equipped with a dedicated massage area, a cold-water recovery pool, a private sauna, and a separate strategy and dressing room for the coaching staff.

SPECIALIZED MATCHDAY & OFFICIAL FACILITIES

To ensure elite conditions regardless of pitch status, two indoor warm-up rooms must be positioned between the dressing rooms. These facilities must feature a minimum clear height of 6–8 meters and be surfaced with FIFA Quality Pro-certified artificial turf.

The Match Officials’ Suite includes dressing rooms designed for mixed-gender refereeing teams of up to 7 people. Each room is equipped with lockers with benches, a table with two chairs, a massage table, a refrigerator, a television and a telephone, alongside a private, separated sanitary unit with 2 showers, 2 washbasins, 1 toilet and 1 urinal, featuring specialized footwear cleaning stations.

Adjacent to these facilities, a dedicated Video Assistant Referee (VAR) room must be provided.

The Players’ Tunnel serves as the primary ceremonial and functional artery to the pitch, sized to accommodate 40 people simultaneously with sufficient width to maintain separate lines for opposing teams while allowing free passage for referees and accredited staff. A retractable, non-flammable tunnel extending at least 10 meters toward the pitch must be utilized to ensure the physical safety of participants. The layout must facilitate a controlled, one-way connection to the mixed zone for post-match media obligations without compromising the integrity of the secure athlete environment. An emergency sanitary facility must be located immediately adjacent to the tunnel exit at pitch level.

MEDICAL, ANTI-DOPING, AND ADMINISTRATIVE SUITES

The medical and anti-doping suite comprises an assistance room for the emergency treatment of players and officials, divisible by mobile

partitions and equipped with life-support and diagnostic technology (defibrillators, cardiac monitors, and oxygen), a low foot basin with hot water, a glass medicine cabinet and a lockable cabinet. A secure Doping Control Station, designed to UEFA Infrastructure standards, must feature a private waiting area for eight people, two separate testing rooms equipped with a table, four chairs, a sink and a lockable cabinet, and direct-access sanitary and shower facilities. These rooms must maintain a direct, protected connection to the dressing rooms and the field of play.

For official match observers, a delegate and observer room is required, featuring a 10-person meeting table and direct access to both the team zones and the VIP sector. An Event Management Office and a suite for UEFA and Local Organising Committee (LOC) operations — including a meeting room and several satellite offices — must be positioned in the immediate vicinity of the team areas.

ANCILLARY AND POST-MATCH SOCIAL SPACES

The program includes two rooms for ball attendants (including gender-separated sanitary facilities), a suite for performers, and a Post-Game Socializing Room located near the dressing rooms to facilitate private interaction between players and their families following the match.

TECHNICAL IMPLEMENTATION NOTE:

All facilities must be located at the same level as the field of play or connected via high-speed, secure vertical circulation. To optimize the stadium's footprint, these rooms should be strategically nested beneath the grandstands while maintaining strict fire protection and emergency egress standards.

C1	AREAS FOR PLAYERS AND OFFICIALS
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FIELD OF PLAY AND TECHNICAL PERIMETER	
C1.0	The main field of play must measure exactly 105 m x 68 m.
	The total footprint for the pitch and its safety envelope must not exceed 125 m x 85 m

DRESSING ROOM AND PERFORMANCE SUITES			
The primary infrastructure consists of four independent team zones, each designed as a self-contained suite of 255 m ² (totaling 1,020 m ²), functioning both for match preparation and a recovery of athletes.			
Each zone consists of a dressing room for 25 people; a sanitary facility with 12 showers, 6 sinks, 3 toilets and 5 urinals; a massage area, a cold water pool and sauna, and a coach's dressing room:			
C1.1	Primary Dressing Room: Seating for 25 players, storage tables, and tactical boards, 4 × 80 m ²	m ²	320
C1.2	Sanitary Facility: 12 showers, 6 sinks, 3 toilets, and 5 urinals, 4×50 m ²	m ²	200
C1.3	Physiotherapy & Massage: Three massage tables and treatment space, 4×40 m ²	m ²	160
C1.4	Storage: Storage space for massage equipment, 4×5 m ²	m ²	20
C1.5	Recovery Zone: Cold-water plunge pool and private sauna (Integrated)	m ²	
C1.6	Coach's Strategy Room: Separate office for 7 officials with private shower and WC, 4×30 m ²	m ²	120
C1.7	Equipment Management: Dedicated storage and workstation for team gear: 4×25 m ²	m ²	100
C1.8	Refreshment Station: Passageway for nutritional supply and refrigerators: 4×25 m ²	m ²	100

SPECIALIZED MATCHDAY & OFFICIAL FACILITIES			
C1.9	Indoor Warm-up Rooms: Situated between dressing rooms; 6–8m clear height with FIFA Quality Pro artificial turf: 2×150 m ²	m ²	300
C1.10	Referee Dressing Rooms: For 7 officials; includes mixed-gender sanitary facilities and boot-cleaning basins: 2×45 m ²	m ²	90
C1.11	Video Assistant Referee (VAR) Room: Located in the immediate vicinity of the match officials' suite	m ²	30
C1.12	Players' Tunnel: A ceremonial artery sized for 40 people with separate team lines	m ²	100
C1.13	Pitch-side Emergency WC: Dedicated facility at the tunnel exit for match participants	m ²	4

MEDICAL, ANTI-DOPING, AND ADMINISTRATIVE SUITES			
C1.15	Medical Assistance Room: Divisible via mobile partitions; equipped for emergency treatment and diagnostics	m ²	30
C1.16	Doping Control Station: Secure suite with waiting area for 8, testing rooms, and private sanitary access	m ²	36
C1.17	Match Delegate & Observer Room: Office for 10 people with direct access to VIP and team areas	m ²	50
C1.18	Event Management Office: Operational hub for matchday staff including private sanitary facilities	m ²	20
C1.19	UEFA & LOC Premises: A suite comprising 2 UEFA offices 2×15 m ² , 2 LOC offices 2×10 m ² , a meeting room, and spare workstations 3×10 m ²	m ²	110

ANCILLARY AND POST-MATCH SOCIAL SPACES			
C1.20	Post-Game Socializing Room: Large space near dressing rooms for players and families	m ²	150
C1.21	Ball Attendant Facilities: Two gender-separated rooms with private sanitary units (2 toilets, 2 washbasins, 2 showers), 2×40 m ²	m ²	80
C1.22	Performers' Suite: Dedicated dressing and preparation area for event entertainers	m ²	50
C1.23	Multipurpose Space: Flexible area for additional matchday requirements	m ²	50

C1	TOTAL NET INDOOR AREAS FOR PLAYERS AND OFFICIALS	m ²	2,020
	addition for communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA OF C1, max.	m ²	3,030

PUBLIC CIRCULATION AND SPECTATOR INFRASTRUCTURE

The stadium must be equipped with a sophisticated electronic access control system and mechanical spectator counting mechanisms to facilitate real-time data analysis, mitigate overcrowding, and prevent the use of counterfeit credentials. In accordance with UEFA Stadium Infrastructure Regulations, the entry points must be dimensioned to provide at least one designated entrance for every 660 spectators, strategically distributed to match the specific capacity of each grandstand. To ensure a seamless arrival experience, all approaches, ramps, and portals must be clearly identified with internationally recognized pictograms and universal accessibility signage, guiding spectators intuitively to their assigned sectors.

All public circulation routes, including entry and exit passages for each sector, must remain distinct from the primary seating areas to maintain clear movement. Every exit door and evacuation passage within the stadium, including those leading from the spectator tiers to the field of play, must open in the direction of egress and remain unlocked and monitored by safety personnel for the duration of the event. Once a spectator has passed through the primary turnstiles, unambiguous wayfinding must lead them directly to their specific section, row, and seat, ensuring that ancillary facilities such as restrooms and concessions are easily accessible along the primary paths of travel.

SPECTATOR STANDS AND SPECIALIZED SEATING

The stadium features a total capacity of **35,000 covered and seated spectators**, inclusive of VIP and VVIP categories. To optimize long-term operating costs, the western, eastern, and southern stands are to be tiered into a larger lower section and a smaller upper section that can be independently closed for smaller events, while the northern stand remains a single, undivided unit. Each spectator seat must be an individual, foldable unit constructed from UV-stable, unbreakable, and flame-retardant materials, featuring a minimum backrest height of 30 cm. For visiting supporters, a dedicated and secure area representing at least 5% of the total capacity must be provided, preferably situated within the western portion of the southern stand.

