Decision of the Jury

1026-2026-EVV - 178-26/ZG-AU/NJN - ARCHITECTURAL AND URBAN DESIGN COMPETITION FOR THE CONCEPTUAL DESIGN OF THE SVETICE SPORTS AND RECREATION CENTRE – MAKSIMIR STADIUM

Decision No.: 1026-2026, 22 September 2026

Competition Registration No.: 178-26/ZG-AU/NJN

1. Ranking of Competition Entries

1st Prize – VG13 Architects Studio Associato

Jury Statement

The project distinguishes itself through an exceptionally efficient and well-balanced urban planning concept, founded on the simultaneous presence of an intensely urban and intensely green character. The Sports City is designed as an integrated system of autonomous architectural figures situated within a continuous landscape.

Particularly convincing is the recognition of the principal urban directions: the diagonal connection from the Borongaj transport hub, across the obliquely positioned athletics stadium, towards the main axis of Maksimir Park.

The transport hub transcends its infrastructural role and becomes a large public platform and a ceremonial entrance to the complex, a place of gathering and preparation for the sporting spectacle.

The identity and spirit of the original Maksimir Stadium serve as the point of departure for the concept of this proposal. The stands are formed as a sequence of folded planes that simultaneously support the roof, organise circulation and frame the entrances towards the city and the park.

The compact form of the seating bowl preserves the enclosed and intense atmosphere of a match, while the openings between the stands open the stadium towards the surrounding forest and public spaces.

Within the broader scope, the athletics stadium, sports halls and transport facilities are positioned as autonomous volumes within a continuous forest landscape that connects Maksimir Park and Borongaj.

The stadium represents a significant contribution to the typology of the contemporary commercial arena. The proposal inventively reinterprets the original qualities of Turina’s stadium: the lightness of floating slabs, the autonomy of the stands, the monumentality of the structure, and the decisive role of voids.

Four seemingly separate volumes form a sculptural, almost suprematist composition of stacked horizontal and inclined elements.

The relationship between the structure, the landscape and the spaces between them creates a powerful, enigmatic and recognisable silhouette, capable of becoming a new iconic figure of this part of the city without relying on a conventional formal spectacle.

The fragmentation of the outer volume does not diminish the intensity of the interior experience. The stadium form is conceived as a compact condenser of collectivity, establishing a direct relationship between spectators and the pitch.

Football is interpreted as a collective ritual, and the stadium is experienced as a place of belonging.

The autonomous articulation of the northern stand preserves the identity of the legendary North Stand and further intensifies the atmosphere of the match.

The clear hierarchy of reinforced concrete stands and a lightweight steel roof gives the project a simultaneously raw, robust and light character.

Repetition, prefabrication and the multiple roles assigned to the primary elements indicate a rational, economical and feasible structure with a minimal footprint and maximum spatial effect.

The landscape concept convincingly connects public space, sports programmes and the ecological structure of Maksimir.

The contrast between large squares and sequences of forest landscapes establishes a clear spectrum ranging from mass events to everyday recreation.

The openness of the complex, the permeability of the ground-floor level, and the system of clearings, rain gardens and pedestrian connections give the proposal a strong public character and enable its use beyond match days.

The project offers a specific and ambitious response to the genius loci and represents a relevant new contribution to sports architecture.

The new stadium, designed with a strong reference to the historic structure, forms a unique and specific proposal, an iconic urban landmark.

RECOMMENDATIONS OF THE JURY

In the further development of the project, all contemporary stadium technologies, technical building systems and security systems should be integrated within the primary architectural forms so as to preserve the abstract monumentality of the composition.

Particular attention should be devoted to the open corners of the stadium and their articulation.

The stand of the auxiliary pitch should be considered along its eastern edge, where it could form a spatial and acoustic barrier towards the neighbouring area.

The inclined walls of the evacuation routes should be opened up further and made more permeable where they meet the terrain, thereby enabling greater public access to the stadium structure and the associated programmes.

The northern boundary towards the park and the street should be designed as an open and inhabitable stoa rather than as a closed security backdrop, thereby continuously maintaining a sense of accessibility and belonging to the city.

