



MASTER PLAN FOR THE
DEVELOPMENT OF PROPERTY IN FISHERS
AND THE GROWTH OF THE
ST. GEORGE PARISH FAMILY

St GEORGE
ORTHODOX CHRISTIAN CHURCH

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“Go therefore and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe all that I have commanded you; and lo, I am with you always, to the close of the age.”

Matthew 28:19-20



“Go therefore...” Jesus Christ’s words to His disciples following the Resurrection mean as much now as they did two thousand years ago. The Great Commission, directing the disciples to spread out from Jerusalem and preach the Gospel, applies to us today.



Our background.

Immigrants from Syria and Lebanon founded St. George Orthodox Church in Indianapolis in 1926. These founders wanted to establish a presence in the Indianapolis community to preserve their religious and ethnic heritage. Initially, they borrowed other church facilities or held services in their homes, usually with visiting clergy. In 1926, they erected and consecrated their first temple at 2745 North Sherman Drive. Gradually the parish outgrew this facility and, in 1961, built a new temple and fellowship hall at the current location, 4020 North Sherman Drive.

From its inception, the St. George community has been richly blessed with dedicated clergy, energetic lay leaders, and hard-working parishioners. It has

been a body committed not only to the worship and fellowship of parish life, but also committed to citizenship in the community, representing St. George in the fields of public service, business, medicine, education, law, engineering, the sciences, the arts, athletics, and entertainment. On a national level, the St. George community has been a driving force in the development and solidification of the Self-Ruled Antiochian Archdiocese of North America.

The current situation.

Over the past few years, our parish has grown considerably. The St. George community currently serves over 250 families in central Indiana. Unlike at the time of its founding, the parish is now comprised of life-long Orthodox Christians from Russia, Serbia, Greece, Romania, and Ethiopia – in addition to the founders’ descendants and other recent immigrants from the Middle East. St. George is also home to a growing number of converts from other faiths, many of whom claim no ethnic heritage from a traditionally Orthodox homeland. Seating in the temple is at or near capacity on most Sundays, and the church school classrooms are overflowing. On the other hand, services and events during the week generally suffer

from lack of attendance. This is due to the character of the present neighborhood and to the distance most parishioners live from the church property.

In order to address the growth of the community, to increase participation in all of the church’s various ministries, and to spread the Gospel of Jesus Christ in the greater Indianapolis community, the parish, in February of 2005, purchased nearly 10 acres of land at 10748 East 116th Street in Fishers, Indiana. This property, partially wooded and dramatically rising thirty feet from street level, is particularly well-suited for the construction of a new temple, church school, and fellowship halls much larger than the current facilities. This will accommodate not only the current parish family, but the anticipated growth of the parish into the future.

What we need.

Room to grow is merely the first requirement of a new temple. The structure must also be Orthodox. It



must be designed in such a way that it promotes and enhances correct worship of the Orthodox Faith. It should be Byzantine in style. It should have a dome. It should encompass the fullness of Orthodox life by providing gathering spaces for singles, seniors, teens, and young families. A separate chapel would accommodate daily services and allow parishioners 24-hour access for meditation.

The church school facilities must be large enough to accommodate the anticipated growth of our families. Classrooms must be flexible enough to create space where and when it is needed. Ideally, space should also be available for a parochial school to serve the parish’s children with a quality Orthodox Christian education throughout the week.

The fellowship areas should continue St. George’s long-standing tradition of hospitality. These areas should provide dedicated spaces for each of the parish’s organizations and ministry teams, and also feature large gathering areas for fellowship of the entire parish. The overall facilities should allow for daily use as a community life hub, complete with libraries, meeting spaces, basketball court, coffee bar, and bookstore. Fellowship halls