In accordance with modern inclusivity standards, the stadium must dedicate 5% of its total capacity to spectators with disabilities, including at least 350 designated spaces for wheelchair users (minimum 1%) and remaining areas designed for increased comfort and ease of access. These seats must be proportionally distributed across all stands, with a minimum of 15 wheelchair positions reserved for visiting fans. Designated platforms for disabled spectators must provide an unobstructed view of the pitch and scoreboards while being shielded from potential projectiles. For visually impaired

guests, specialized seating in the lower tiers must be networked with an audio-commentary system to ensure they experience the same level of match detail. Furthermore, dedicated sanitary and catering facilities must be located in the immediate vicinity of these accessible sectors.

To ensure spectator comfort during the late autumn and early spring seasons, the arena must be equipped with a high-efficiency stand heating system. This thermal infrastructure can be integrated either within the roof structure to provide radiant heat from above or through specialized climate-controlled seating to provide warmth from below. All environmental systems should be designed to maintain a premium spectator experience throughout the competitive calendar while adhering to the sustainability goals.

WEST STAND (THE MAIN STAND)

As the primary interface with the largest open pedestrian plaza, the West Stand shall manage the highest concentration of simultaneous circulation flows. The architectural solution should ensure the separation of players, officials, VIP/VVIP guests, media representatives, and stadium employees through strategic organizational and logistical planning, preferably utilizing vertical level separation. This stand functions as the operational heart of the arena, accommodating all essential matchday infrastructure including dressing rooms, medical suites, warm-up areas, the primary players' tunnel, and the Mixed Zone. It also houses the stadium management offices and the central security headquarters. Where spatially feasible, a flagship fan shop and club museum should be integrated, possibly at the northwest corner to establish a prominent visual presence along Maksimirska Street. The auditorium will feature two primary tiers separated by a two-storey VIP and VVIP sector, providing a total capacity of approximately 3,010 seats.

NORTH STAND

The redevelopment of the North Stand involves a southward relocation to improve the perimeter along Maksimirska Street and create a sophisticated architectural dialogue with the adjacent Maksimir Park. This stand is designated for organized local supporter groups and must be designed as a single, undivided tier to foster a unified atmosphere. For regulatory flexibility, all seating in this sector should incorporate a barrier system, allowing for seamless conversion between seating and safe-standing configurations without compromising spectator flow or safety. The auditorium shall have a capacity of 5,500 to 7,000 seats and may accommodate supplementary commercial or technical facilities within its structure.

SOUTH STAND

The South Stand is organized into two viewing tiers and serves as a critical zone for fan segregation and stadium administration. It must include a completely autonomous security sector for visiting supporters, primarily situated in the southwest corner across two levels. This “Away Sector” requires a dedicated, secure approach—via bridge or tunnel—to ensure no physical contact with home fans. A minimum of 5% of the total stadium capacity must be reserved for visiting supporters, including a specific provision of at least 15 wheelchair spaces. Additionally, this stand is recommended to house the stadium complex administration offices, staff changing rooms, and secondary technical service areas.

EAST STAND

The East Stand is intended to function as the primary logistical and high-performance hub for the club. It should accommodate a comprehensive suite for the first and second teams, including a club medical clinic and potentially an integrated hotel, all of which must be strictly isolated from public circulation to ensure optimal conditions for athlete rest and preparation. A direct internal circulation route must link the East and West stands for operational efficiency. The lower levels of the structure are designated for maintenance workshops, garages for pitch machinery, and stadium warehouses, with potential for additional commercial premises. The auditorium will feature two spectator tiers separated by a single-level VIP section.

SPECTATORS SANITARY FACILITIES

A sufficient number of permanent hygienic sanitary facilities must be evenly distributed throughout all sectors of the stadium to ensure equitable access and maintain high standards of public health. The calculation for these facilities is based on a projected attendance split of 80% male and at least 25% female spectators, providing a deliberate capacity cushion for peak demand. To ensure operational resilience, the final architectural solution must apply a 120% factor to all calculated requirements.

The specific provision for male spectators requires one seated toilet per 250 individuals and one urinal per 125 individuals. For female spectators, the standard is set at one seated toilet per 120 in the home fan sectors and a higher density of one seated toilet per 80 in the visiting fan zones. Every seated toilet must be accompanied by an individual sink located within its respective anteroom. In alignment with contemporary inclusivity standards, the design must also incorporate gender-neutral accommodations and consider diverse gender identities to ensure a welcoming environment for all visitors.

Dedicated, adapted sanitary facilities for Spectators with Disabilities must be provided in the immediate vicinity of all disability seating sectors and platforms. To ensure a high level of service

and minimize transit times, the architectural solution must provide at least one fully adapted sanitary unit for every 15 wheelchair users, with an additional unit provided for every 10 subsequent users. Each facility must be dimensioned to allow for a full 360-degree wheelchair turning radius and be equipped with professional-grade grab rails, low-level sinks, and emergency call systems in accordance with the UEFA Stadium Infrastructure Regulations and Access for All standards.

All sanitary units must be equipped with professional-grade flushing water systems and a comprehensive suite of amenities, including automated soap dispensers, high-speed hand dryers or towel dispensers, and high-capacity toilet paper fixtures. These facilities should be integrated into the stadium concourses in a way that minimizes queuing and remains easily maintainable during high-frequency event cycles.

HOSPITALITY AND CONCESSION FACILITIES

The stadium shall feature a decentralized hospitality network, ensuring that food and beverage services are available within every spectator sector. These facilities should be directly accessible from all seating areas, including the dedicated platforms and sectors for spectators with disabilities. Each standard seating sector should be served by a minimum of two dedicated concession kiosks, while each primary disability platform requires at least one specialized service point in its immediate vicinity.

Individual catering units are to be dimensioned between 35 m² and 45 m², maintaining a minimum internal depth of 4 meters to ensure operational efficiency. The architectural layout of these kiosks should adhere to a professional counter-service principle, providing a clear structural separation between the food preparation zones and the public-facing serving areas. All units should be designed for high-volume throughput during match intervals, with integrated infrastructure for rapid digital transactions and modern hygiene standards.

FIRST AID AND MEDICAL INFRASTRUCTURE FOR SPECTATORS

To ensure the highest standards of spectator safety and rapid emergency response, the stadium shall feature a decentralized network of First Aid Facilities distributed across every section and tier of the grandstands. Each designated medical station should provide a minimum area of 20 m² and maintain full approval from the competent local health and safety authorities. These facilities should be strategically positioned along primary horizontal circulation routes, ensuring they are highly recognizable and clearly signposted throughout both the interior concourses and the exterior perimeter of the stadium.

The architectural layout of these rooms should prioritize accessibility, featuring doors and internal passages specifically dimensioned

to accommodate the maneuverability of stretchers and wheelchairs. Each station is required to function as an independent clinical environment, equipped with high-quality lighting, professional-grade ventilation, and full climate control (heating and air conditioning). Essential utility infrastructure includes reliable electrical connectivity, a dedicated supply of potable drinking water, and integrated hot and cold water systems. Furthermore, each facility must include private, gender-separated sanitary accommodations for patients and staff.

Operational readiness is a critical requirement; therefore, each first aid room should incorporate specialized storage zones for emergency medical supplies, including stretchers, linens, and secure, lockable cabinets for pharmaceutical stocks. Communication infrastructure should feature dedicated telephone lines capable of both internal stadium-wide coordination and external emergency services dispatch. To facilitate the “gold hour” of medical response, the location of these primary stations must allow for seamless, unobstructed transitions between the spectator seating areas and the designated emergency vehicle access points on the stadium’s exterior.

VIP AND HOSPITALITY INFRASTRUCTURE

The VIP and VVIP zones are designed as premium, high-security environments located in the central sections of the stands, providing optimal sightlines between the penalty areas. To ensure a seamless experience, these areas should be physically separated from general spectator zones and feature dedicated entrances that lead directly from the secure parking levels via private elevators.

WEST STAND: THE MAIN VIP HUB

The West Stand can function as the primary hospitality center, housing the VVIP Presidential Box and the majority of the stadium’s elite seating. The main VIP capacity is set at 2,500 seats within the lower stand, supported by a two-story lounge of approximately 2,500 m². This lounge must accommodate all visitors based on a 1 m²/person standard, with a 2:1 sitting-to-standing ratio, and be divisible to allow for multiple simultaneous events. Additionally, 40 private VIP boxes (24 m² each, sized for 12 people) are integrated into this stand. The UEFA Hospitality Area, a 600 m² specialized zone within the VIP sector, is also situated here to meet international tournament requirements.

VVIP PRESIDENTIAL SUITE AND EXECUTIVE LOGISTICS

The VVIP Executive Box is a highly restricted zone with a capacity for 30 guests. It shall feature a private lounge, a dedicated protocol office, and a mandatory “safe room” for security purposes. Access is strictly controlled via a primary entrance designed for security convoys, with a dedicated elevator connecting the suite directly to a

private VVIP parking sector. This zone should maintain unobstructed, secure routes to the field of play, dressing rooms, and media areas, while also providing a controlled alternative access point from the accredited stand area.

