



Southeastern Pennsylvania Synod
Evangelical Lutheran Church in America
Living in God's amazing grace



PARTNERS IN MINISTRY
Southeastern Pennsylvania Synod at Philadelphia Seminary

May 2, 2008

The Mission


The Mission of the Southeastern Pennsylvania Synod of the Evangelical Lutheran Church in America is to oversee the life and ministry of this church in this territory so that:

- ✦ the Gospel of Jesus Christ is proclaimed;
- ✦ the witness of congregations is strengthened;
- ✦ people receive healing, justice and mercy;
- ✦ and the unity that our Lord gives is realized.

(Southeastern Pennsylvania Synod Council, 1997)

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Partners in Ministry



Southeastern Pennsylvania Synod at Philadelphia Seminary

It's not often that a synod changes the location of its headquarters, and with this decision to locate at the Lutheran Seminary campus, we anticipate a lengthy and strong partnership that will provide our permanent location for the foreseeable future.

We are going "back to the future" – back to 1749, when Henry Muhlenberg purchased 49 acres in Philadelphia to serve as the site of a Lutheran Seminary and a Church Center.

Ecclesia Plantanda – "the church must be planted" – was the life goal and motto of Henry Muhlenberg who planted the church here 300 years ago. He passed on the call to be partners in the planting of churches now in the 21st Century, through which we will live into a future that envisions new mission opportunities for all people for the decades ahead.

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History of the Vision of the Southeastern Pennsylvania Synod

The history behind a planned move of the Southeastern Pennsylvania Synod Headquarters to The Lutheran Theological Seminary at Philadelphia:

- For over twenty years, the Synod has discussed the possibility of moving its headquarters to the Seminary campus as a way of providing a more visible Lutheran center in Southeastern Pennsylvania, and as a way of continuing to live into our mission.
- The Synod has long been interested in the economic vitality of the Germantown corridor, the seminary's new Brossman Conference Center, and the famous diversity of the Mt. Airy community.
- Several years ago, the city of Philadelphia began plans for a major rebuilding of Germantown Avenue, including plans for a plaza-like area at the Seminary. This provided an opportunity to revive old desires, stirring the Seminary and the Synod to once again discuss a new partnership on a common site. Both parties believed the time was right to accomplish this goal in a way that would provide advantages to both institutions.

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Why Move?

This presentation describes the move of Southeastern Pennsylvania Synod headquarters to The Lutheran Theological Seminary in Philadelphia.

- **Create New Partnerships:** Creating a partnership with the Seminary initiates new and much needed synergy. Bishop Burkat has said that "this will bring together partners in ways we never imagined!" The relocation of Synod headquarters would cause "the cross-pollination of all the people coming through our doors - our ecumenical partners, the seminary's, the community. It will bless all of us, and create appreciation for our interdependence."
- **Re-Invigorate Existing Partnerships:** With offices at the Seminary, all members of the Southeastern Pennsylvania Synod will be able to interact with others of Region 7 who do the work of the ELCA and seven partner synods. This partnership serves to keep church leaders in contact with each other and to encourage growth and creativity in ministry. This move also serves to invigorate partnerships with the community surrounding the Seminary on Germantown Avenue.

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Why Move?

- **Essential Access for all People:** Moving the Synod headquarters to the Seminary will significantly increase access to the Synod offices as the Seminary is central to good roads and extensive public transportation. It also provides space that is compliant to the Americans with Disabilities Act.
- **Current Construction Plans:** Grading enhancements will expose the undercroft-level to the Schaeffer-Ashmead Chapel which will make possible accessible space for the proposed new Synod headquarters. Synod guests can arrange for meals and overnight housing at The Brossman Center.
- **Other Important Benefits for the Synod:** Partnership with the Seminary also provides shared maintenance for Synod offices, professional security and ready access to the Seminary library and the Augsburg Fortress Bookstore for staff and all visitors to the Synod headquarters.

These are just a few of the advantages of locating the Synod offices at the Seminary.

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Why Now? – An Overview

- In June of 2008, a historic building project will commence that will create the only public square on the Germantown Avenue commercial corridor in Mt Airy, and will link the Lutheran Theological Seminary campus to the thriving Mt. Airy Business District.
- The planned excavation around the Schaeffer-Ashmead Chapel will open that corner of the campus as an inviting access point to the Mt. Airy community, and will add a public gateway promenade and plaza – to be known as the “Gateway Plaza”.
- As part of this new redevelopment plan, the undercroft of the Chapel will be renovated into a 5,400 square-foot office complex.

