

GLOBAL DESIGN AND MANAGEMENT CONSULTING

SMART-GREEN-SUSTAINABLE

JBD International

NEW YORK

PERSONALIZED ATTENTION

Combining the personalized attention characteristic of a boutique firm with the expansive resources usually associated with a larger organization, JBD stands out in its ability to provide comprehensive consulting services.

Our firm has cultivated an extensive network of Professional relationships spanning the USA and abroad.

This network empowers us to deliver technical solutions, meticulous design, and accelerated speed-to-market outcomes for the clients and brands we passionately serve.

SERVICES

CONCEPT

- Consumer Trends + Research
- Pre-Development Consulting
- Competitor Benchmarking
- Brand Narrative + Positioning
- Design + Experience Attributes
- Project Goals + Success Measures
- Conceptual Design

IMPLEMENTATION + MANAGEMENT

- Permitting
- Construction Documents
- Cost Management
- Program Management
- Landlord Design Criteria Analysis
- Code and ADA Compliance Review

DESIGN

- Site Planning + Master Planning
- Architectural + Interior Design
- Space Planning + Retail Planning
- Pre-Development Consulting
- Digital Engagement + Technology Design
- Signage, Graphics, + Way-finding
- Design Prototype + Design Standards
- Renderings + 3D-Visualizations
- Customer Journey Mapping
- FF&E Selections
- Sustainable Design
- Lighting Design Strategy
- Brand Design + Development
- Marketing Strategy

ENGINEERING

OUR TEAM



EDUCATION

Virginia Polytechnic Institute
Bachelor of Architecture (B.Arch.)

JON BOKA

*Founder & Managing Director
JBD International LLC*

Jon Boka is the Founding Principal of JBD International LLC. He has dedicated his career to specializing in professional services for the architecture, development, design and planning industry throughout the USA and abroad.

With a current dedicated team of over 40 professionals, expert in all aspects of our services, JBD has collaborated with some of world's most notable firms and corporations working on over 1000 projects of every building type (Commercial office, Retail, Hospitality, Pharma, Medical, Education, Residential etc...) as well as master planning communities up to 2500 acres.

Graduating in 1988, Jon began work with IM Pei Architects where he developed his technical, design and management skills prior to founding JBD 1993, headquartered in New York City. With an unprecedented track record for delivering top quality design and delivery services, a commitment to building upon JBD's expertise and success, as well as a passion for building life-long partnerships, Jon Boka has established himself as a leading voice and enduring influence in the industry.

OUR TEAM



PAOLO BERTOLOTTI

*Board Director
bb Creative LLC*

EDUCATION

Virginia Polytechnic Institute
Bachelor of Architecture (B.Arch.)

Drawing on more than 30 years of expertise as a Designer and Architect, Paolo exemplifies a profound passion for design, recognizing its potential to solve problems, narrate stories, and reshape experiences.

With this skill set he has led a team in standardizing Bancomer's facilities in Mexico, created digital art for BR Guest restaurants and win competitions like the Hearst permanent exhibit, judged by Sir Norman Foster, and created the Master Plan for a new 2,400 acre city in Dhaka.

Previously Paolo was an Associate with Gensler, designer with Peter Marino, team leader at Rafael Vinoly Architects and a co founder of bbcreative, a concept design consultancy that was the creative force behind many retail, architectural, physical and digital projects around New York City and the world.



JOHN FOTIADIS

*Director of Architecture
JFA PLLC*

EDUCATION

Temple University
Bachelor of Architecture (B.Arch.)

Columbia University
Master of Science in Architecture
and Urban Design

John is a licensed Architect in the United States and has worked in the profession of Architecture for close to 30 years.

Over the course of his career as an Architect, he has provided architectural design services internationally to a diverse group of clients including top-tier real estate development companies in the United States and abroad.

As an Architect he has had the luck to travel extensively around the world. In addition to projects in New York, he designed projects and has spent time in cities as varied as Doha, Seoul, Dhaka, San Francisco, Cairo, Moscow, Panama, Kyiv, Donetsk, Batumi, Athens, Dubai, Istanbul and Ankara, which comprise just a part of the list. As a result, it's fair to say he has a unique insight and perspective on what it means to be international.

OUR TEAM



CARLOS ZINKEVICH

*Director of Projects
DZ Architects*

EDUCATION

Universidad de la República
Montevideo, Uruguay
Bachelor of Architecture (B.Arch.)
and Urbanism

Carlos Zinkevich is an accomplished architect originally from Uruguay, now based in New York City for the past 22 years. With extensive international experience, Carlos has worked on high-profile projects around the globe, including the renovation of The Plaza Hotel and the United Nations Headquarters in New York, as well as the iconic Atlantis Hotel in Dubai.

His work with JBD International has allowed him to contribute to landmark architectural transformations, blending innovation with timeless design. Carlos brings a global perspective and deep technical expertise to every project, shaping spaces that inspire and endure.



CAN KARAYEL

*Director of Engineering
Atlas Engineering*

EDUCATION

Lehigh University
B.S., Civil Engineering &
economics

AFFILIATIONS

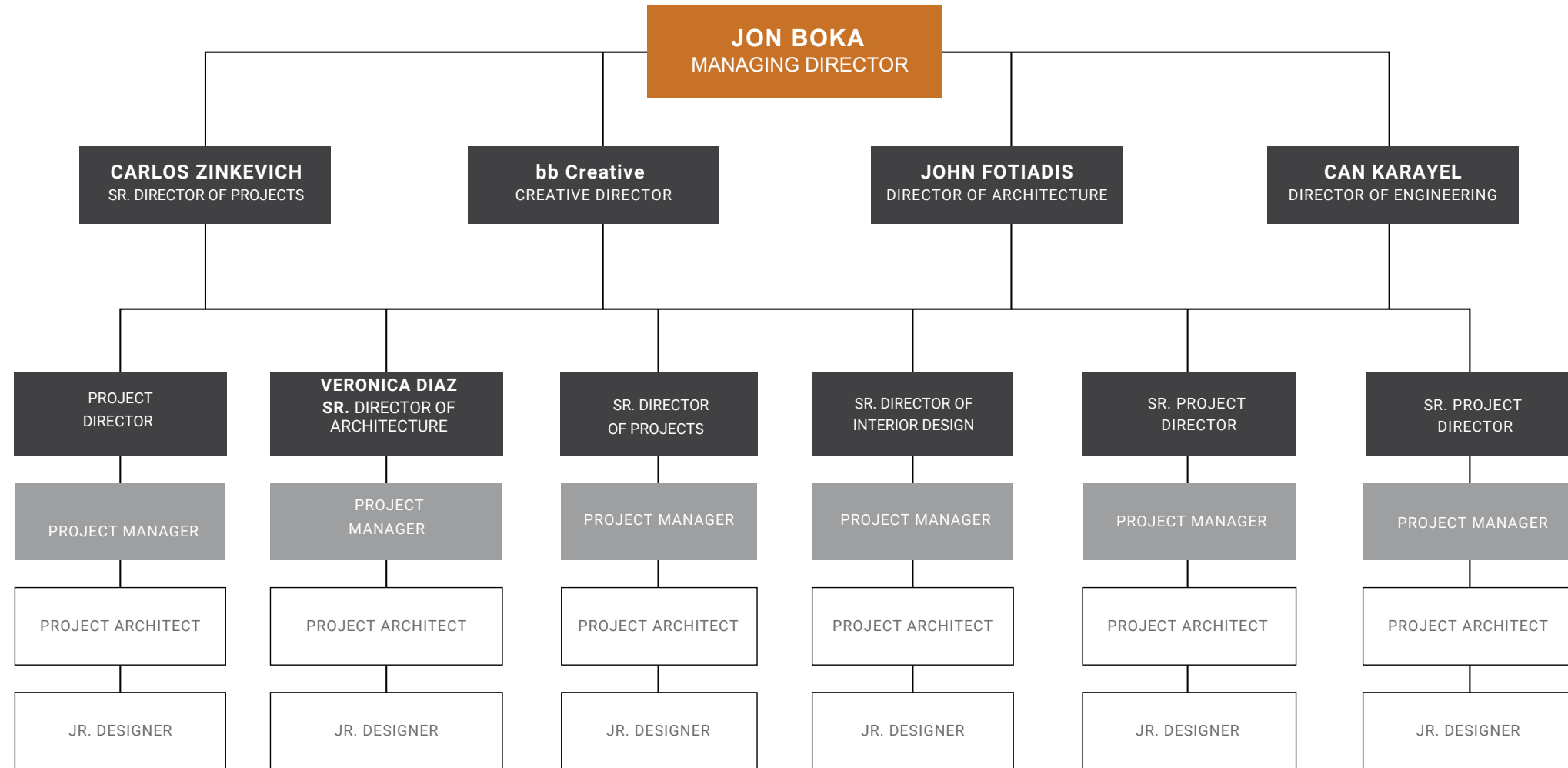
LEED AP
Urban Land Institute
National Society of
Professional Engineers

Can's experience involves projects within the initial or advanced stages of land development. He has completed complex feasibility studies with legal, physical and regulatory concerns for new projects and for projects on previously rejected sites.