EAST STAND: SECONDARY HOSPITALITY TIER

Hospitality in the East Stand is situated on a single level between the upper and lower tiers. This sector includes **40 private VIP boxes** (24 m² each), providing a total capacity for 480 people. These boxes are supported by a **750 m² lounge** featuring integrated kitchens and service counters, following the same 1 m²/person and 2:1 seating-to-standing standards as the West Stand.

SERVICE AND SANITARY STANDARDS FOR VIP AREAS

All hospitality areas are served by a central catering block and dedicated kitchens. Sanitary facilities should be separate for VIP and VVIP guests, adhering to the following density requirements:

- **Male:** 1 seated toilet per 120 guests, 1 urinal per 50, and 1 sink per 50.
- **Female:** 1 seated toilet per 25 guests and 1 sink per 25.

SECURITY, CONTROL, AND OPERATIONAL INFRASTRUCTURE

The stadium's safety and technical operations are centralized within a high-tech command core designed to oversee all matchday and facility functions. This infrastructure ensures the total monitoring of spectator flows, building systems, and security protocols across the entire complex.

The **Central Control and Management System (CNUS)** hub should be located within the West Stand, positioned to provide an unobstructed physical view of the stadium interior. This suite is divided by a glass partition into two functional zones: the security control room and the stadium resource management room. The facility serves as the nerve center for the stadium's high-definition CCTV network, featuring PTZ (pan, tilt, and zoom) surveillance of all spectator areas, approaches, and entrances.

The command center should integrate real-time data from the electronic ticketing system and be equipped with dedicated hardware for capturing, printing, and archiving high-resolution footage. To ensure operational integrity during emergencies, the entire system— including the surveillance network and monitors — should be supported by an independent, redundant power supply. Direct vertical communication between the control room and the field of play is mandatory for rapid coordination with pitch-side officials.

POLICE AND SPECTATOR DETENTION FACILITIES

To maintain public order, the stadium must include a decentralized network of police and detention rooms. Each of the four stands must feature a dedicated **spectator detention facility** designed for the secure processing of up to 20 individuals per stand. These rooms must be easily accessible for security personnel while remaining discreetly separated from general public circulation.

TECHNICAL AND MATCHDAY SERVICE ROOMS

Comprehensive facilities for stewarding, private security, and technical staff are distributed across the stadium to ensure localized response and efficient facility management. These areas include dressing rooms for guards, equipment warehouses, and technical briefing rooms.

AUDIOVISUAL AND COMMUNICATION SYSTEMS

The stadium must facilitate uninterrupted electronic communication with spectators through a high-definition integrated media network. This includes the provision of at least two large-scale video screens positioned to ensure an unobstructed line of sight from all seating sectors. Optimal placement is required either in diagonally opposite corners or centered behind each goal. These screens must be capable of displaying real-time match data, high-resolution replays, and commercial content, and can be architecturally integrated into the corner voids, atop the grandstands, or suspended from the roof structure.

A comprehensive Public Address (PA) system is mandatory, providing uniform acoustic coverage for both the interior bowl and the exterior stadium perimeter. To ensure operational resilience during emergencies, the system must function independently of the primary mains supply via an Uninterruptible Power Supply (UPS) and a dedicated backup generator. The PA operating console must be situated within the Central Control and Management System (CNUS) as a physically and functionally separate workstation. All critical distribution hardware and amplifiers must be housed in a secure, climate-controlled technical room in the immediate vicinity of the command center.

STADIUM LIGHTING AND EMERGENCY POWER

The arena shall be equipped with a professional-grade floodlighting system that adheres to the UEFA Stadium Lighting Guidelines. For standard operations, the system shall maintain an average horizontal illuminance of 1,400 Lux and a vertical illuminance of 1,000 Lux across all reference planes. To support elite high-definition broadcasting, the lighting must achieve a minimum average of 2,000 Lux tailored to the positions of fixed camera platforms, ensuring perfectly even coverage across the entire field of play, including the corners.

The lighting arrays are generally to be suspended from the grandstand roof structures and must be supported by an on-site backup generator to prevent any interruption during a broadcast match. Furthermore, the stadium must feature a secondary Emergency Lighting System approved by local safety authorities. This system must provide immediate illumination for all areas accessed by spectators and staff—including all exits and primary evacuation routes—to ensure safe guidance and protection in the event of a total power failure.

C2	AREAS FOR SPECTATORS	Un.	Qt.
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The stadium features a total capacity of 35,000 covered and seated spectators, including VIP and VVIP categories.

SPECTATOR SANITARY FACILITIES			
C2.1	Sanitary Facilities for Spectators: A sufficient number of permanent hygienic sanitary facilities must be evenly distributed across all stadium sectors, ensuring that each stand is independently served according to its specific capacity. In alignment with modern stadium standards, the total area allocated for these facilities across the complex is approximately 1,320 m ² .	m²	1,320
C2.2	Sanitary Facilities for Spectators with Disabilities: A sufficient number of permanent hygienic sanitary facilities must be evenly distributed across all stadium sectors. At least one fully adapted sanitary unit must be provided for every 15 wheelchair users, with an additional unit provided for every 10 subsequent users.	m²	170

HOSPITALITY FACILITIES FOR SPECTATORS			
C2.3	Hospitality facilities: each standard seating sector must be served by a minimum of two dedicated concession kiosks, while each primary disability platform requires at least one specialized service point. Individual units are to be dimensioned between 35 m ² and 45 m ² , with min. internal depth of 4 meters, functioning as counter-service principle	m²	780

FIRST AID FACILITIES FOR SPECTATORS			
C2.4	First aid for spectators: a decentralized network of First Aid Facilities distributed across every section and tier of the grandstands, 8×20 m ²	m²	160

VIP AND HOSPITALITY PROGRAM			
C2.5	West Stand VIP Lounge & Service Areas	m²	2,500
C2.6	West Stand VIP Boxes, 40units x 24 m²	m²	960
C2.7	VVIP Presidential Suite, including lounge & safe room	m²	200
C2.8	UEFA Hospitality Area, West Stand	m²	600
C2.9	East Stand VIP Lounge & Service Areas	m²	750
C2.10	East Stand VIP Boxes, 40units x 24 m²	m²	960

SECURITY, CONTROL, AND OPERATIONAL INFRASTRUCTURE			
C2.11	Central Control Room & CNUS: A suite is divided by a glass partition into two functional zones: the security control room and the stadium resource management room.	m ²	100
C2.12	Spectator Detention Network: a dedicated spectator detention facility, designed for the secure processing of up to 20 individuals per stand, 7×30m ²	m ²	210
C2.13	Distributed Technical Service Rooms: Comprehensive facilities for stewarding, private security, and technical staff, comprising of dressing rooms for guards, equipment warehouses, and technical briefing rooms, distributed strategically across the stands, with approximately 50% of the total area to be located within the main stand area.	m ²	500

C2	TOTAL INDOOR NET AREAS FOR SPECTATORS	m ²	9,210
	addition for communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA OF C2, max.	m ²	13815

MEDIA INFRASTRUCTURE AND BROADCAST LOGISTICS

The stadium must function as a high-capacity broadcast hub, featuring a seamless “Media Vertical” that interconnects all indoor and outdoor press zones, the Mixed Zone, the media parking area, and the Outside Broadcast (OB) Compound. At the primary entry point, a media reception must be provided for accreditation and information services, leading directly to a dedicated media storage facility.

MEDIA TRIBUNE AND COMMENTARY POSITIONS

The Press Box must be centrally located on the main stand, providing an undercover, unobstructed view of the field. It must accommodate at least 200 representatives, with a minimum of 100 seats equipped with professional desks, power outlets, and high-speed data connectivity. Adjacent to the tribune, the stadium must provide at least 40 TV and Radio Commentary Positions. Each station must be designed for three people and equipped with a desk, integrated power, specialized lighting, and robust communication links.

BROADCAST STUDIOS AND PITCH-SIDE REPORTING

The facility requires four indoor and four outdoor TV studios, including at least one panoramic presentation studio with a dominant view of the field. Standard enclosed studios should measure 25 m² (5×5m) with a 2.5m clear height. Post-match reporting is supported by four “Flash” interview positions (3×4m) located between the dressing rooms and the pitch, and four “Super Flash” positions situated directly adjacent to the players’ tunnel.

PRESS CENTRE AND MEDIA WORKING AREAS

The Press Centre serves as the primary hub and working area for journalists and photographers, maintaining a direct connection to the team dressing rooms for official interactions.

The OB Compound as a dedicated, level, and solid-ground area for TV trucks is in direct connectivity to the internal media vertical (see chapter C.0) The stadium must provide a comprehensive network of camera positions to meet elite broadcast standards.