Prize Amount: EUR 291,200.21

Prize Amount Including VAT: EUR 390,400.00

2nd Prize – XDGA

Jury Statement

The monumental square frame of the stadium is supported by twelve massive towers, between which deep urban passages open towards an elevated public promenade.

Above the continuous seating bowl, the lightweight roof structure appears to float, while permeable metal curtains partially enclose the corners and reveal the layered internal structure of the building.

Within the broader scope, the central “Street of Sport” connects Maksimir and Borongaj, separates the more security-controlled stadium complex from the open sports campus, and organises a sequence of halls, squares and landscaped clearings.

The proposal creates a large public park as an extension of Maksimir, within which sports programmes are distributed as autonomous elements.

The urban structure is clearly organised around a central axis towards which all programmes gravitate.

This axis connects the transport hub, sports facilities and the entrance to Maksimir Park and functions as the principal public promenade and spatial backbone of the future City of Sport.

The continuous grid of trees gives the complex a strong public and landscape character, while the arrangement of the programmes within the park creates a sequence of recognisable urban spaces and allows everyday use independent of major sporting events.

Collage is employed as the fundamental method of articulation.

Individual buildings, open spaces and landscape elements retain their own identity while simultaneously forming a coherent system.

Such an approach responds convincingly to the complexity of the site and creates a robust, open and contemporary sports campus.

The architecture is not conceived as an enclosed ensemble, but rather as a collection of public institutions situated within a park, with the central axis giving the entire system spatial clarity and legibility.

The stadium is defined by a powerful dual character: the intensity of a compact interior arena contrasted with openness towards the city and landscape.

The continuous and precisely designed bowl creates a concentrated and evocative atmosphere of a contemporary temple of football.

At the same time, a sequence of massive columns distributed along the perimeter supports elevated loggias and public spaces directed towards the surroundings.

Ceremonial stairways, open gates and the continuous public promenade transform the stadium into a collective urban system that remains accessible, inhabitable and legible even outside match days.

Its monumentality derives from the rhythm of the structure rather than from the enclosure of the volume.

The combination of the precisely designed spectator arena, open public spaces and a collage of architectural elements provides the project with a strong identity and represents a relevant contribution to contemporary sports architecture.

The stadium functions simultaneously as a sports building and as a public space.

The proposal is abstract and sufficiently open to accommodate different patterns of use, while the large park and pedestrian network provide a convincing framework for the long-term development of the entire complex.

The proposal is presented with restraint in relation to the ambition and spatial potential of the concept itself, which leaves several important relationships insufficiently elaborated.

The strong symmetrical concept of the stadium successfully unifies the interior space and creates a compelling spectator atmosphere; however, its equal application on all sides is less convincing.

Prize Amount: EUR 182,000.13

Prize Amount Including VAT: EUR 244,000.00

3rd Prize – Applicant: Plan Común, Plan Común – Author, Studio Muoto – Author, EGITURA – Rights Holder, DATA architectes – Author, ATMOS LAB – Rights Holder, Beatriz Borque – Author, Beatriz Saladich – Author

Jury Statement

The urban value of the proposal is particularly evident in its exceptionally high-quality landscape design project.

Maksimir Park is extended southwards through expansive meadows, forest edges, gardens, infiltration basins and a north–south pedestrian promenade.

The landscape is not treated as residual space between buildings, but as primary infrastructure that connects sports programmes, significantly increases the proportion of public green areas, and establishes a new urban centre.

The system of open spaces enables public life throughout the day, while the activated base of the stadium forms a sequence of public spaces and terraces accessible even outside the regime of sporting events.

The exposed structure and four clearly articulated stands shape the stadium as an open urban frame resting on an active podium containing public programmes, entrances and landscaped terraces.

The northern stand combines a continuous supporters' wall with a covered public space facing Maksimir Park, while the eastern side integrates the main stand and the training stand.

Within the broader scope, sports facilities are grouped along a pedestrian boulevard connecting Maksimir and Borongaj through meadows, forest edges, gardens and landscape water-retention systems.