Through innovative design and construction techniques, he has managed to salvage some of the previously rejected projects as redevelopment opportunities within the underutilized urban areas. During the design and permitting stages, Mr. Karayel has experience in coordinating preparation and modification of reports, plans, specifications; and during the construction stage, he has experience in providing field inspections to monitor progress and safety standards.

Mr. Karayel has had the opportunity to work with numerous developers and development firms within the local, national and international land development community for projects ranging in size, difficulty and deadline constraints.

OUR ORGANIZATION



PROCESS

DESIGN
PROCESS

PROJECT
GOALS

DISCOVERY

COLLABORATION

CONCEPT DESIGN

DESIGN
DEVELOPMENT

ENGINEERING

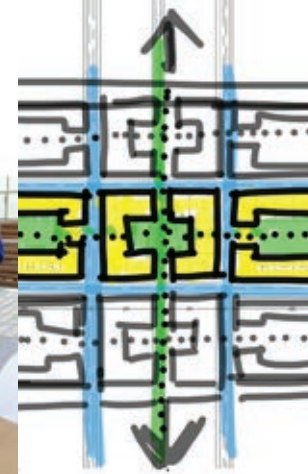
PERMITTING

IMPLEMENTATION

CONSTRUCTION
DOCUMENTS

CONSTRUCTION
ADMINISTRATION

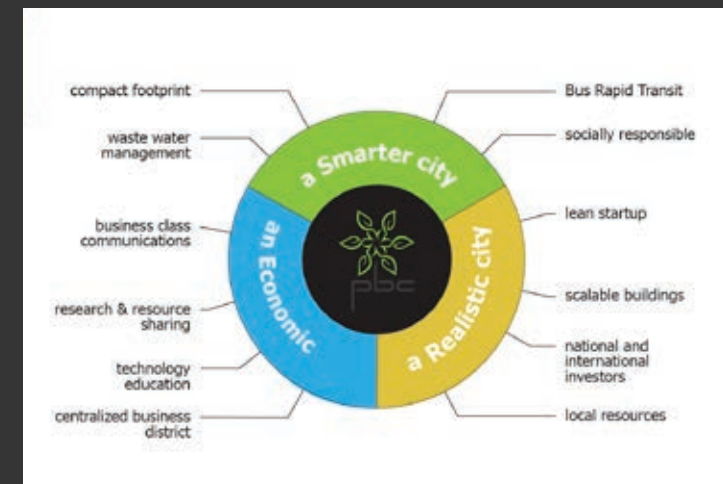
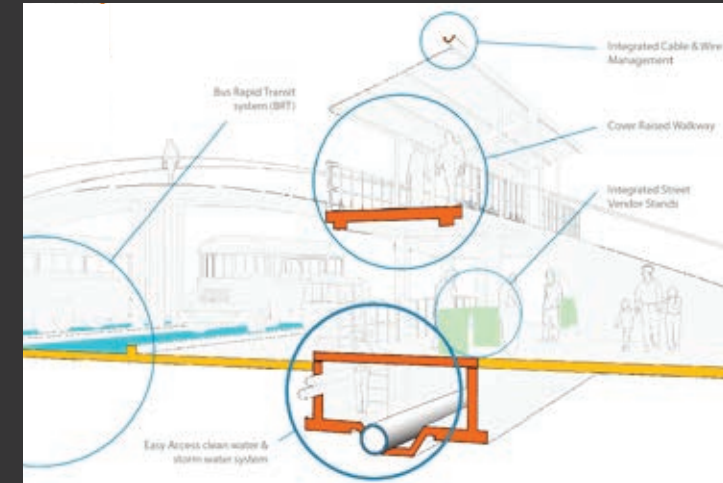
PROJECT
HANDOVER



SMARTER PLACES

JBD International integrates smart, green, and sustainable solutions into every project by adhering to globally recognized environmental standards. Their developments emphasize renewable energy sources, such as solar and wind power, alongside innovative water management techniques like flood mitigation, grey water capture and on-site treatment systems. By incorporating electric vehicle (EV) charging stations, energy-efficient infrastructure, and eco-friendly construction materials, JBD ensures each project minimizes environmental impact. These sustainable measures are seamlessly woven into the design process and can align with the LEED certification goals of the client, ensuring that aesthetics and environmental responsibility coexist without compromise.

In addition to sustainability, JBD International embraces smart technologies to enhance functionality and user experience. Client projects can feature any level of advanced automation systems that optimize energy consumption and building performance, contributing to both environmental efficiency and operational savings. Smart infrastructure, such as IoT-enabled lighting, climate control, and security systems, enhances convenience and safety for residents and visitors. While these innovations prioritize sustainability, JBD maintains an unwavering commitment to design, ensuring that aesthetic excellence and environmental stewardship go hand-in-hand across all its projects.