TECHNICAL IMPLEMENTATION NOTE:

All media zones must be linked by a high-performance fiber-optic backbone. The spatial organization should prioritize the “Media Vertical” to ensure that journalists and broadcast crews can transition between the Press Box, Pitch-side, and the OB Compound without intersecting with general public or VIP circulation.

C3	TELEVISION AND MEDIA AREAS		
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C3.1	Reception: at the entrance to the media work area, for media accreditations/information	m ²	20
C3.2	Media storage space	m ²	100
C3.3	PRESS box: equipped with seats and tables containing an electrical outlet and telephone/internet connections, 200 places		
C3.4	TV and Radio Commentary positions: equipped with a desk, 3 seats, internet connection, lighting and a power supply, 40 places		
C3.5	TV Studio: indoor studio, 4×25m ²	m ²	100
C3.6	TV Studio: outdoor studio, 4×25m ²		
C3.7	Interview positions: 4 flash interview positions (3×4m) located between the dressing room exits and the pitch, and 4 'super flash' positions (3×4m) located in the immediate vicinity of the players' tunnel.		

PRESS CENTRE AND PRESS CONFERENCE ROOM			
The Press Centre serves as the primary hub for journalists and photographers, maintaining a direct connection to the team dressing rooms for official interactions.			
C3.8	Media Working Area: A professional workspace for 100 journalists, fully equipped with high-speed infrastructure.	m ²	250
C3.9	Photography Hub: A dedicated workspace for 25 photographers. This zone must include a pitch-level reception for accreditation and equipment management (vests, lockers, and data links), providing direct, secure access to the field of play.	m ²	50
C3.10	Press Conference Room: An auditorium featuring 150 seats, a raised six-person podium, and a camera platform.	m ²	400
C3.11	Mixed Zone: A covered, high-capacity area for at least 100 media representatives, located at the entrance to the dressing room area to facilitate post-match contact between players and the press, connected via a separate communication route to the PRESS center or media area in the main (West) stand.		
C3.12	Media sanitary facilities	m ²	6
C3.13	Fresh Corner for refreshments.	m ²	15

CAMERA PLATFORMS			
C3.14	Main Camera Platform (West): Centrally aligned with the halfway line at an angle of 12–15 degrees; minimum 12 m ² (6×2m) to accommodate three cameras.	m ²	12
C3.15	Tactical Platforms (West): Two 2×2m platforms positioned on the 16-meter lines.	m ²	4
C3.16	Reverse Angle (East): A 2×2m platform centered on the opposite stand.	m ²	4
C3.17	End-Zone Coverage (North & South): Elevated 2×2m platforms behind each goal, providing an unobstructed view over the crossbar for 180° and 360° coverage.	m ²	8

C3	TOTAL INDOOR NET AREAS FOR TELEVISION AND MEDIA AREAS	m ²	941
	addition to communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA OF C3, max.	m ²	1,412

COMMERCIAL AND PUBLIC FACILITIES

The stadium is designed as a daily destination, featuring a **Restaurant** and a **Bar** that operate independently of match schedules. A flagship **Fan Shop** (with dedicated storage) can be positioned at the northwest corner on Maksimirska Street. This retail hub serves as the mandatory exit for the **Club Museum**, an interactive multimedia space including trophy halls, games rooms, and a 100-visitor cloakroom. Additional public amenities include a **Sports-Recreational Centre** for fitness and martial arts, and **Multi-functional Member Spaces** for seminars and co-working.

ADMINISTRATIVE AND CLUB HEADQUARTERS

The southern stand is the preferred location for the club's administrative headquarters, accommodating approximately 100 employees across **1,000 m² of office space**. The layout must feature a mix of private and open-plan offices, a supervisory board room, and a main salon with views overlooking the pitch. Staff wellbeing is supported by a **Club Café** and a **Club Restaurant** (80-seat capacity) dedicated to employees and players, with possibility of creating two separate areas with 40 seats.

HIGH-PERFORMANCE TRAINING CAMPS AND PLAYER HOTEL

The complex serves as a performance center, with the **First Team Camp** and **Second Team Camp** linked via secure tunnels to the stadium's primary dressing rooms.

These facilities integrate extensive medical, recovery, and physiotherapy suites with specialized training infrastructure, including a gym and an indoor pitch (20×40 m) for year-round preparation. A centralized logistical unit, situated between the two camps, consolidates equipment management, laundry services, and team storage alongside a multi-faith sacred space. To support pre-match tactical preparation and player quarantine, the complex includes a 4-star standard player hotel, featuring a 40-person tactical briefing room, a communal players' lounge, and accommodation for 30 double rooms and two single apartments.

TECHNICAL MAINTENANCE AND WAREHOUSING

To support stadium operations and pitch maintenance, the following technical areas are required: **Stadium Warehouses** for general storage, **Workshops** for facility repairs and maintenance and a **Machinery Garages** for pitch maintenance equipment and specialized stadium vehicles.

TECHNICAL IMPLEMENTATION NOTE :

All commercial and administrative zones must maintain independent access from the public realm, ensuring the stadium remains functional on non-match days. The high-performance camps and player hotel must be strictly isolated from public circulation to preserve the privacy and security of the athletes.

C4	PUBLIC FACILITIES AND CLUB HEADQUARTERS
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CLUB'S COMMERCIAL & PUBLIC PREMISES			
C4.1	Club Museum: Multimedia exhibition, trophy hall, and 100-person cloakroom with sanitary facility (2F, 2M, 1PWD)	m²	1,000
C4.2	Flagship Fan Shop: Retail area, jersey printing, and fitting rooms	m²	400
C4.3	Flagship Fan Shop Warehouse: Dedicated retail storage and logistics	m²	100
C4.4	Public Restaurant: Full-service dining (open daily)	m²	1,000
C4.5	Public Bar: Daily hospitality and social hub	m²	500
C4.6	Sports-Recreational Center: Fitness, CrossFit, and martial arts	m²	300
C4.7	Member Multi-functional Space: Seminars, co-working, and exhibitions	m²	500
C4.8	Secondary Fan Shop: Small-scale retail outlet	m²	50
C4.9	Central Fan Shop Warehouse: Secondary high-capacity storage	m²	500

ADMINISTRATIVE & CLUB HEADQUARTERS			
C4.10	General Office Suite with workspaces for 100 employees (6 offices for 5–6 people, 20 private, several 2–3 person offices), Executive Suite with supervisory board room, main salon, and 2 large, 1 small meeting rooms, and a Club Archive: with secure storage for historical and administrative records Kitchen / dining room and Sanitary facilities	m²	1,000
C4.11	Club Café: Private lounge and social area for employees	m²	200
C4.12	Club Restaurant: 80-seat dining area for staff and players	m²	300

FIRST & SECOND TEAM CAMPS			
C4.13	First Team Training Hall: Indoor pitch, 20×40m, 6m height	m²	1,250
C4.14	First Team Performance Gym: High-performance strength zone	m²	300
C4.15	First Team Recovery & Physio: Massage, therapy, and medical rooms	m²	350
C4.16	First Team Dressing Rooms	m²	200
C4.17	Head Coach's Rooms	m²	50
C4.18	Other Coach's Rooms: Primary lockers and strategy offices	m²	100

C4.19	Second Team Dressing Rooms	m²	100
C4.20	Second Team Head Coach's Rooms	m²	20
C4.21	Second Team Other Coach's Rooms	m²	40

C4.22	Video room for watching matches	m²	60
C4.23	Equipment manager's room	m²	100
C4.24	Laundry	m²	100
C4.25	Storage room for equipment	m²	200
C4.26	Sacred Space: Multi-faith prayer room and chapel, 20 + 80	m²	100
C4.27	Club Outpatient Clinic: On-site medical and diagnostics	m²	200

FIRST TEAM PLAYER HOTEL (4-STAR STANDARDS)			
C4.28	Accommodation Wing: 30 Double Rooms and 2 Single Apartments Daily Living Group: Players' lounge, TV area, and kitchenette Tactical Briefing Room: 40-person lecture and meeting hall	m²	1,250

TECHNICAL & MAINTENANCE INFRASTRUCTURE			
C4.29	Fan Rooms (Within Stands): Storage for props, flags, and drums	m²	800
C4.30	Stadium Warehouses: General facility and logistical storage	m²	800
C4.31	Maintenance Workshops: Specialized repair and technical rooms	m²	250
C4.32	Machinery Garages: Storage for pitch maintenance and utility vehicles	m²	450

C4	TOTAL INDOOR NET AREA FOR PUBLIC FACILITIES AND CLUB HEADQUARTERS		12,570
	addition to communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA OF C4, max.	m²	18,855

AUXILIARY TRAINING GROUNDS

The auxiliary field with a grandstand is a vital component for the daily operations and functional continuity of all club selections. It serves as an auxiliary pitch for the main arena while hosting training sessions and matches for other categories, thereby preserving the turf of the primary stadium. The auxiliary field facility must be equipped to meet UEFA Category 2 infrastructure standards.