The stadium is conceived as social infrastructure rather than as an enclosed monumental object.

Its fundamental quality derives from a powerful duality: an active public base directed towards the city and the park, while the rational stadium structure is elevated above it and intensely activated during matches.

Such a hybrid organisation within a clear and democratic structure unites two seemingly opposing programmes: an everyday public palace for supporters and citizens, and a contemporary temple of sport.

The architecture is anti-monumental, open and direct.

The exposed structure and raw materiality evoke the qualities of the former stadium and translate them into an economical and adaptable contemporary system.

The form does not derive from an autonomous sculptural gesture, but from social activity, movement and the use of space.

The western stand functions as the urban façade of the complex, while the elevated public base mediates between the pedestrian scale and the monumentality of the stands.

The rational structural and construction model, locally adapted vegetation and low-maintenance landscape systems convincingly connect economy and sustainability.

A weaker aspect of the proposal is the relatively modest articulation of the facilities beneath the southern stand.

In contrast to the convincing openness and robustness of the other sides of the stadium, its upper portion assumes the character of a conventional office building, thereby partially weakening the unity of the principal architectural idea.

Nevertheless, the project provides a strong and coherent response to the programme brief: the stadium as an open social platform, an open house and flexible public infrastructure whose architectural value derives from everyday life rather than solely from representational form.

Prize Amount: EUR 109,200.08

Prize Amount Including VAT: EUR 146,400.00

4th Prize – Applicant: njiric plus arhitekti, d.o.o., njiric plus arhitekti, d.o.o. – Rights Holder, HRVOJE NJIRIĆ – Author, ISKRA FILIPOVIĆ – Author

Jury Statement

The dome envelops the stadium as a permeable climatic envelope, clearly separated from the seating bowl by a circular activation ring containing public and service programmes, circulation routes and gathering spaces.

The base and the slender water tower further define the silhouette of the complex and strengthen its presence within the site.

Within the broader scope, the sports halls and athletics facilities merge with landscaped green mounds, lakes and winding paths, while fragments of demolished structures are reused within the landscape as part of a new park system extending towards Borongaj.

The proposal develops the stadium as a “house within a house” and a “city within a city” – a microcosm of programmes and spaces located beneath a permeable climatic dome.

The central figure, of immense scale, functions as an urban beehive: the compact seating bowl forms an intense social core, while the external envelope is conceived as a protective, ventilated and adaptable climatic membrane.

Between these two structures, a circular activation ring emerges as a transitional space between the stadium, the park and the city.

The urban concept is based on mirroring Maksimir and creating a continuous climatic landscape.

The remaining sports facilities are integrated beneath landscaped green mounds and organised around lakes, winding paths and accessible roof landscapes, thereby making architecture largely subordinate to topography.

The stadium, through its strong presence, absolute form and memorable silhouette, establishes a new central figure for the entire area.

A particular quality of the project is its exceptionally developed approach to sustainability and climate regulation.

The hexagonal envelope responds to orientation, solar exposure and ventilation requirements, while the landscape functions as infrastructure for cooling, shading, stormwater absorption and increasing biodiversity.

The circular economy strategy additionally incorporates the reuse of materials from the existing stadium, making sustainability simultaneously a technological, economic and cultural principle.

The singular form is articulated in relation to programme requirements and environmental conditions, while the interior functions as a collage of equally carefully considered elements.

The proposal is highly ambitious from both a structural and technological perspective.

The dual system of seating bowls and enormous domes, together with the exceptional scale of the supporting structure, raises questions regarding economic feasibility, maintenance and the long-term rationality of use.

At times, the monumental structure dominates both the interior spaces and the stadium itself, allowing the climatic envelope to become more prominent than the programmes it is intended to unify.

Nevertheless, the project represents an exceptionally coherent, memorable and typologically ambitious vision of a stadium as a climatically regulated urban microcosm.