SELECTED PROJECTS

LUSAIL

NEW DHAKA

SHRI SWAMINARAYAN MANDIR

ALBION FC ACADEMY

SEA SHELL PLAYA

TURKS & CAICOS

INLICE BEACHFRONT

HOVSAN | THE GREEN CITY

STARONAVODNITSKA

ANKARA CASTLE

LUSAIL

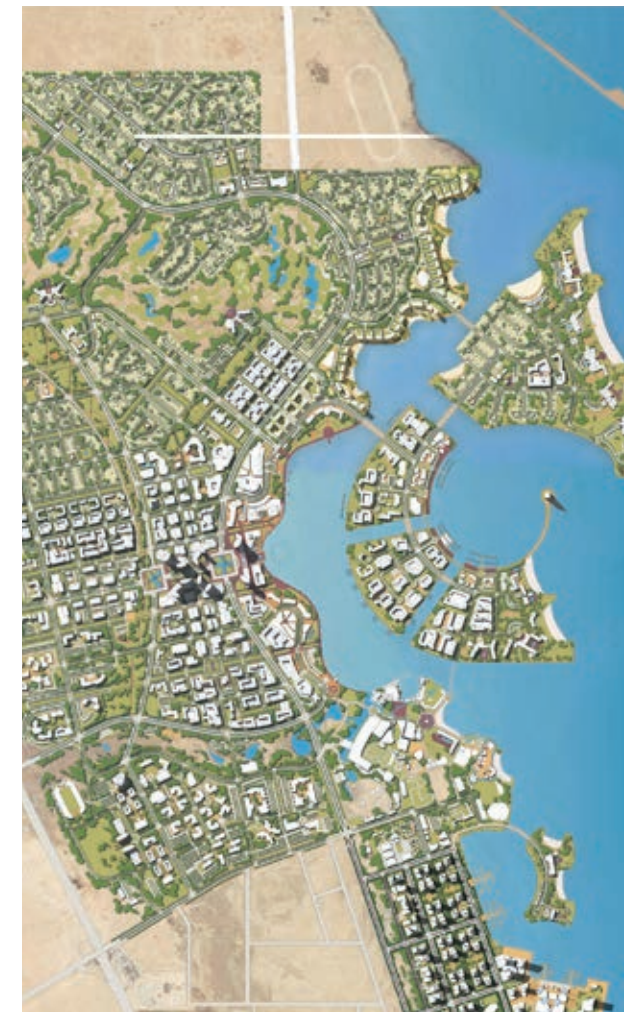
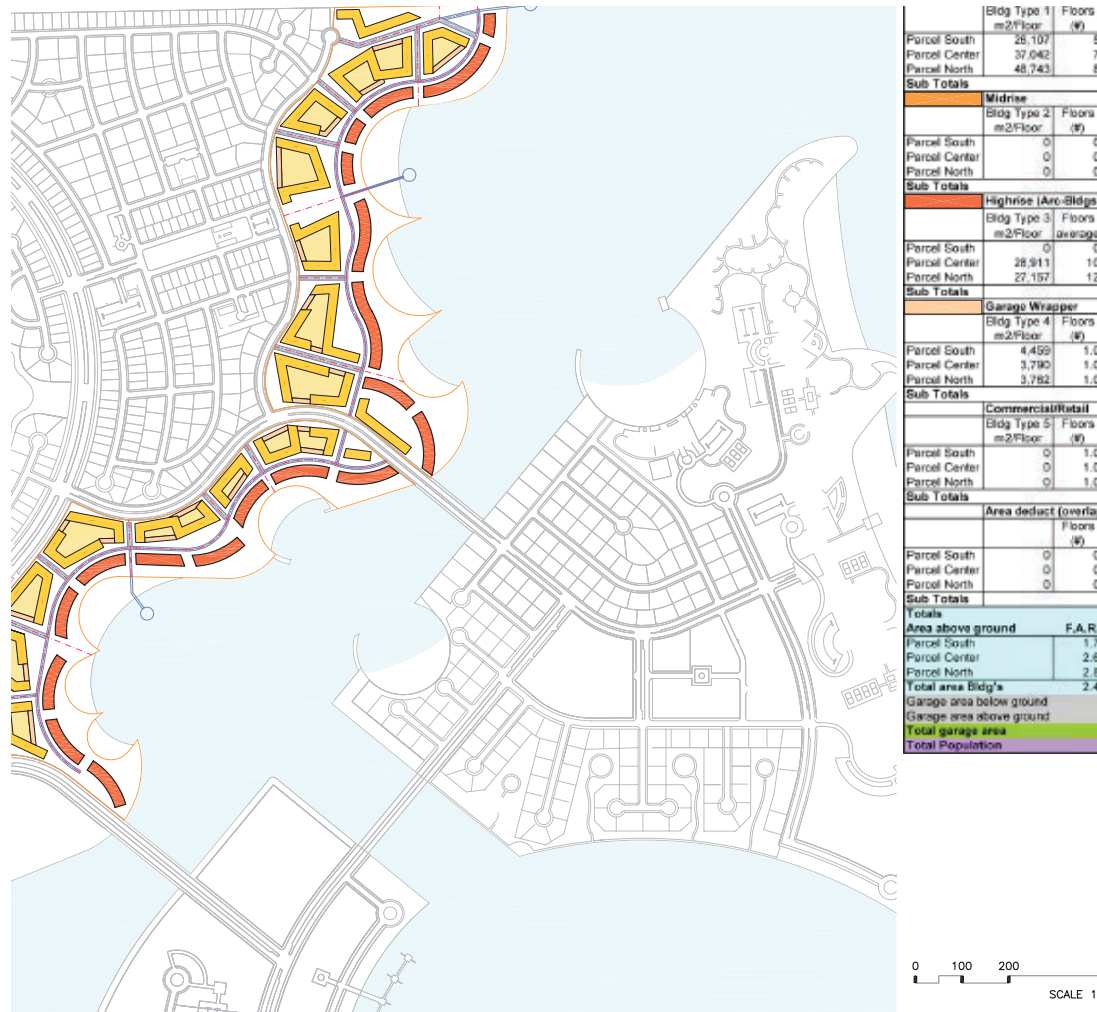
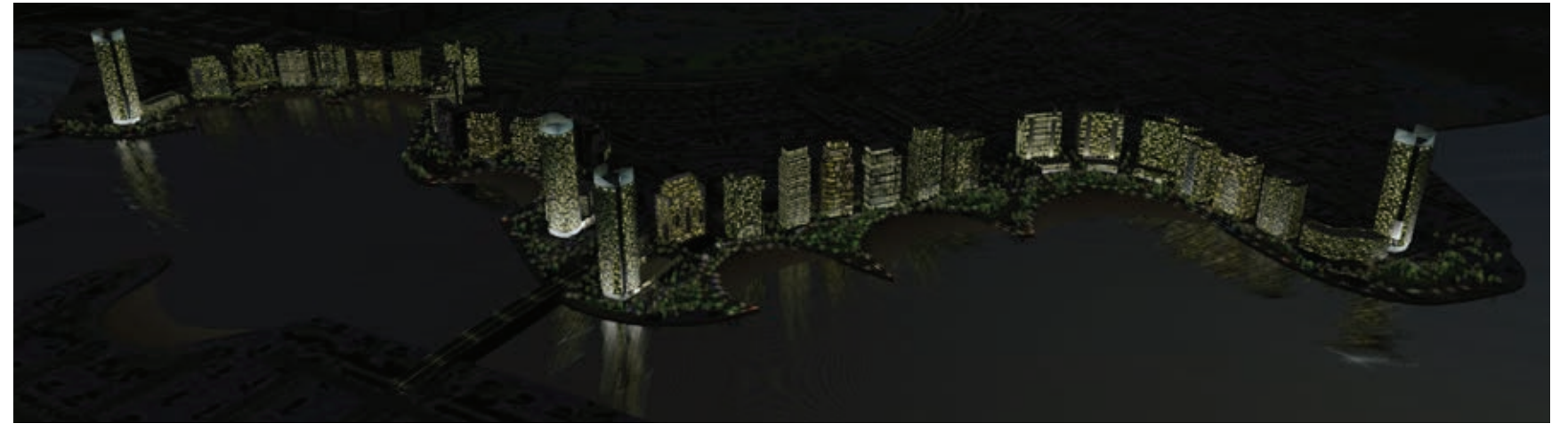
DOHA, QATAR



LUSAIL Located in the city of Doha, Qatar, the Lusail project was conceived as a major urban initiative to extend the existing city of Doha to the north. John Fotiatis assisted CKP in the development of the live work urban development by the sea.

Three different master plan schemes were developed for the site, with the client ultimately choosing a mid-rise density and parcelization scheme. The final scheme resulted in 1.6 million square meters of buildable floor area.

In addition to creating the master plan, the John Fotiatis / CKP team was tasked to develop zoning regulations and architectural guidelines for the whole district.



NEW DHAKA

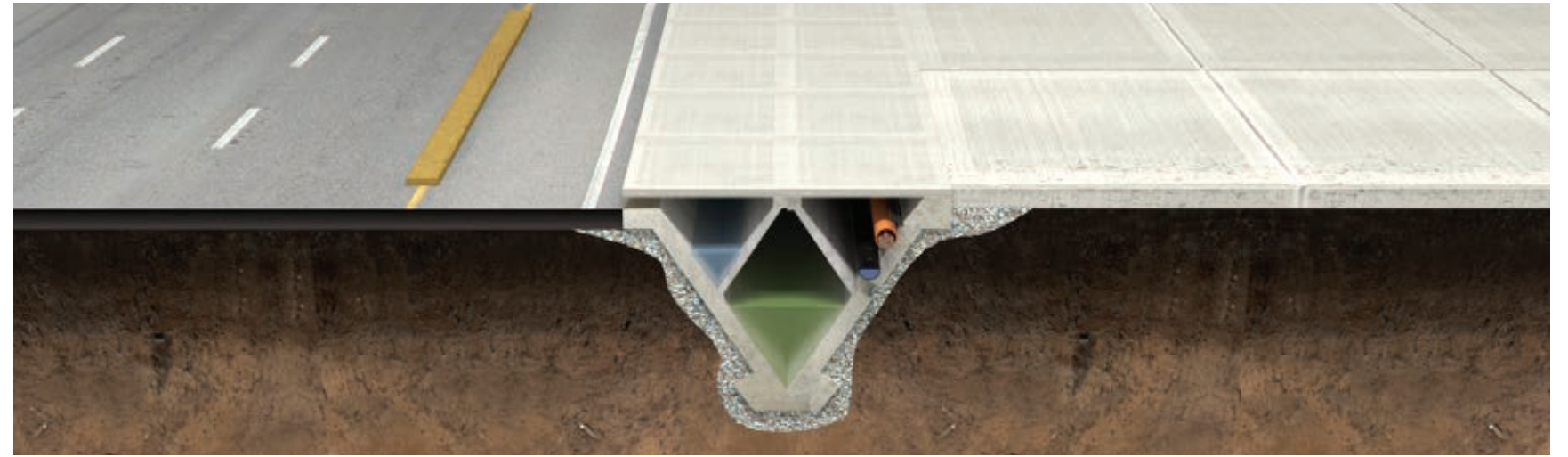
PURBACHAL, DHAKA, BANGLADESH



NEW DHAKA, designed by JBD, is a 2,500-acre Smarter City for Bangladesh located a few kilometers north of Dhaka. This new city seeks to improve its inhabitant's quality of life, meet evolving generational trends, and define new aspirations.

New Dhaka is a truly human scale walkable city. The city is designed around the pedestrian, not the car or the buildings. Its Neighborhood Focused by keeping local scale small – allowing neighborhoods to grow together into meaningful communities.

The City is organized along a pedestrian spine that offers commerce and hospitality. New Dhaka wants to convey a very specific image to the world, that a new local urbanism can improve the quality of life of its citizens, making it more than just housing for the masses, but rather a source of inspiration for the individual.