The field of play must measure 105 × 68 m, enclosed by a 5-meter safety perimeter on all sides. The grandstand is planned for a capacity of approximately 1,500 covered, seated spectators. It is assumed that official matches will not occur simultaneously at the main stadium and the auxiliary field of play; therefore, shared use of main stadium facilities is permitted, provided they are within an appropriate distance and comply with UEFA regulations for specific competition levels.

Technical Requirements (UEFA Category 2 Compliance):

- **Field of Play:** Heated natural turf including a dedicated warm-up area.
- **Athlete & Official Infrastructure:** Two team/coach dressing rooms, two referee dressing rooms and a 90 m² players' tunnel.
- **Medical & Compliance:** A medical assistance room, a doping control suite, and a delegate room.
- **Spectator Provisions:** A 1,500-seat capacity grandstand including dedicated sectors for visiting fans (min. 5%), spectators with disabilities (min. 1%), and a 50-seat VIP section (no private boxes).
- **Hospitality & Amenities:** VIP lounge with service areas and 50 dedicated VIP parking spaces (shared use with main stadium recommended). Spectator amenities include first aid, hospitality, and sanitary facilities (30 m² general; 15 m² accessible).
- **Media & Broadcast:** A press center with a 100 m² conference room, 20-seat press box, 3 commentary positions, a TV studio, and a 20 m² "fresh-corner." The main camera platform (min. 4×2 m) must be positioned in the stand facing away from the sun.
- **Operational Systems:** Central control room, spectator detention room, and for matchday technical services. The facility must be equipped with an electronic scoreboard, a public address system, emergency lighting, and a stadium lighting system providing a minimum average illuminance of 800 Lux.

BROADCAST INFRASTRUCTURE AND ADDITIONAL TRAINING FIELDS

Television Compound

A dedicated area of at least 400 m² must be provided for television broadcast trucks. To optimize site utilization, it is recommended that this space overlaps with the main broadcast compound of the Maksimir stadium (see chapter C0). The area must be on level, solid ground with direct technical connectivity to the secondary stadium's camera platforms and media center.

ADDITIONAL AUXILIARY TRAINING FIELDS

In addition to the secondary stadium, the complex must incorporate two additional auxiliary pitches to support high-intensity, daily training activities, with each pitch measuring between 100–105 m x 64–68 m, enclosed by a mandatory protective safety belt on all sides.

To provide a variety of high-performance environments, one pitch shall feature a hybrid turf system, while the second shall be surfaced with professional-grade artificial turf.

Both additional training fields must be equipped with sports lighting systems providing a minimum average illuminance of 200 Lux to facilitate evening training sessions.

C5	AUXILIARY TRAINING INFRASTRUCTURE
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C5.0	FIELD OF PLAY: Heated natural turf (105 × 68 m) with warm-up zone.
	Auxiliary pitch must meet UEFA Category 2 standards on stadium infrastructure and include a covered grandstand for 1,500 spectators, as well a facilities listed below:

ATHLETE INFRASTRUCTURE			
C5.1	Team Dressing Rooms: Two units for players and coaches, 2 x 60 m ²	m ²	120
C5.2	Referee Dressing Rooms: Two units for mixed-gender officiating teams, 2 × 20 m ²	m ²	40
C5.3	Players' Tunnel: Protected, secure passage to the pitch	m ²	90
C5.4	Official Premises: Delegate room	m ²	20
C5.5	Official Premises: Medical assistance suite	m ²	30
C5.6	Doping Control: Secure testing suite with private access	m ²	30
C5.7	Pitch-side Emergency WC: Dedicated official facility	m ²	4
SPECTATOR AND VIP PROVISIONS			
C5.8	Grandstand Capacity: 1,500 covered seats (includes 5% Guest and 1% Disabled sectors).		
C5.9	VIP Sector: 50 seats, integrated into the stand, with no private boxes		
C5.10	VIP Lounge: Hospitality suite and dedicated service areas	m ²	110
C5.11	Spectator Amenities: Hospitality facility	m ²	70

C5.12	Spectator Amenities: First aid	m²	20
C5.13	Spectator Amenities: Sanitary units	m²	30
C5.14	Accessible Amenities: Dedicated sanitary facilities for spectators with disabilities	m²	15

MEDIA & BROADCAST			
C5.15	Press Center: A 100 m² conference room and a 20 m² “fresh-corner” refreshment area	m²	120
C5.16	Media Working Area: Dedicated workspace for 20 journalists	m²	80
C5.17	Press Box: 20 covered seats in the main stand		
C5.18	Commentary Positions: 3 covered TV and radio positions		
C5.19	TV Studio: Professional broadcast studio	m²	25
C5.20	Camera Platform: Main platform (min. 4×2 m) positioned in the shadow-side stand	m²	8
C5.21	Central Control Room: Operations and security hub	m²	50
C5.22	Detention Room: Secure room for spectator management	m²	30
C5.23	Technical Services: Matchday operations and facility management rooms	m²	50
C5.24	Broadcast Compound: Dedicated OB truck area, shared use with main stadium)	m²	400

ADDITIONAL TRAINING PITCH CLUSTER	
In addition to the above auxiliary pitch, the complex must incorporate two auxiliary pitches for daily high-intensity training.	
C5.25	Hybrid Turf Pitch: 100–105 m x 64–68 m with professional 200 Lux lighting.
C5.26	Artificial Turf Pitch: 100–105 m x 64–68 m with professional 200 Lux lighting.
	Safety Perimeter: Mandatory 5-meter protective belt on all sides of each pitch.

C5	TOTAL NET INDOOR AREA FOR PUBLIC FACILITIES AND CLUB HEADQUARTERS	m²	844
	addition to communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA OF C5, max.	m²	1,266

C SCHEDULE OF AREAS MAKSIMIR FOOTBALL STADIUM COMPLEX			
C1	AREAS FOR PLAYERS AND OFFICIALS, NFA	m²	2,020
C2	AREAS FOR SPECTATORS, NFA	m²	9,210
C3	TELEVISION AND MEDIA AREAS, NFA	m²	941
C4	PUBLIC FACILITIES AND CLUB HEADQUARTERS, NFA	m²	12,570
C5	PUBLIC FACILITIES AND CLUB HEADQUARTERS, NFA	m²	844
C	FOOTBALL STADIUM, TOTAL INDOOR NET AREA,	m²	25,585
	addition to communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA, FOOTBALL STADIUM, C1-C5 max.	m²	38,378

7.6. Project Brief for zone D: Infrastructure Systems and Borongaj Transit Hub

Broader Study Area (Wider Scope), designated as Zone IS – Infrastructure Systems, under the GUP, is primarily designated for the infrastructure and transport systems and designated as Zone D.

Zone D comprises infrastructure systems, the Borongaj multi-modal transit hub, and the arterial street network bordering the competition site.

This multi-modal hub serving the daily transit needs of eastern Zagreb, including Park & Ride facilities for the Rebro Clinical Hospital, beyond its daily function, must be designed to accommodate the surge capacity required for major sporting events. The conceptual design must ensure seamless integration with the planned “Borongaj” railway halt, achieving a high-performance synchronization of rail, tram, and bus services. This sustainable approach is intended to mitigate the traffic burden on surrounding streets while significantly enhancing accessibility for both matchday visitors and the local population.

PUBLIC GARAGE AND INFRASTRUCTURE INTEGRATION

A public garage with a capacity of approximately 1,500 parking spaces must be integrated within this zone, covering a site area of approximately 14,600 m². While the number of underground storeys is not predefined, the facility must be connected to the municipal road network and include dedicated infrastructure for electric vehicle charging. The area atop the underground garage should be treated as a multifunctional urban plaza, creating a new functional and landscape-oriented form that serves as a gateway to the complex. This space must also allow for the occasional parking of supporter buses during major events (approximately 200 car spaces and a minimum of 20 bus spaces), from which a secure/fenced pedestrian route to the football stadium can be organized..

URBAN INTEGRATION AND CLIMATE RESILIENCE

The design must define all vehicular, pedestrian, and cycling connections from adjacent thoroughfares, incorporating high-quality public spaces such as entrance plazas. The new solution must prioritize maximal greening and sustainable parterre design to mitigate thermal stress.

CONNECTIVITY AND MULTI-MODAL INTEGRATION

To enhance the link between the SRC Svetice complex and Maksimir Park, the feasibility and optimal positioning of a dedicated pedestrian-cycling underpass must be examined.