Prize Amount: EUR 87,360.06

Prize Amount Including VAT: EUR 117,120.00

5th Prize – Applicant: P2PA SPÓŁKA Z OGRANICZONĄ ODPOWIEDZIALNOŚCIĄ, LAN S.A.R.L D'ARCHITECTURE – Author, P2PA Spółka z ograniczoną odpowiedzialnością – Author

Jury Statement

The proposal is founded upon an exceptionally clear urban composition consisting of several geometrically distinct elements – a triangle, a line, a circle and a rectangle.

The triangular square establishes a diagonal connection between the direction of Zvonimirova Street and the main axis of Maksimir, while the linear spine connects the southern transport hub with the park.

Such reduction creates a system of public spaces that is easily understandable, legible and memorable, although the scale of certain volumes locally narrows the principal access corridor.

The stadium is conceived as a monumental, almost temple-like building rather than as a neutral contemporary envelope.

A dominant portico surrounds the seating bowl and forms a shaded promenade of remarkable spatial power.

The rhythm of the structural system gives the façade strong plasticity and convincingly unites architectural identity, operational clarity and coherent public space.

The use of conventional construction materials appears unexpected and refreshing in the context of contemporary stadium design.

The red concrete ribs establish a recognisable external rhythm and form a sequence of deep arcades along the elevated entrance esplanade.

The supporting structure becomes the principal architectural expression, while the blue stands and the geometry of solid and void refer to the identity of Dinamo.

Within the broader scope, the triangular square, the longitudinal pedestrian boulevard, the circular promenade surrounding the swimming pool and athletics facilities, and the southern block of sports halls organise the complex into a clearly legible system of public spaces.

The project establishes a strong and immediately recognisable whole.

The integration of the main and auxiliary stadiums, the clearly layered separation of user groups and the compact organisation demonstrate a high level of functional development.

The circular promenade links the swimming pool and athletics facilities and gives the complex a memorable identity, while at the same time closing some of the more natural approaches to the existing pool and reducing the permeability of the central part of the site.

The least convincing aspect of the proposal lies in the literal nature of its symbolic and graphic language.

The red-and-blue colour scheme appears imposed upon an architectural language that is otherwise very strong.

The selected colours are not consistently connected to the traditional identity of the club and the city.

Nevertheless, the clarity of the urban concept, the monumental presence and the understandable functional organisation make this proposal convincing and memorable.

Prize Amount: EUR 58,240.04

Prize Amount Including VAT: EUR 78,080.00

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2. Jury

Toma Plejić, Chartered Architect, STUDIO UP, President of the Association of Croatian Architects; Member

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Kersten Geers, Architect, OFFICE KGDVS, Belgium; Member

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Francois Chas, Architect, NP2F, France; Member

(signature)

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Vasa Perović, Chartered Architect, BEVK PEROVIĆ ARHITEKTI, Slovenia; Member

(signature)

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Mia Roth Čerina, Architect, ROTH&ČERINA ARHITEKTI, Croatia; Member

(signature)

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Nenad Fabijanić, Chartered Architect, ARHITEKTONSKI STUDIO FABIJANIĆ, Croatia; Member

(signature)

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Zvonimir Boban; Member

(signature)

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Tonči Glavina, Minister of Tourism and Sport, Government of the Republic of Croatia; Member

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Tomislav Tomašević, Mayor of the City of Zagreb, City of Zagreb; Member

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Vjera Bakić, Chartered Architect, STUDIO PLAZMA, Croatia; Alternate Member

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Iva Hudan, Chartered Architect, Senior Adviser to the Minister of Physical Planning, Construction and State Property; Alternate Member

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Luka Korlaet, Chartered Architect, Deputy Mayor, City of Zagreb; Alternate Member

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3. Instruction on Legal Remedy

An appeal against this Decision may be lodged within 10 (ten) days from the date of its receipt, pursuant to Article 414 of the Public Procurement Act.

The appeal shall be submitted to the State Commission for Supervision of Public Procurement Procedures in written form and shall be delivered electronically through the interconnected information systems of the State Commission and the Electronic Public Procurement Classifieds of the Republic of Croatia (EOJN RH).

Any appeal not submitted in accordance with the above provisions shall be dismissed.