SHRI SWAMINARAYAN MANDIR

ROBBINSVILLE, NJ, USA



BAPS SHRI SWAMINARAYAN MANDIR Designed by Robert Blakeman of Studio-b with JBD. Located in Robbinsville New Jersey the 183-acre (74 ha) Akshardham campus contains the main Akshardham mandir, a smaller traditional shikharbaddha mandir, Nilkanth Plaza, a welcome center, a vegetarian cafe, the BAPS Swaminarayan Research Institute, a museum, and an event center.



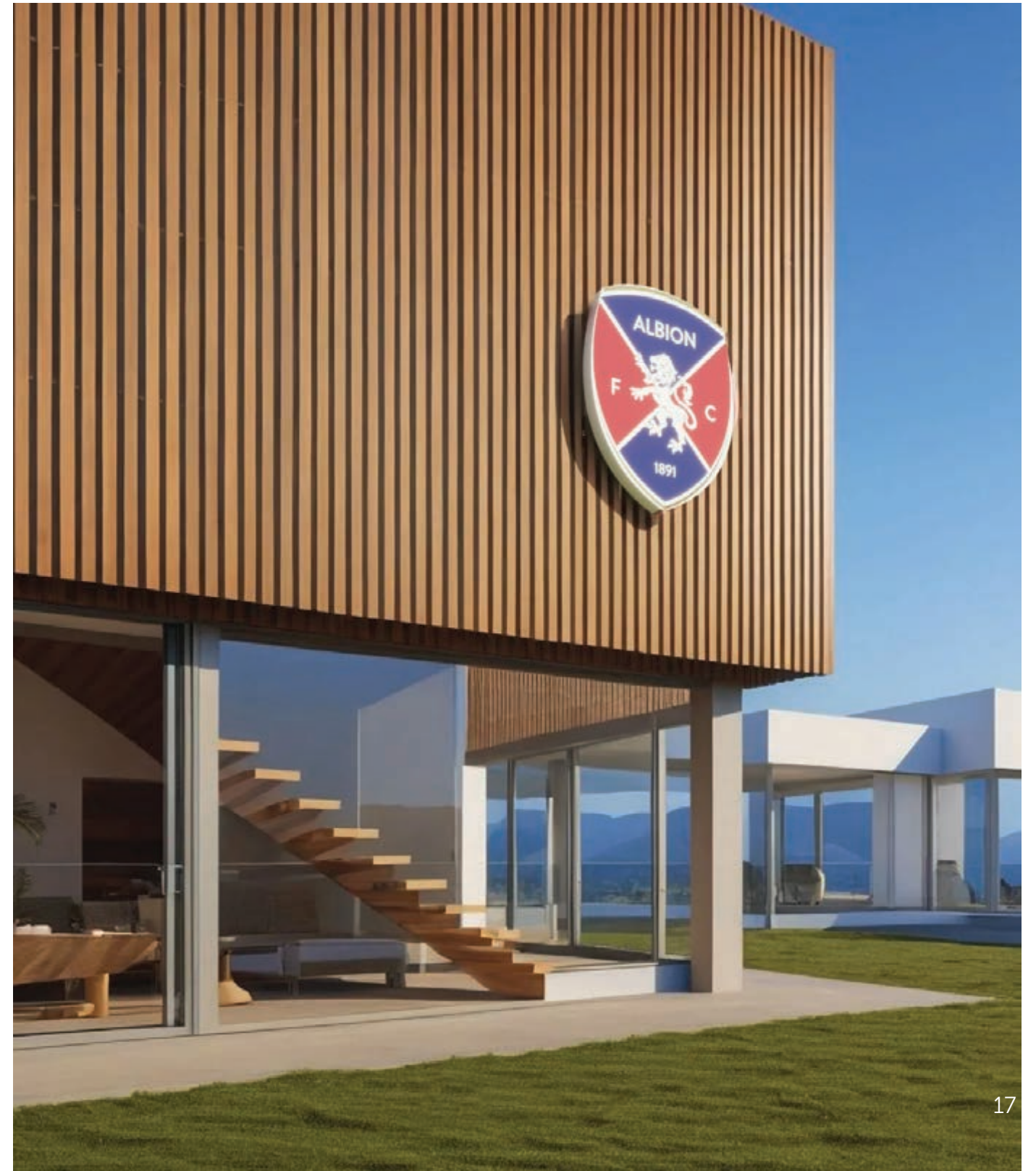
ALBION FC - ACADEMY

MONTEVIDEO, URUGUAY



ALBION FC Designed by Carlos Zinkevich & Veronica Diaz with JBD. The project developed for Albion FC in Montevideo, Uruguay, covered a total built area of 50,000 sq. ft and was designed as a fully auto-sustainable sports city.

The master plan on a 135-acre site included 12 football pitches (11 outdoor and one indoor) and a stadium with a capacity of 15,000 spectators. Sustainability was a key component of the project, integrating various green technologies to minimize environmental impact and ensure long-term efficiency.



SEA SHELL PLAYA

NORTH MEDITERRANEAN COAST, EGYPT

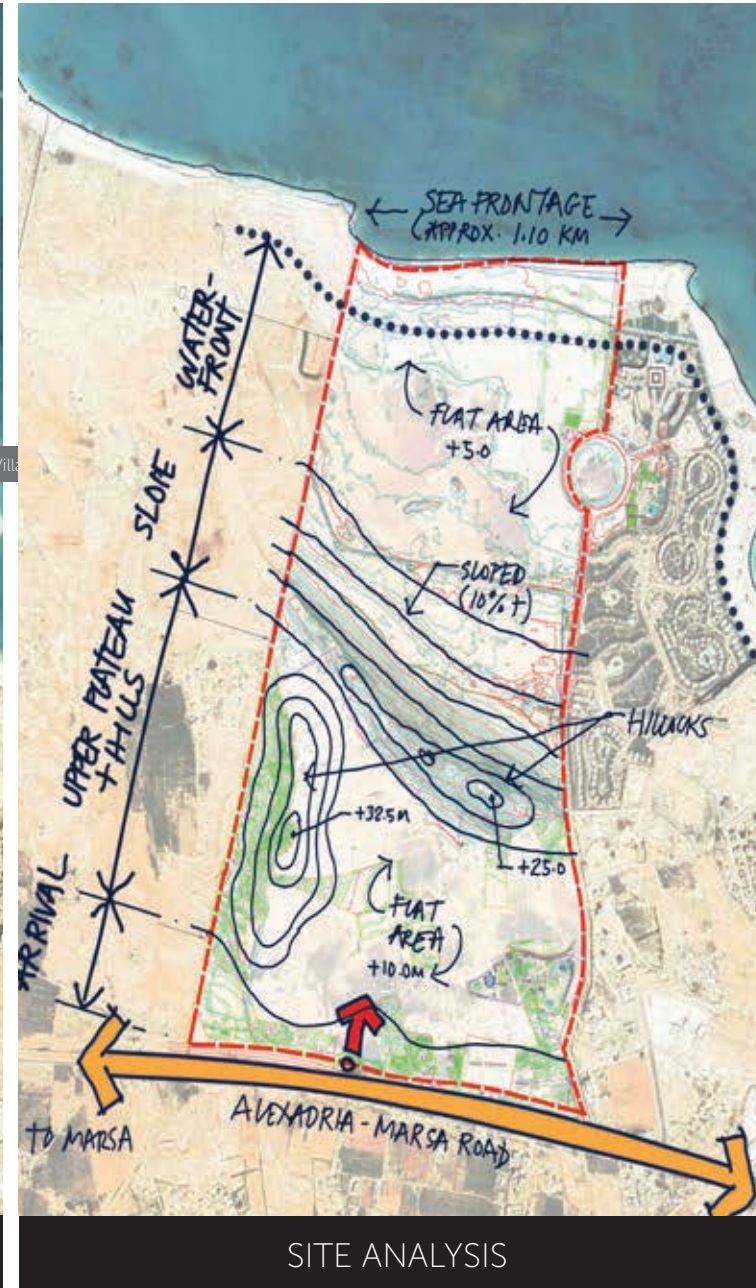


SEA SHELL PLAYA By Atlas Engineering Inc. Master plan design and development of a resort and residential destination project over a 315-hectare site with over a kilometer waterfront to Mediterranean Sea approximately 130 kilometers from Alexandria and 320 kilometers from Cairo, Egypt.