The project must further facilitate the integration of the planned “Borongaj” railway halt, ensuring a fully synchronized transit

interchange between rail, tram, and bus services. This multi-modal hub is intended to serve as the primary gateway for the entire sports and recreational center, prioritizing sustainable mobility and fluid spectator circulation.

The proposal should define all vehicular and pedestrian access points from surrounding thoroughfares, including the integration of dedicated cycling infrastructure. A critical requirement is the connection to the “Zagreb East” bicycle highway running along Branimirova Street; the design should establish a clear cycling link from the Branimirova – Budaka intersection into the new stadium complex. To enhance pedestrian safety and comfort, the widening of sidewalks should be proposed where necessary. Furthermore, the feasibility and optimal positioning of a pedestrian-cycling underpass must be examined to establish a direct link between the SRC Svetice complex and Maksimir Park.

In addition to the planned bicycle parking spaces in Zones A and C, approximately 500 parking spaces shall be planned within Zone D, evenly distributed at logical points of access.

LANDSCAPE AND ENVIRONMENTAL DESIGN

To mitigate the urban heat island effect, the zone requires maximal greening through the strategic integration of low, medium, and high-tier vegetation. Special attention should be given to the softscape design above the underground garage and within the tram turning loop to achieve a high-quality functional landscape. All infrastructure surfaces must be reconsidered to provide a cohesive urban character that balances technical transit requirements with a welcoming public realm.

7.7. Schedule of Areas Summary

A1	ATHLETICS STADIUM COMPLEX		
	TOTAL INDOOR NET AREA	m ²	3,907
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA OF ATHLETICS STADIUM, max.	m ²	5,274

A3	HANDBALL HALL		
	TOTAL INDOOR NET AREA	m ²	15,089
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA OF MULTIFUNCTIONAL HALL, max.	m ²	20,370

A4	MULTIFUNCTIONAL HALL FOR FUTSAL AND BASKETBALL		
	TOTAL INDOOR NET AREA	m ²	5,095
	addition to communications and walls – approx. 35% of net area		
	GROSS BUILDING AREA OF HANDBALL HALL, max.	m ²	6,878

C	MAKSIMIR FOOTBALL STADIUM COMPLEX		
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C1	AREAS FOR PLAYERS AND OFFICIALS, NFA	m ²	2,020
C2	AREAS FOR SPECTATORS, NFA	m ²	9,210
C3	TELEVISION AND MEDIA AREAS, NFA	m ²	941
C4	PUBLIC FACILITIES AND CLUB HEADQUARTERS, NFA		12,570
C5	PUBLIC FACILITIES AND CLUB HEADQUARTERS, NFA		844

C	TOTAL INDOOR NET AREA C1-C5	m ²	25,585
	addition to communications and walls – approx. 50% of net area		
	GROSS BUILDING AREA, FOOTBALL STADIUM, max.	m ²	38,378

C6	GARAGE, GROSS BUILDING AREA, max. capacity of 800 parking spaces	m ²	24,000
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D	GARAGE, GROSS BUILDING AREA, max. capacity of 1,500 parking spaces	m ²	45,000

8. Additional guidelines for a competition design and future project documentation

The competition entry should integrate the guidelines listed below to the applicable extent, while the implementation of all guidelines shall be ensured through the development of project documentation based on the first-prize-winning entry following the architectural and urban planning competition.

8.1. Energy efficiency

The project shall include a description of energy efficiency measures. In order to promote rational use of energy and savings, it is necessary to foresee alternative energy sources, with priority given to renewable sources that do not have a negative impact on the environment, taking into account that all requirements of all relevant parts of the legislative framework for construction are met.

Energy concepts must be considered from the initial concept design phase, requiring high-quality coordination between all experts whose solutions impact building performance (architects, civil, mechanical, and electrical engineers, landscape architects, fire safety specialists, and others).

An optimized energy concept ensures low consumption and the use of renewables at the lowest possible investment cost, resulting in a cost-optimal solution over the building's lifecycle.

The project must ensure:

- that the largest possible share of energy supplied for operating of technical systems in the building comes from renewable energy sources (i.e. Exceeding 30% of what is required by the *Technical Regulation on the Rational Use of Energy and Thermal Protection in Buildings* (OG 128/15, 70/18, 73/18, 86/18, 102/20), which may involve an efficient district or block heating system based entirely or partially on energy from renewable sources and/or efficient cogeneration, in accordance with the energy concept and conceptual design;
- that the building demands at least 20% less primary energy than currently valid national regulations (nZEB requirements for new buildings) in accordance with the energy concept and preliminary design.urrently applicable national regulations, i.e. nZEB requirements for new buildings, in accordance with the energy concept and conceptual design.

8.1.1. HEATING AND DOMESTIC HOT WATER (DHW) SYSTEMS

To meet the heating and DHW requirements for all sports facilities and buildings within the scope, connection to a centralized thermal

system is required. This involves the construction of a central heating station from which thermal energy will be distributed to all consumers on-site. Only low-temperature heating is permitted for distribution and delivery (underfloor heating, fan coil units, and warm-air heating) as appropriate for the space. The competition entry must allocate sufficient space for the central heating station.

8.1.2. COOLING SYSTEMS

To satisfy cooling requirements, the centralized thermal system should be planned as the primary energy source for absorption cooling, or alternatively, air-source heat pumps. These systems must be physically separated (independent systems for each building on-site). Permitted systems include various central cooling designs, VRV/VRF systems, and appropriate cooling units (fan coils or ducted ventilation). Refrigerants used in these systems must be environmentally friendly (GWP < 750).

8.1.3. MECHANICAL VENTILATION

For ventilation purposes, a mechanical ventilation system with heat recovery (recuperation) must be installed for all occupied and working areas, including sports facilities. Separate exhaust ventilation systems must be provided for all sanitary areas, and these systems must be physically separated within the building. It is permissible to design (at the building level) centralised mechanical ventilation systems, or local ventilation units, depending on the functional requirements and spatial possibilities of each area. All design solutions must comply with the relevant regulations and applicable standards. As part of the competition entry, it is necessary to allocate sufficient space (volume) for the installation of ventilation equipment, ensuring that these installations are fully integrated into the architectural design.

8.1.4. REQUIREMENTS FOR CONNECTION TO THE ELECTRICITY DISTRIBUTION NETWORK

To meet the electricity demands, connection to the public electricity distribution network is planned. Priority must be given to the construction of a central power supply point (transformer station/interchange facility) that serves the entire complex, i.e. all buildings within the project scope. From this central point, an internal medium-voltage distribution network must be provided to supply the individual buildings, along with appropriate internal power distribution systems within each building. If the condition of the existing infrastructure (distribution network) is not sufficient to support a single central power supply point for the entire complex, it is permitted to design separate connections to the distribution network

for individual buildings, in accordance with the instructions of the electricity distribution system operator

8.1.5. REQUIREMENTS FOR RENEWABLE ENERGY SOURCES

Based on the selected solution for connecting to the electricity distribution network and projected electricity demand of all the building within the scope, it is necessary to plan the installation of solar power plants for on-site consumption, with the ability to transfer surplus electricity back to the grid. All suitable roof surfaces of sports and auxiliary buildings can be considered for the installation of solar panels. When determining the optimal size of the solar power plants, the current legislative framework must be fully respected. For this purpose, the competition entry must include a description and visualisation of the aforementioned renewable energy solution.-

8.1.6. REQUIREMENTS FOR MEETING PEAK ELECTRICITY LOADS

To ensure coverage of peak electricity loads, such as during television broadcasts and other events, the design must include a stationary electricity storage system (battery) as a priority, or alternatively, a diesel generator. Accordingly, the competition entry must allocate a sufficient area for the installation of the central power supply point, the stationary electricity storage systems (batteries), and any other associated equipment. This must be planned in full compliance with applicable laws, regulations and standards, and a description should be provided.

8.1.7. REQUIREMENTS FOR INTERIOR AND EXTERIOR LIGHTING SYSTEMS

The stadium and indoor sports hall lighting must be planned and designed in accordance with relevant regulations and standards for sports facilities, with the secondary requirement of taking into account its energy efficiency. Outdoor lighting must be designed in compliance with the provisions of the law on the protection against light pollution, and the design must include a proposal for accent/ decorative lighting for all buildings within the scope. Additionally, all lighting systems, particularly within sports buildings, must be equipped with controls to allow adjustment of the luminous flux, enabling adaptation to different uses of the space (for example, training sessions, matches, or television broadcasts etc.).

8.1.8. REQUIREMENTS FOR SUSTAINABLE MOBILITY

In terms of sustainable mobility measures, the construction of infrastructure for charging electric vehicles, whereby it is permitted to be located exclusively on above-ground levels within the project scope,

meaning this infrastructure should not be placed on underground garage levels. If this documentation does not provide for above-ground levels, it is permitted to locate this infrastructure on underground garage levels, with particular attention given to complying with fire safety requirements.