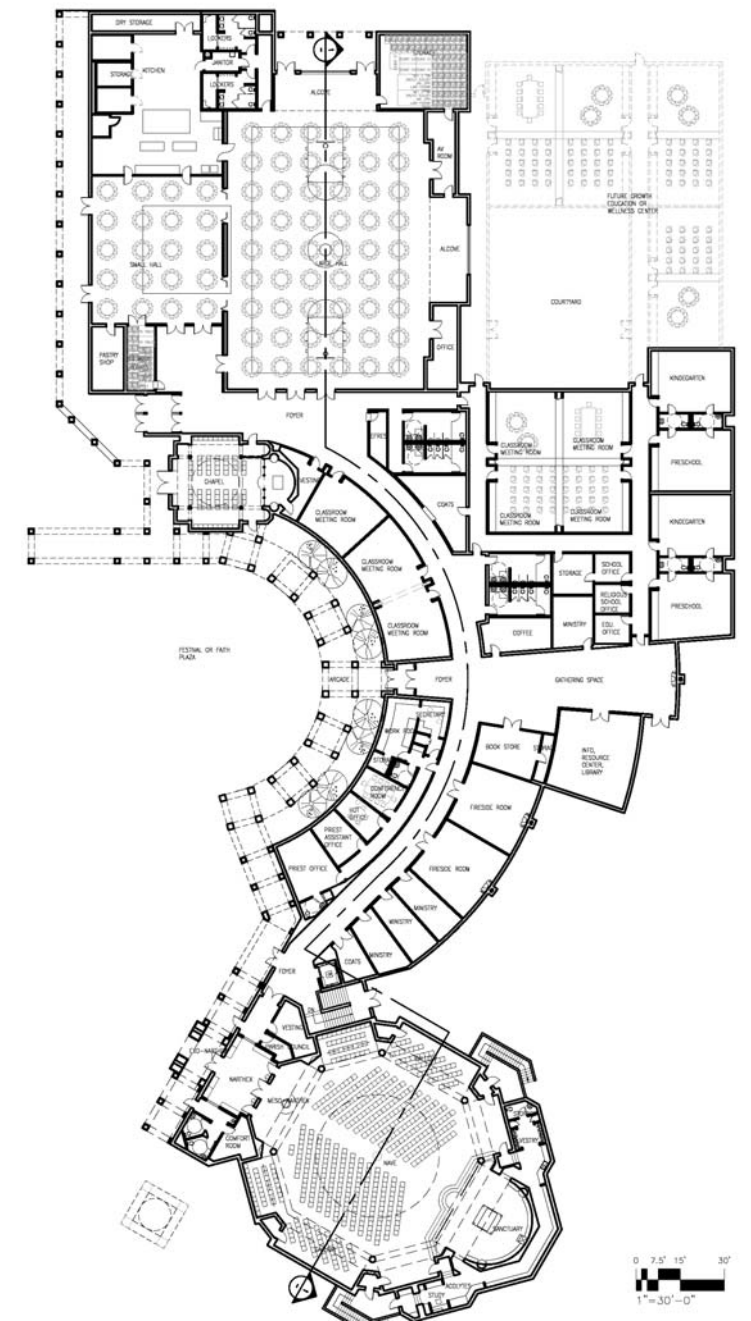
should be designed for not only parishioner use, but also for rental by members of the greater Indianapolis and Fishers communities. As such, the facilities would include a professional kitchen, making the halls available for catered events and meeting facilities. In this way, social areas would serve the parish as an income-generator and, more importantly, as a remarkable

outreach to the community.

The property must be designed to support, promote, and enhance the logistical functions of the Middle Eastern Festival. Notwithstanding our immense cultural heritage, our religious heritage would direct that the temple become the focal point of the property, through proper landscaping and building site plan.



BUILDING PLAN LOWER LEVEL



BUILDING PLAN GROUND LEVEL



ELEVATION FACING EAST



ELEVATION FACING EAST, CROSS SECTION

The plan.

This Master Plan takes all of these factors into consideration. The first phase of construction would begin upon completion of the necessary fundraising and construction planning documents. The temple should be completed and ready for consecration by Metropolitan Philip in September of 2009, which is

consistent with his challenge to us.

The temple will be constructed along the natural slope of the land and will feature traditional Byzantine architecture with a large dome, arched windows, and terraced roofs clearly visible from the street. It will be large enough to seat over 500 parishioners.

The temple will also be designed

with a large, walkout, lower level that will house a fellowship hall and professional kitchen, additional meeting rooms, and church school facilities. The hall will include two large multi-purpose areas, which can either host a formal dinner for 750 people or convert to a full-size basketball court serving our youth and the surrounding community.

Administrative offices and areas for the organizations and ministry teams will be on the main level behind the temple. All of the offices, meeting rooms, and church school facilities will be larger and more flexible than our current facilities.

The chapel will be designed and constructed in the same style as the

temple. It will be situated separately from the temple, allowing independent use and access, and will seat 50-75 people.

Outdoors, a permanent festival area will compliment and enhance the beauty of the Byzantine architecture, while avoiding the usual parking lot damage.

As the parish continues to grow,

space would be available for additional classroom and administrative areas that would allow for the development of an Orthodox parochial school, including specially designed preschool and kindergarten rooms and pint-sized restrooms.



Sherman Drive.

Our present facilities have served the parish of St. George well. Clearly they are not large enough to accommodate the entire parish comfortably for much longer. The current facilities will, however, continue to serve us through the first phase of construction, when the new temple is built and a permanent presence can be established in Fishers.

After that time, the facilities on Sherman Drive should continue to serve the Orthodox faithful of the area for at least the foreseeable future. Therefore, the current facility should remain to minister to the Orthodox of the near-northeast side of Indianapolis or others who would find a commute to Fishers impractical, as well as to reach out to non-Orthodox and lapsed Orthodox, provided that sufficient numbers of people commit to maintaining the facility and making it a viable parish with an active outreach ministry.