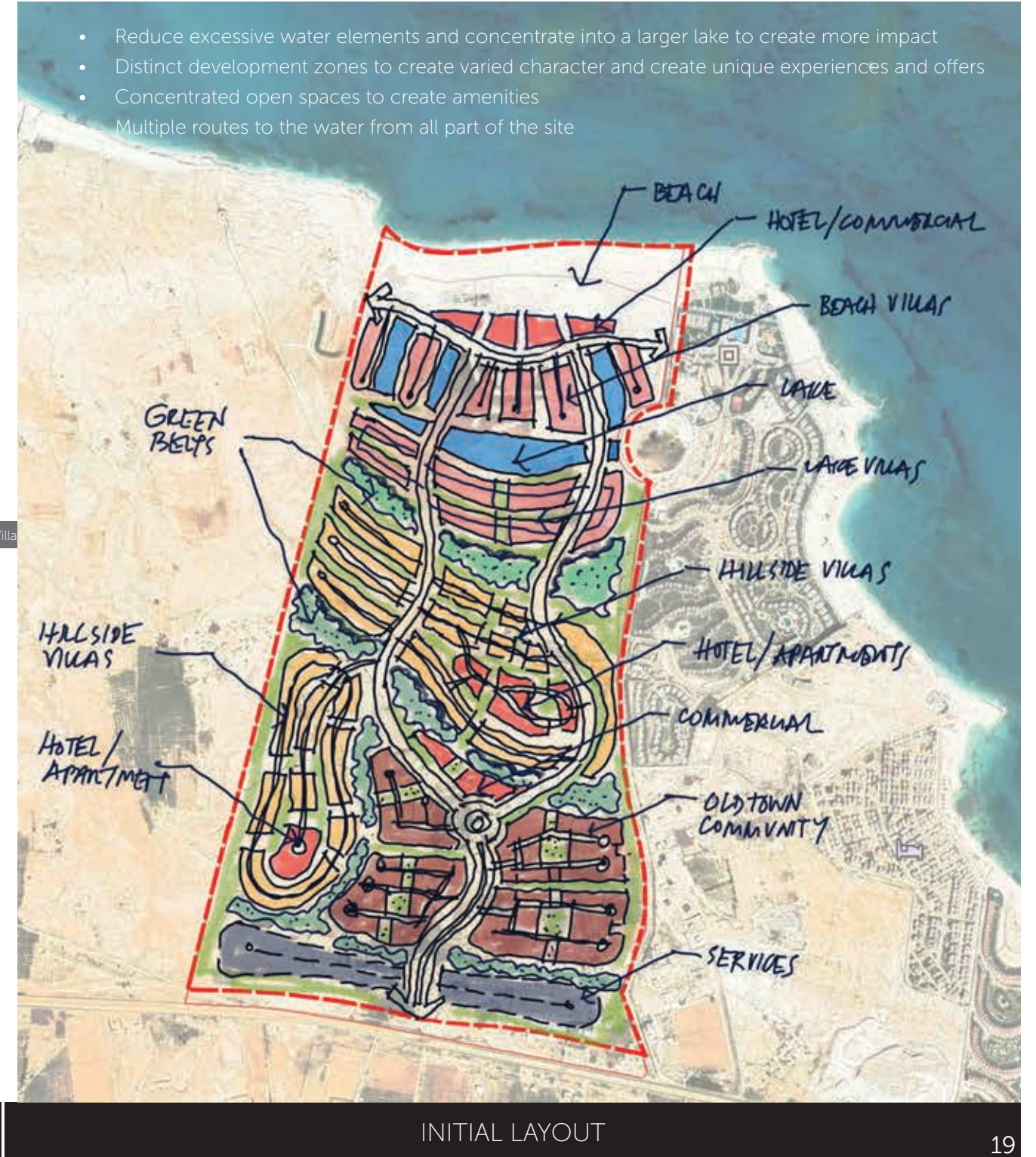
- 10m level change from seafront to road
- Internal ridge rising 25m before dropping back
- Secondary ridge on west rising to 32.5m



SITE TOPOGRAPHY



SITE ANALYSIS

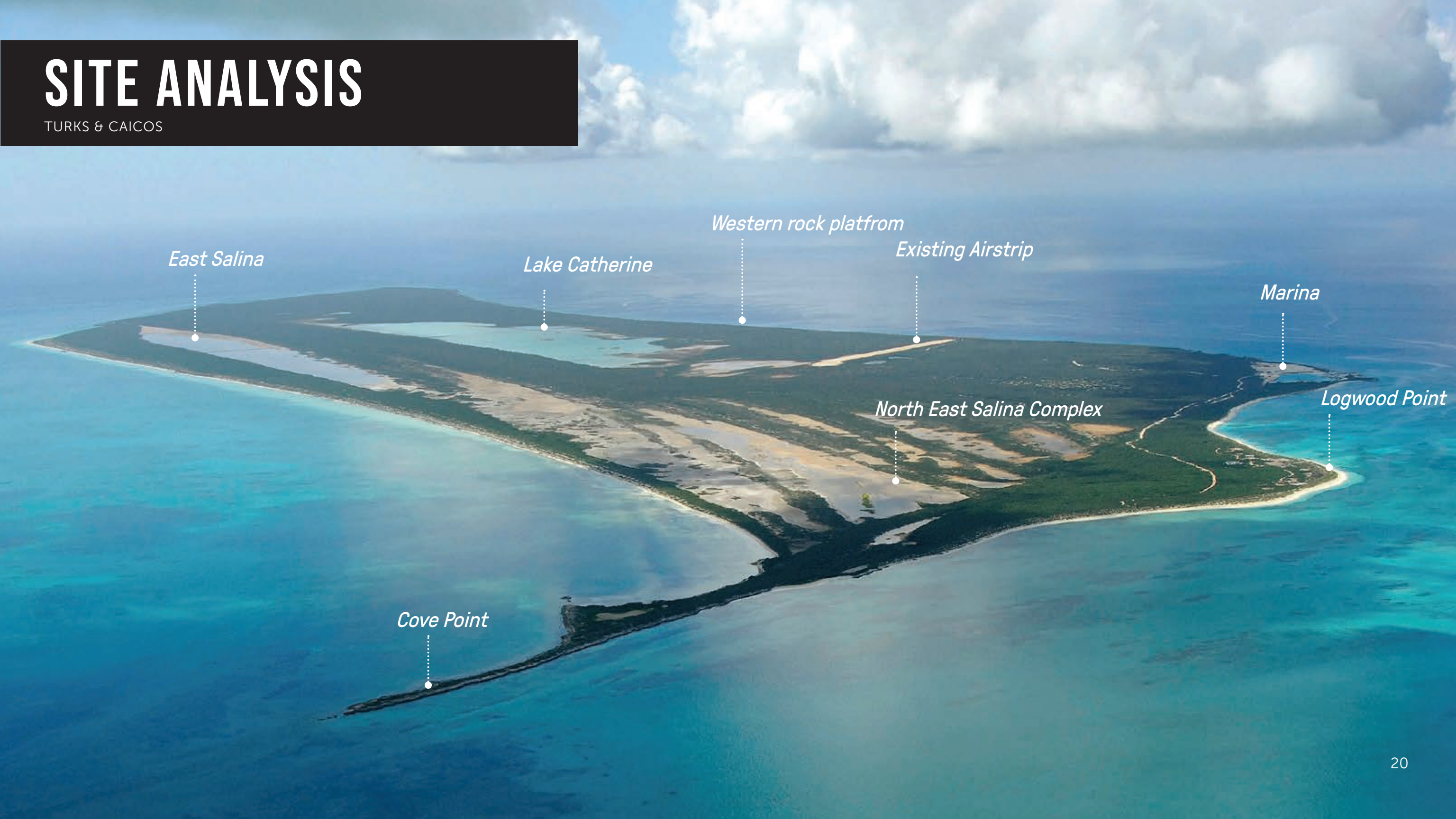


- Reduce excessive water elements and concentrate into a larger lake to create more impact
 - Distinct development zones to create varied character and create unique experiences and offers
 - Concentrated open spaces to create amenities
- Multiple routes to the water from all part of the site