The design must include an appropriate number of slow (DC) and fast (AC) charging stations, taking into account their connection capacities and fire protection requirements. It is also necessary to provide for all elements of cycling infrastructure, including bicycle parking spaces.

8.1.9. REQUIREMENTS FOR AUTOMATION, SUPERVISION AND CONTROL SYSTEMS

All thermotechnical systems (heating/cooling/ventilation) and other technical systems (lighting, solar power plants, stationary electricity storage systems, electric vehicle charging infrastructure, video surveillance etc.) must be integrated into a central monitoring and control system. This system must serve as the central management point for all buildings (and their associated systems), enabling efficient operation of all specified systems based on internal logic, sensor systems and other factors.

It is necessary to provide for the installation of a remote metering system for energy and water consumption, as well as indoor air quality monitoring (sensors), at all measuring points that will be provided within the buildings covered by this project. This system must be capable of integration with ISGE in accordance with the official instructions of this public platform.

8.2. Fire Protection

Fire protection measures include, in addition to ensuring the required water flow and minimum pressure in the water supply network, the construction of an above-ground hydrant network and the provision of fire access routes and operational areas firefighting equipment, in accordance with the provisions of the relevant regulations. The fire resistance of the load-bearing structure as well as other parts of the building and equipment must be ensured.

Measures for evacuation and occupant protection, access routes and operational areas of firefighting vehicles, along with other fire protection measures, must be defined in accordance with the provisions of the relevant regulations.

In designing fire protection measures, it is necessary to comply with Croatian regulations, and for areas not fully covered by Croatian regulations, internationally recognised standards, such as European standards or the American NFPA (National Fire Protection Association) guidelines should be applied. Fire protection measures for stadiums (places of public assembly) and garages are not defined by Croatian regulations, which is why it is recommended to apply

the American guidelines NFPA 101 (Life Safety Code) 2024, NFPA 5000/2024, and NFPA 88A/2023. When dimensioning the auditorium, it is also necessary to comply with the requirements of the Croatian standard HRN EN 13200-1:2019. — (Spectator facilities — Part 1: General characteristics for spectator viewing area, and other valid and mandatory Croatian standards).

8.2.1. FIREFIGHTING ACCESSES

Fire accesses shall be planned in accordance with the Regulation on Requirements for Fire Accesses (OG 35/1994 and 142/2003). At the level of the wider site, it is necessary to designate firefighting accesses in accordance with the requirements of the aforementioned Regulation. It needs to be noted that radii of these accesses must already be ensured at this level in accordance with the values stated in the annex to the Regulation (Tables 1 and 2), in order to ensure the possibility of quick and operational intervention (without hindering manoeuvring due to technical deficiencies). For stadiums, it is necessary to ensure fire access from at least two longer sides. The distance of operational surfaces/areas from the façade depends on the height of the building, ranging from 6 to 12 meters. On façades where fire access is planned, it is necessary to have openings for firefighting interventions at least every 25m, with dimensions of at least 0.8×1.2m, with parapet height between 0.9m and 1.2m. In cases of fixed glass façades in the aforementioned positions, sections made of tempered safety glass should be included to allow for the possibility of breaking them for the needs of firefighting operations.

Competition entries should provide the basic concept for the organization of fire department access in the primary layout of the competition proposal.

8.2.2. FIRE RESISTANCE OF THE LOAD-BEARING STRUCTURE

The fire resistance of the load-bearing structure must be designed in accordance with the requirements of the Fire Resistance Regulations (OG 29/2013 and 87/2015) or in accordance with international regulations, such as the NFPA 101 (Life Safety Code) 2024, the NFPA 5000 guidelines, or others depending on the design solution.

8.2.3. DIVISION OF A STRUCTURE INTO FIRE SECTORS

The proposal to divide a building into fire sectors must be planned in accordance with the requirements of the aforementioned NFPA guidelines and the Fire Resistance Regulations and other requirements that structures must meet in case of a fire. Depending on the

structure's intended purpose, it is necessary to comply with other applicable Croatian regulations.

8.2.4. EVACUATION

Evacuation of people from a structure must be ensured/designed in accordance with the American guidelines NFPA 101, the Fire Resistance Regulation, and other requirements that buildings must meet in the event of a fire, as well as the Croatian standard HRN EN 13200-1:2019 and EN 13200-3. It is necessary to prove that a sufficient number of evacuation passages are provided in the stands and that the requirements related to the minimum width of the passages between the rows and the maximum number of rows are met. It is also necessary to prove that the total evacuation time will be in accordance with FIFA requirements.

In the outdoor area, it is necessary to plan places for shelter and gathering of all spectators and visitors in the event of a fire in the stadium. Shelters should be dimensioned to accommodate the entire capacity of the stadium with accompanying personnel, and must be at an appropriate safety distance from the stadium itself, which must be proven by calculation.

8.2.5. FIRE EXTINGUISHING SYSTEMS

The entire project must be protected by an external hydrant network system with above-ground hydrants. Buildings within the project must be protected by an internal hydrant network. The internal and external hydrant network shall be designed in terms of water quantities and layout in accordance with the cited Ordinance on Hydrant Networks for Firefighting (OG 08/2006).

The enclosed areas of the stadium need to be protected with an automatic sprinkler fire extinguishing system, as well as the underground garage area. The sprinkler installation must be designed in accordance with the NFPA 13 guidelines, edition 2025, and accordingly, space must be provided for the water tank and rooms for pumps, etc.

8.2.6. FIRE ALARM SYSTEM

All buildings within the project must be equipped with an automatic fire alarm system with automatic signal forwarding to a 24-hour duty station within the complex and a professional fire department, which shall be designed in accordance with the national Ordinance on Fire Alarm Systems (OG 56/1999) or international regulations such as NFPA 72 – National Fire Alarm and Signaling Code (2025), as well as technical standards, all depending on the specific design solution.

8.3. Ensuring accessibility

In order to promote quality of life for all citizens, regardless of age or mobility limitations, it is necessary to ensure unhindered access to planned facilities. All transport routes should be designed without architectural barriers, in full compliance with the applicable regulations governing the accessibility of buildings for persons with disabilities and persons with reduced mobility, as well as with other relevant regulations and standards aimed at preventing urban and architectural barriers.

In order to ensure better traffic accessibility, it is possible to provide vehicular access to the eastern part of the football complex zone, and communication in the form of a public space that in the future can also serve as a kind of traffic link between Maksimirska Street and existing roads (e.g. the interrupted connection that once connected Maksimirska Street and Antuna Jakića Street).

8.4. Protection of space and environment

Within the scope, there is a small number of trees (tall greenery) that are desirable to retain, and in order to increase the green area, a quality solution should be offered for the green areas as a whole. In addition, as a contribution to the quality of the project, the introduction of greenery into all areas of the complex where it is justified and feasible (e.g. on flat roofs, terraces, car parks, squares, etc.) is required, in order to partially compensate for the construction on the site. The future conceptual design should propose appropriate measures to prevent possible adverse environmental impacts, both through the proposed use of materials and the method of waste management.

8.5. Transport-technical conditions

When dimensioning car parks and garages, the following values must be adhered to:

- maximum slope of covered ramp 15%;
- maximum slope of uncovered ramp 12%;
- standard parking space dimensions for passenger cars 2.5×5.0 m;
- dimensions of a parking space for one vehicle of a disabled person 4.0×5.0m, for two vehicles of a disabled person 6.5×5.0m;
- ensure 5% of places for people with disabilities;
- parking spaces for delivery vehicles 3×8 m;
- parking spaces for buses min. 3.5 × 15 m;
- truck parking spaces 3.5–4.0 × 20–29 m;

All transport areas and elements must be planned according to special regulations and standards.

8.6. Horizontal policies and the “do no significant harm” principle

When developing the conceptual design and project-technical documentation, it is necessary to comply with all provisions relating to horizontal policies, taking horizontal principles into consideration: promoting equality between women and men and the prohibition of discrimination, accessibility for persons with disabilities, and sustainable development. The design must comply with the relevant legal provisions that represent minimum requirements for the implementation of horizontal policies. In compliance with legal provisions, the project must be neutral in terms of horizontal policies, and the associated expenditures and activities will be regarded as fulfilling legal obligations, rather than constituting a contribution towards horizontal policies. If the project contains additional activities that go beyond the minimum legal requirements, then the project promotes horizontal policies of the EU.

Project documentation should be created in accordance with the **Do No Significant Harm (DNSH)** principle, which must be processed and elaborated in the project-technical documentation.