The new facilities in Fishers will be home to the majority of the current membership. The new temple will be

dedicated to St. George and will continue the traditions of the St. George community, including hosting the Middle Eastern Festival. The Sherman Drive property will be transformed into a mission parish, if such a mission can viably be sustained, once the temple in Fishers is completed and consecrated.

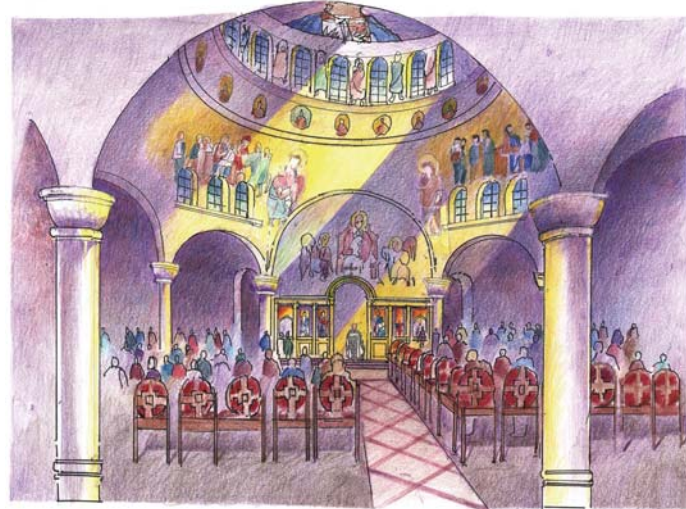
Cost.

The cost for this development will be significant, both in terms of dollars and in terms of commitment on the part of every parishioner. This is a long-term project. Construction of all aspects of this plan may take twenty years or more, depending on many factors including the rate of growth in the parish, the income derived from capital campaigns and fundraisers, and the needs of the parish and the community at large.

The vast majority of the funds needed to develop this property will come from the members of the parish, in a form of sacrificial giving previously unknown in this community. In order to make this project possible, \$3-4 million of the initial

estimated \$5-6 million must be generated from a capital campaign. A small portion of the funds to develop the property may come from the sale of part of the current property not presently being used. Specifically, the western part of the property, perhaps as much as 10 acres, could be sold to groups working with the city of Indianapolis to develop the greater Meadows area. This would not affect the ability of the mission parish on Sherman Drive to fulfill its purpose to the faithful of the community. The balance of the initial costs would be paid through fundraisers like the Middle Eastern Festival and with a mortgage.

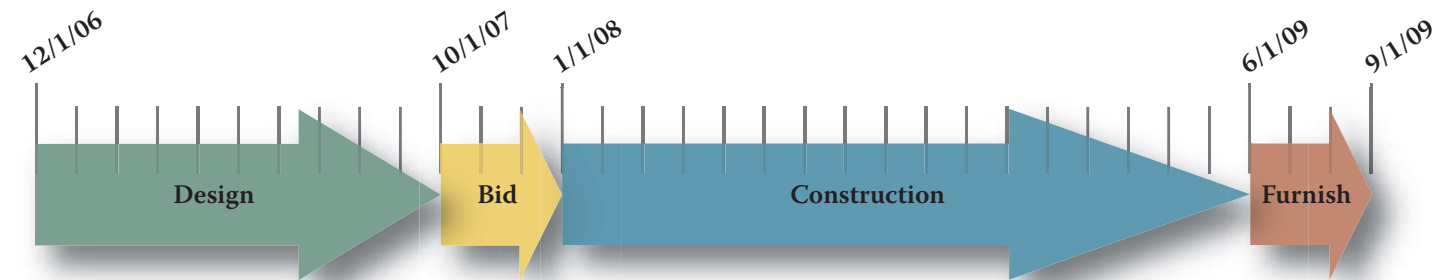
Estimates for the cost of development and construction are just that – estimates. It is impossible to say with 100% certainty what any construction project will cost when there are many unknown factors at this point: rate of inflation, increases in material costs, changes in plans from concepts to blueprints to actual construction, and



any natural or weather-related delays. Using the best methods available to estimate construction costs, while building in contingencies and soft costs to provide the closest approximations possible, the Land Development Committee is compiling estimates for the various aspects of the project. Those estimates will be presented to the parish at the annual meeting on April 9, 2006.

The purpose.

As the elements of this Master Plan begin to unfold, our community will be better equipped to inspire current and future generations to worship, gather in fellowship, and spread the Gospel, thus fulfilling the Great Commission of our Lord by expanding the footprint of Orthodoxy in Central Indiana.



PROPOSED TIMELINE BASED ON MEETING METROPOLITAN PHILIP'S CHALLENGE TO US