INITIAL LAYOUT

SITE ANALYSIS

TURKS & CAICOS



East Salina

Lake Catherine

Western rock platform

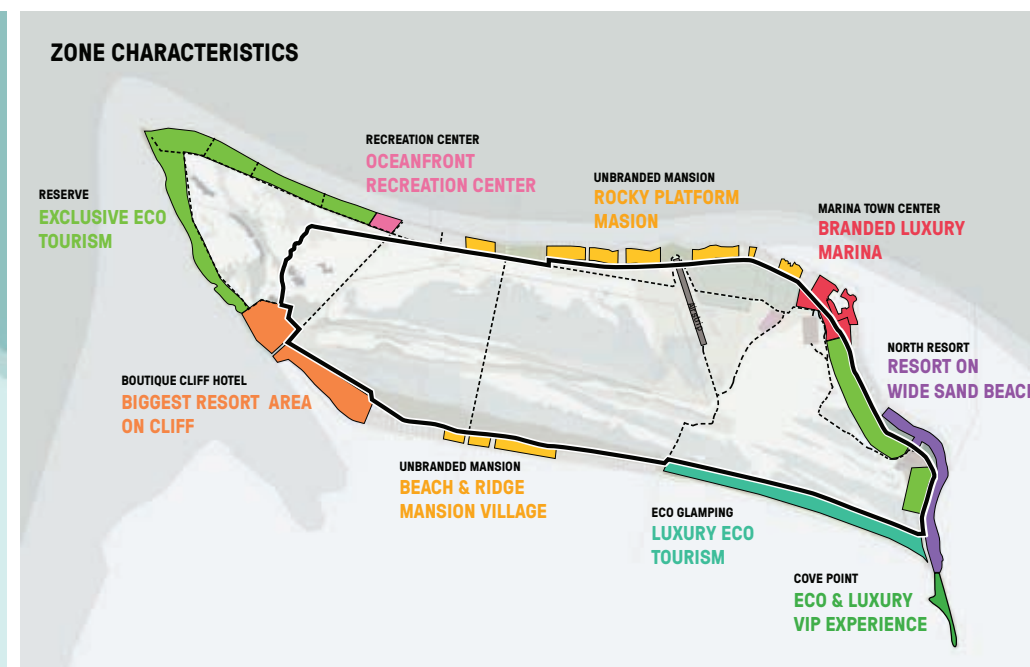
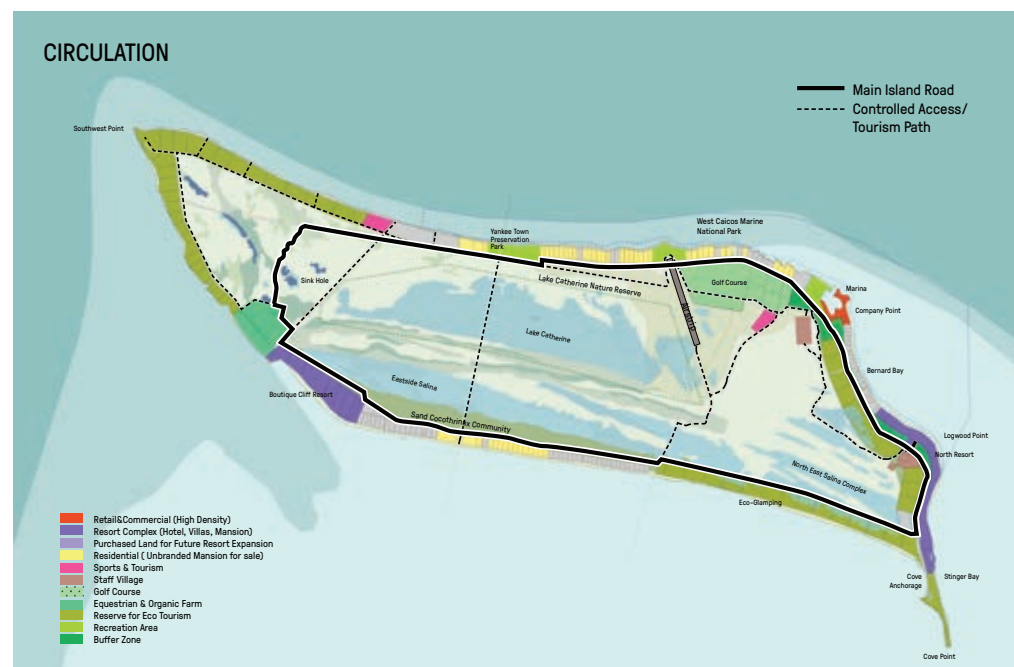
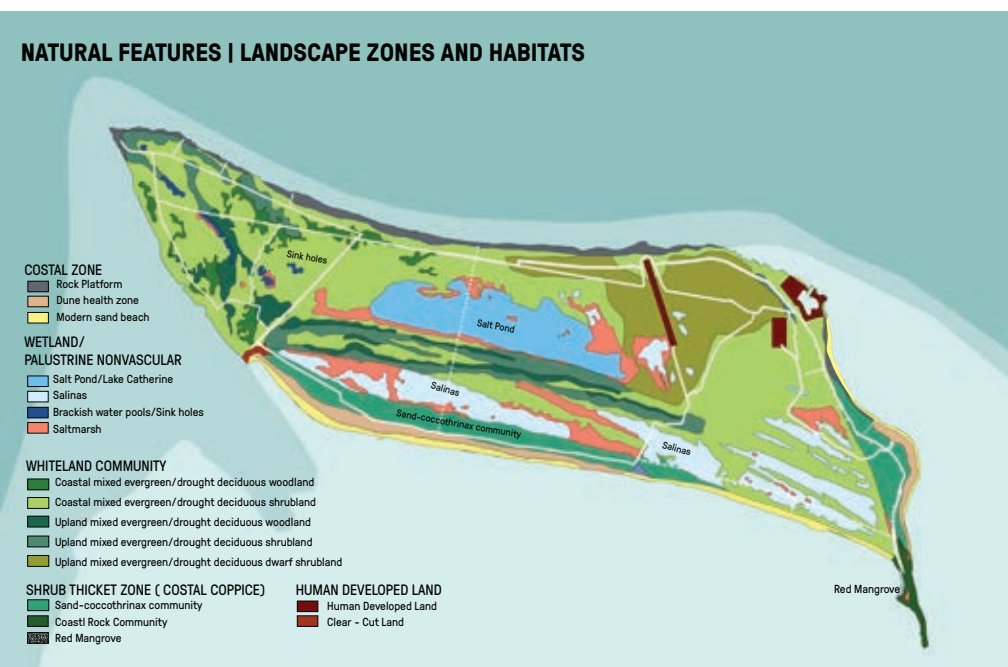
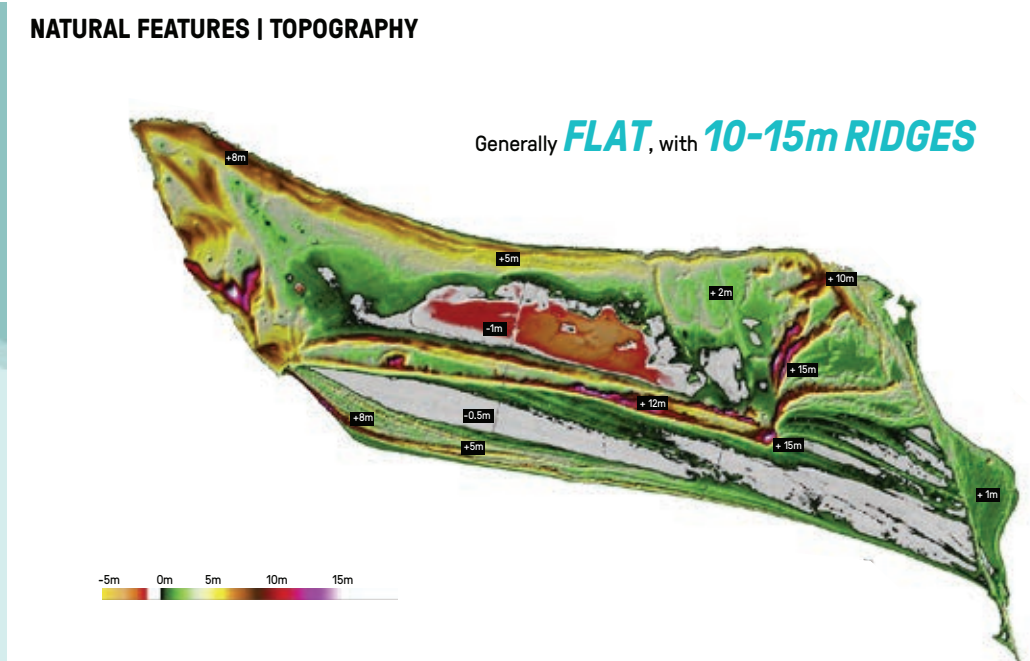
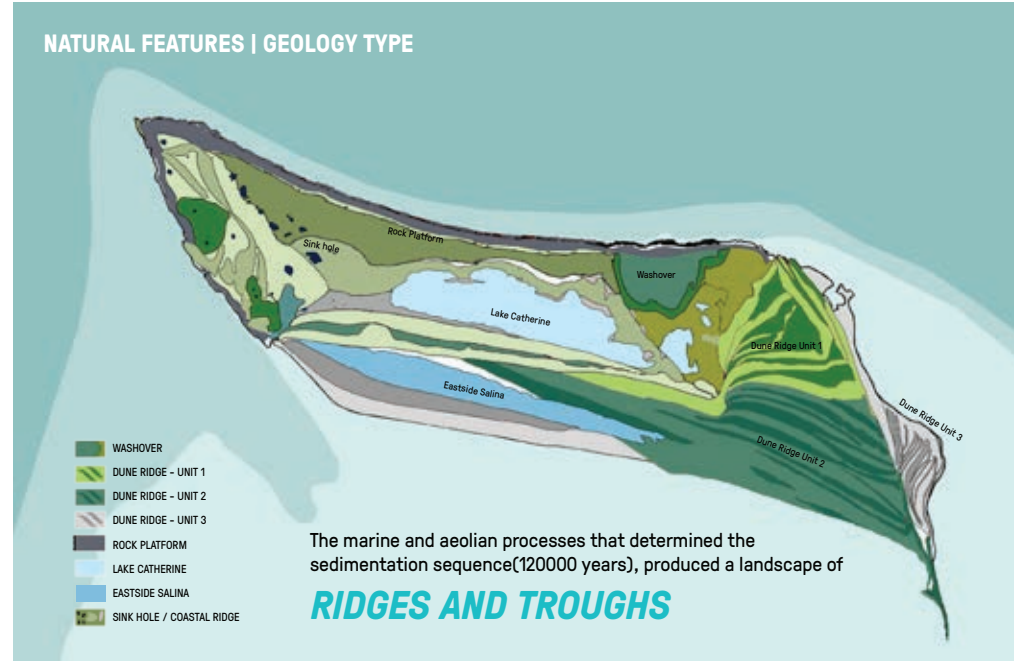
Existing Airstrip