For a project/investment, the DNSH principle must be incorporated into the Main Design, ensuring the ability to provide clear and unambiguous verification of compliance with all six DNSH environmental objectives:

- Climate change mitigation
- Climate change adaptation
- Sustainable use and protection of water and marine resources
- Circular economy, including waste prevention and recycling
- Prevention and control of air, water or soil pollution
- Protection and restoration of biodiversity and ecosystems

The fact that the DNSH principle is incorporated into the Main Design and bill of quantities will need to be clearly demonstrated in the further development of the project documentation, with a link to:

- The name of the folder and page number of the Main Design where it is proven that no significant damage has been caused to each of the six environmental objectives
- The number and name of the item in the bill of quantities that proves non-harm for a specific environmental objective, if the non-harm is proven by an item in the cost estimate
- The name of the folder and page number of the Main Design where the calculation methodology and the calculation of CO₂ emissions are described after the intervention, as well as before the intervention if it is a renovation, horizontal or vertical extension, etc.

8.7. Climate sustainability

During the early design phase, it is necessary to identify the relevant climate risks specific to the project location, with particular emphasis on those that may affect the functionality, resilience and longevity of the planned spatial and building infrastructure over the project’s lifetime. The initial climate risk map should be integrated into the design process and form the basis for design

decisions addressing all identified risks. Project solutions should clearly demonstrate how spatial, technical and environmental sustainability will be ensured in response to changing climate conditions. The Climate Risk Assessment document is provided as an annex to this Programme.

The approach must be aligned with the principles of the EU Taxonomy for Sustainable Activities, particularly in the part relating to climate change adaptation and the criteria for avoiding significant harm.

Across all zones, it is necessary to systematically integrate nature-based solutions and climate change adaptation measures at every level of spatial and architectural design. In Zone (A), the roofs of sports halls and auxiliary buildings offer significant potential for the implementation of green and biosolar roofs, contributing to the reduction of the urban heat island effect, improved stormwater retention and enhanced energy efficiency of buildings. Pedestrian routes xxx and the access square on the west side should be designed with an emphasis on shading, greenery and infiltration, incorporating solutions such as rain gardens, allées and permeable surfaces. Car parks designated for staff and people with special needs can be constructed using permeable pavements, bioswale elements and canopies equipped with solar panels, ensuring the concurring functionality of providing shade, producing energy, and managing stormwater. Along roadways and at the edges of the zone, it is recommended to create green buffer zones using indigenous plant species that contribute to air filtration, noise reduction, and overall microclimatic stability of the area. Within the recreation and street workout zone, it is proposed to design the space with vegetation protection, durable surfaces and infrastructure that enables recreation and physical activity during heatwaves. As part of the athletics complex, or outdoor sports facilities, it is necessary to further green the areas surrounding the venues and to implement irrigation systems based on the collection and reuse of rainwater.

For the planned covered football stadium in zone (C), special attention should be paid to resistance to heat waves and extreme weather events (intense precipitation, wind gusts, hail, etc.). The roof structure offers the potential for implementing systems that can both reduce the heating of the structure and produce renewable energy. Rooftop rainwater collection systems should be utilised for playground irrigation and the technical needs of the facility. To the greatest extent possible, the stadium environment is to be designed with permeable surfaces and infiltration zones, which reduce drainage loads and enable natural water regulation. The planning of green edge zones and controlled pedestrian flows ensures a more pleasant microclimate for visitors and increases the overall resilience of the complex.

The overall spatial concept is based on integrating the above measures to ensure the zone's long-term climate resilience, reduce the negative impacts of extreme weather events, and improve the quality of stay and space utilisation for all users.

9. Notes

9.1. Adjustment of Specified Surface Areas and Other Programme Requirements

When developing the competition design, a deviation of +/- 10% is permitted relative to the specified total net or total gross surface areas and/or dimensions, provided these are not explicitly stated as minimum or mandatory requirements.

Deviations of +/- 5% are permitted from the normative requirements for parking/garage spaces, and for the spectator seating capacities.

Adjustments to the boundaries of individual zones within the proposed competition solution are allowed, provided that the generally planned distribution of specific functional contents is respected.

The final size and configuration of the building plots shall be determined by a parcellation, subdivision plan. This plan will primarily define the corridors for roadways and public areas; subsequently, the building plots for sports and other structures will be established within the remaining space.

9.2. Economics and financial sustainability

Building a stadium poses an investment challenge that relies on numerous factors - from broader spatial organisation, stand typology, materials, to selected structural and technical systems. The competition entry should address these parameters in a rational and sustainable manner, with the goal of keeping the total construction cost below EUR 5,000 per seat (a description of the planned costs for the stadium complex is provided in Chapter 10: Construction Cost Estimate). The stadium's spatial layout and the selection of structural systems and materials should be adjusted to this requirement.

Additionally, the competition entry should meet the principles of long-term sustainability, with an emphasis on rational resource management during construction, low energy consumption during operation, and the potential for multipurpose use of the stadium (events, concerts). The competition entry should balance high architectural and functional quality with a clearly defined financial framework. The competition entry should be based on realistic, verifiable assumptions, and the principles of financial sustainability should be consistently implemented in all phases – from concept to cost projection.

Estimated construction costs should be presented and explained within the textual explanation of the competition entry.

9.3. Adjustments of the First Prize Winner Design

The first-prize solution may require adjustments during the development of project documentation in accordance with the conclusions and recommendations of the Jury and the Project manager, the requirements of public law bodies, the results of investigative studies, such as geological, hydrogeological, geomechanical, and similar reports, as well as other professional analyses and studies not yet prepared that may affect specific features of the design. Such adjustments shall not be considered a deviation from this Programme.

The above specifically applies to the following:

- During the development of the project following the competition, minor adjustments to surface areas, seating capacities, and parking/garage spaces are permitted in accordance with additional requirements and special regulations;
- The project development phase may allow for the introduction of additional content not explicitly stated in the project brief if deemed necessary for sporting operations, as well as minor infra-structural structures and/or spaces;
- The final size and shape of the building plots will be determined by a parcellation study (subdivision plan), which will primarily define the corridors for roadways and public areas; building plots for sports and other structures will subsequently be formed within the remaining space.

The specified uses and surface areas for ancillary and commercial content are indicative; accordingly, deviations in both the intended use and the proportion of stated areas are permitted during further project development to ensure functional flexibility and long-term sustainability. Consequently, adjustments to both use and area are allowed, as is the introduction of public and social service content.

10. Estimated Construction Cost

The City Office for Education, Sport and Youth of the City of Zagreb has estimated the construction costs for Zone C (the designated implementation zone for the new Maksimir Stadium) at a total of €204,225,000.00 excluding VAT. This valuation was officially recorded on February 18, 2026, under the following administrative identifiers: Class: 404-01/26-001/57 Ref. No. (Urbroj): 251-07-22/001-26-3

The construction cost estimate includes construction and equipment of the stadium building with pitch, the main auxiliary pitch with associated facilities and stands with 1,500 seats, two auxiliary pitches, underground garage and the arrangement and equipment of pedestrian and vehicular areas within the football complex zone, i.e. within the Project Competition Zone (zone C).

11. Studies used for drafting the project brief

1. **PROJECT BRIEF FOR THE FOOTBALL COMPLEX ZONE, prepared based on the studies:**
 - PROGRAMME AND SPATIAL NEEDS OF GNK DINAMO AS PART OF THE PLANNED NEW STADIUM COMPLEX IN MAKSIMIR (GNK Dinamo, July/August 2019)

DOCUMENTS used to create the studies (FIFA/UEFA/HNS):

 - Regulations on licensing and stadium infrastructure for category IV stadiums, CFA 2018
 - UEFA Stadium Infrastructure Regulations
 - FIFA Stadium Safety and Security Regulations
 - CFA Regulations on Safety at Football Matches
 - Guidelines for media facilities at stadiums
 - UEFA Medical Regulations
 - Football Stadiums Technical Recommendations and Requirements, 5th Edition 2011
 - UEFA Guide to Quality Stadiums
 - UEFA Stadium Lighting Guide
 - Study of content and spatial needs of GNK Dinamo as part of the planned new stadium complex in Maksimir / BLOS d.o.o. (LLC), 2019
2. **REVISION OF REQUIRED CONTENT FOR GNK DINAMO of 14 January 2025 (M. Sakoman, I. Nauković)**
3. **UEFA Stadium Infrastructure Regulations, 2025 edition (Croatian Football Association or CFA)**
4. **UEFA and CAFE good Practice Guide – HR**
5. **Requirements set by the City Office for Education, Sports and Youth, Zagreb**
6. **Guidelines for Energy Efficiency and Climate Sustainability (REGEA)**
7. **Manuscripts by Vladimir Turina, Krešimir Ivaniš and Vladimir Mattioni, Zagreb 2006**