Why Now?



On April 11, the official ground-breaking of the Germantown Avenue “Gateway Plaza” was celebrated as city officials joined Bishop Claire Burkat and President Krey in a festive beginning.

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The Plan

The plan would convert the undercroft of the beautiful Schaefer-Ashmeade Memorial Chapel into Synod office space. While the main entrance would be at the Parking level, the renovations to Germantown Avenue will provide ground-level visibility.



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The Plan



Project plans for the new “Gateway Plaza” include new lighting, public benches, plantings, and general beautification and enhancement of the facade along historic Germantown Avenue. These plans are essential to ensuring that the streetscape modifications encourage public use. When completed, the chapel structure, abutting the new plaza, will look like a Gothic cathedral with a public square

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The Plan

Key components of our plan include:

1. 5,400 square feet of new office space adjacent to the Schaefer-Ashmeade Memorial Chapel
2. Bishop’s office that provides a comfortable work area and a gracious space to meet with rostered and Synod leaders, and to welcome ecumenical, global and interfaith guests
3. Office adjacent to the Bishop for the director of operations
4. Private offices for seven assistants to the bishop
5. Six administrative work areas in the center of the office
6. Welcoming and warm entry area at the elevator landing which will locate visitors near the board room and lead directly to Synod staff offices
7. Handicapped accessible bathrooms and other important amenities

The Plan – Proposed Undercroft Architectural Drawing



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The Plan

With the move to the Seminary, we will now have an opportunity to offer our Synod staff modern and contemporary offices that include the following:

- **New and Gracious Space:** The Synod office complex at the Seminary is new and gracious, designed specifically for the needs of the Synod staff, with furnishings that offer improved workplace performance and durability
- **Ergonomic Design:** Ergonomic designs is an equipment design for the workplace, intended to allow someone to maximize their productivity while reducing their fatigue and discomfort
- **New Systems of Storage and Record management:** Planned furnishings include upgraded systems for office storage and records management

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The Plan – Sample Office Furnishings



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A Timetable of Key Project Milestones

April 2008	Groundbreaking at the Schaeffer-Ashmead Chapel
June 2008	Construction/Renovation to begin
November 2008	Construction/Renovation completed
December 2008	Move of Synod headquarters completed
Spring 2009	Dedication of new Synod headquarters and the Gateway Plaza

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An Investment in the Future

One of the questions you might ask is “What will all of this cost?” That is certainly an appropriate question. The agreement with the Seminary is following:

1. Cost of renovations will not exceed \$3 million;
2. The Synod’s portion will be \$1.5 million, plus furnishings, moving expenses and any cost overruns that occur because of changes desired by the Synod;
3. The Synod will pay the Seminary that amount from its invested funds;
4. The Seminary agrees to charge no rent for 17 years;
5. The Synod will use its current rental payments to repay the loan from the invested funds; if we pay ourselves the same amount of rent as we now pay for the Norristown space, the entire loan will be repaid in 20 years.

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An Investment in the Future

The New Headquarters	• Renovations/Building	\$ 1,500,000
	Total Costs	\$ 1,500,000
Additional Costs	• Moving costs, Furniture, Fixtures, Equipment & Contingency Costs.....	\$ 250,000
	Total Costs	\$ 250,000
TOTAL COSTS		\$1,750,000

Joining the Partnership - A Giving Opportunity

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We recognize that congregations and individuals will want to make contributions to assist with the funding of the renovations, furnishings and the move. You will be able to participate in several ways:

- **Naming Opportunities:** Naming an office, a collaborative space, or the Bishop’s Suite, or the entire Synod office complex
- **Other Opportunities:** Furnishing an office or contributing to the general beauty of the office complex

In June 2008, all congregations and many individuals will receive a mailing that will contain information about the move and the details outlining the various possibilities to participate in this historic campaign for the Southeastern Pennsylvania Synod.

In Conclusion

Together, we can do it.

Now is the time when we can provide our bishop and synod staff with gracious, warm and accommodating space.
Now is the time when we can provide a space that will continue to serve as a welcome center for all of God's people who pass through our doors for years to come.

We can do together far more than any of us could ever do alone!