Marina

North East Salina Complex

Logwood Point

Cove Point



INLICE BEACHFRONT

INLICE, TURKEY



INLICE BEACHFRONT DEVELOPMENT Designed by JFA with JBD. The Inlice beachfront development sits on the southeastern coast of Turkey roughly between Dalaman and Fethiye, near the famous sailing resort town of Gocek. JFA was retained by Turkish development group Safir, to generate a concept master plan for the site of approximately 15 hectares. The total built area in the chosen scheme was 27,000 square meters. The mandate from the client was to create a resort development that conveyed a sense of exclusivity, luxury and privacy. Through a combined study of resort precedents, regional building typologies and traditions, and the desired target market, JFA developed multiple master plan concepts that shared a common theme – the idea that each unit should feel like an individual estate.



HOVSAN | THE GREEN CITY

BAKU, AZERBAIJAN



HOVSAN – THE GREEN CITY Designed by JFA with JBD. With the HOVSAN site at its core, four future BRANCHES of regional development were identified to form the core concept of the master plan. The concept of the four central towers was developed as an iconic architectural statement to mirror the four regional branches of development.

The plan of HOVSAN utilizes the idea of an urban grid with a central focus in the form of a green open space. This ceremonial open space visually connects four iconic towers on its southern edge with the government complex of buildings on its northern edge. The Master plan organizes the tallest buildings in the city center. As the buildings move away from the center, they gently decrease in height and density, thus creating a unique and recognizable skyline for this new district. This project was designed in conjunction with Philip Johnson | Alan Ritchie Architects (PJAR) and Argos design.



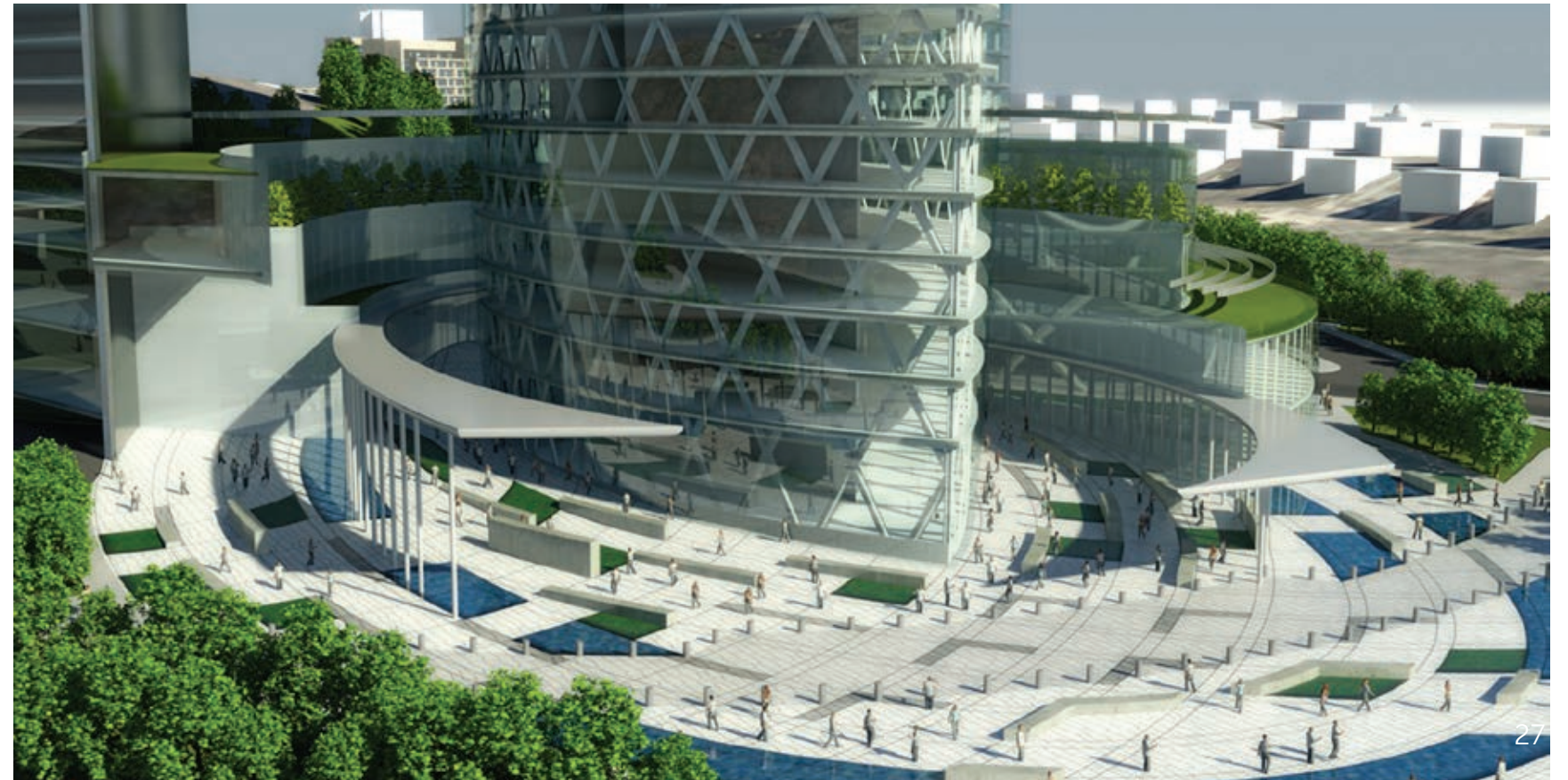
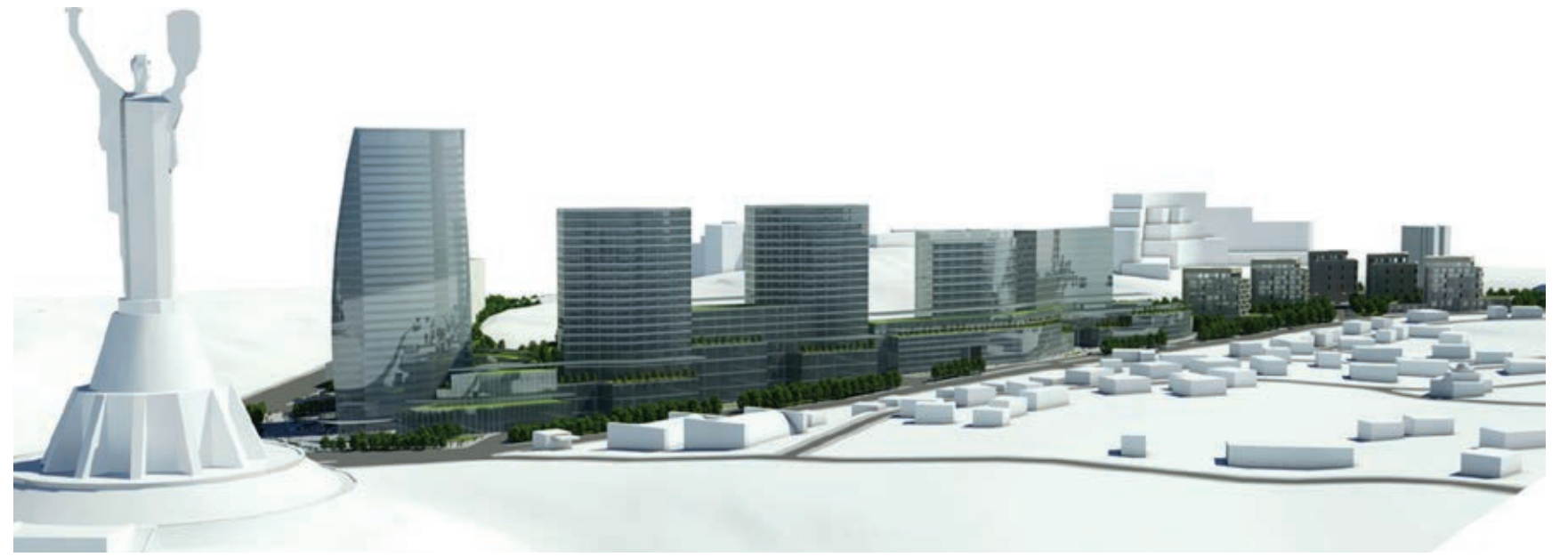
STARONAVODNITSKA

KYIV, UKRAINE



STARONAVODNITSKA

JFA working with JBD was retained by Fortaks Development Group to develop a mixed-use master plan for a parcel of land, located just south of the city center, known throughout Kiev as the site of the famous "Motherland Statue". The statue is a national tourist destination and attracts thousands of visitors each year. The client outlined a program consisting of 300,000 square meters of commercial office, residential and retail space with the intention of capturing visiting tourists as potential retail customers. Very linear in character, the site consists of a strip of land which wraps the base of a hill opposite the statue. Drawing inspiration from the Dnipro River, which winds roughly parallel to the site, the master plan echoes the sinewy character of the river in terms of building placement and site circulation. In terms of building massing, the height and hierarchy of the buildings are clearly set by the height and location of the Motherland Statue.

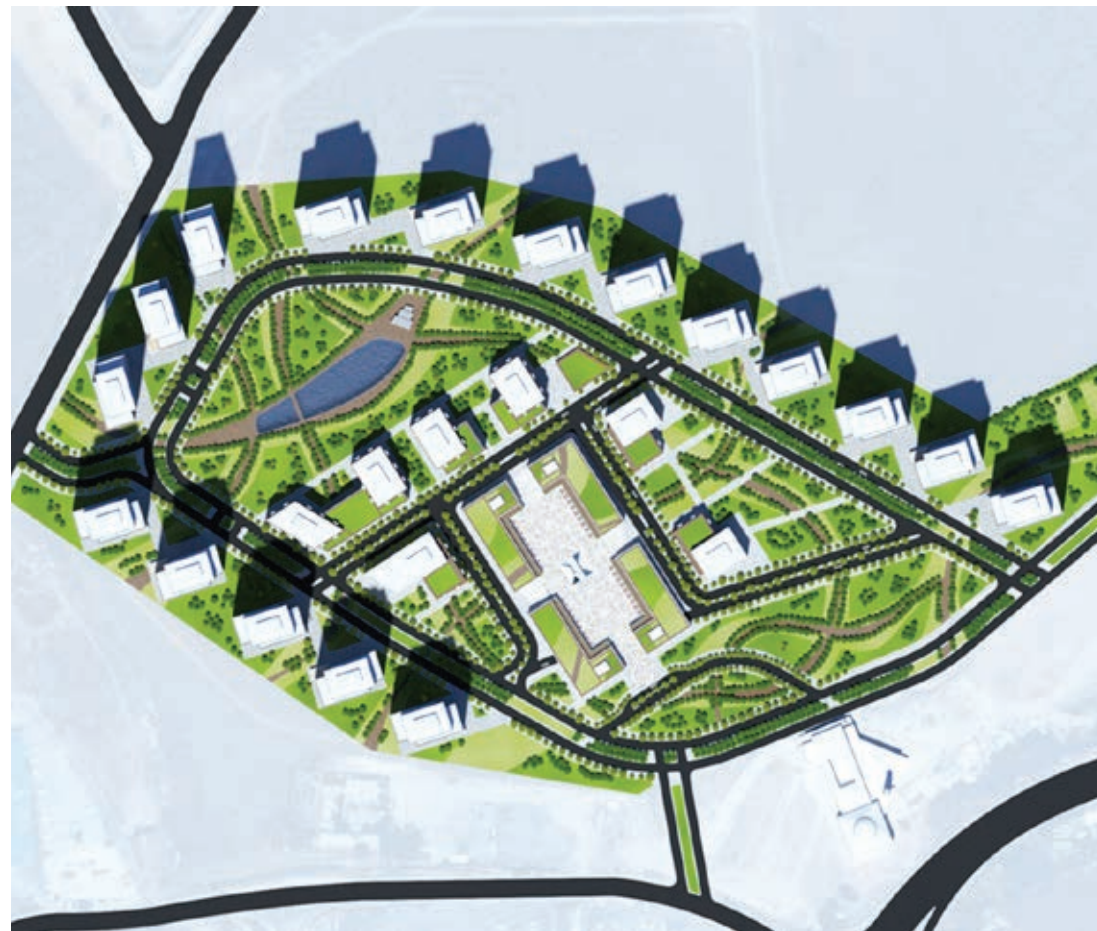


ANKARA CASTLE

ANKARA, TURKEY



ANKARA CASTLE JFA working with JBD was retained by TASYAPI to develop a concept mixed-use master plan for a 19.25 hectare parcel of land located approximately 2 Kilometers west of the Ankara's city center. JFA was asked to design a high-density residential district while preserving the site's topographic, landscaping, and cultural characteristics. During the analysis stage, JFA identified the need for a new town center for this growing area that is home to Hacettepe University as well as other prestigious academic institutions. Borrowing heavily from the Ottoman town planning concept of the "Kulliye", JFA was able to successfully blend a new residential high-rise district organized around a traditional commercial Maydan at it's center. The resulting master plan creates an urban focal point and destination intended to be used by the development's residents and visitors alike.



SUCCESSFUL PARTNERSHIPS FOR OVER 30 YEARS.

We are proud of the partnerships we have built with our clients delivering thoughtful and impactful design solutions that achieve their business goals. Our dedication to understanding our clients' objectives and translating them into physical spaces and experiences motivates us to imagine new opportunities, create innovative ideas and develop approaches to meet today's ever-evolving industry challenges.

Ammann & Whitney
Andre Balaz Group
Arclinea NYC
Armani Exchange
Baha Mar Ltd.
Beckhard/Richlan
Bestway Land Properties Ltd.
C+C Architects
Capital One
CBX Worldwide
Citibank
Costas Kondylis & Partners
David Mexico Design Group
DeSimone Consulting Engineers
DMJM Architects
Dougall Design Associates
EDI International
Ehrenkrantz Eckstut & Kuhn
Emerson Wind Systems
Estee Lauder
Fabrikom
FedEx
FX Collaborative
Gallet Corp
Gensler
Gruzen Samton Architects
Hall Partnership Architects
Hanna/Olin Ltd
Harman Jablin Architects
Hearst Corporation
Hillier / RMJM
HLW International LLP
HLZ Architects

HOK Architects
Huniford Design Studio
I Natural
I. M. Pei Architect
Ian Schrager Hotels
IBI Group - Gruzen Samton
ID Craftsmanship
InterContinental Hotels Group
Jeffrey Cole Architects
JHP Architecture
John Fotiadis Architects
Joshua Zinder Architecture + Design
Kaleidoscope
KOH Architecture
KOMA Los Angeles
Lane Architecture
Lee Harris Pommeroy
Lenovo
Lippincott
Lipton
L'Oreal
LVMH Inc
Mancini Duffy
McCluskey Design
Michael Graves & Associates
Mitchell Holdings
MKDA
Montefiori Medical Center
Morgans Hotel Group
Mufson Partnership
NAI Global
Nelson Architecture
NEMA Workshop

NF Designs
Owens Mandolfo
Paul Bennett Architect
Pei Cobb Freed & Partners
Perkins + Will
Perkins Eastman Architects
PGAL Architecture
Phillippe Barriere
PLM Architect
Polhemus Savery DaSilva
PS Craftsmanship
PS&S Architects
Publicis
Quotient Investors
Rafael Vinoly Architects
Richloom Fabrics Group
ROY Design
Saatchi & Saatchi
SHE Design & Architecture
Shelmmmer Algaze Associates
Sheraton International
SOM LLP
SOSH Architects
SPACE Design
Sprint
Sweet's Group
Target
Verizon Wireless
W Hotels
Wolf Architects
YOO - USA
ZPC International



JBD International

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