

Phoenix Seminary Narrative

In response to a recognized need for advanced theological and practical preparation for pastors in Phoenix, The Board of Elders and Staff of Scottsdale Bible Church gathered with pastors from all over the Valley to pray and seek the Lord's direction for a new Christian seminary. Together, we birthed Phoenix Seminary in 1987 on the Haydencampus of SBC (7901 E. Shea). Today, Phoenix Seminary operates as a 501(c) (3) nonprofit graduate school of theology, independently from any local church (including Scottsdale Bible).

Our vision and mission have been clear from the beginning: to educate disciples whose minds, character and lives are shaped by the Word of God, who understand and communicate Scripture with skill and are committed to reaching the world for Christ. Our mission is to equip godly leaders to serve Jesus Christ effectively in a diverse and changing world by providing theological education with personal mentoring and ministry training in partnership with the local church.

From the beginning, the distinctive of Phoenix Seminary has been "Scholarship with a Shepherd's Heart"—our mission philosophy. Scholarship with a Shepherd's heart means holding in balance three important pillars of Christian training that impact: (1) the heart—Developing the Character of Christ; (2) the head—Sharpening the Mind of a Scholar; (3) the hands—Nurturing the Skills of a Shepherd. Our training is insufficient without an equal emphasis placed on all three in an integral fashion.

The Character of Christ is developed through intentional personal mentoring, and through the acquiring and practicing of spiritual disciplines in tandem with a student's studies in the text of Scripture. At Phoenix Seminary, every degree student is paired with a mentor — a professor, a pastor, or another Christian leader from the Phoenix community. These mentors, through their relationships with our students, provide a model of the Christian life that classrooms cannot convey. These mentors challenge, encourage, and protect their charges all for one goal: to urge our students to take on the Character of Christ.

The mind of a scholar is sharpened through the academic program, which teaches students to rightly divide the Scriptures, developing their theological and mental skills. The Bible teach us it is the Word of God, through the Spirit of God, that changes lives. Therefore, if we are going to be effective in changing lives, churches, communities, and the world for Christ, our pastors and leaders must be able to understand the Word of truth and communicate it accurately. They must think "textually." Students at Phoenix Seminary receive the very best training to both study and apply God's Word in ministry.

We are also fully committed to ensuring that Phoenix Seminary graduates are prepared with the skills necessary to pastor and lead their churches and ministries. This generation has set a high standard for the pastor. The task is becoming more and more demanding every day as our culture insists on writing and rewriting the pastor's job description. We believe these skills can be best developed by practicing what students learn in the classrooms within the context of the local church. By partnering with local churches, our students gain "hands-on" experience in applying the truth of God's Word in practical, relevant, real time shepherding.

Phoenix Seminary today is a nationally recognized theological training center because of: (1) its commitments to historic biblical orthodoxy, academic excellence, skills development, and spiritual formation; (2) the unique features of its programs; (3) constituent interest in degree programs perceived to meet needs in contemporary Christian ministry; (4) the spiritual formation and competency of graduates for appointment, ordination and commissioning to ministry in churches, denominations and parachurch ministries; (5) The strength of faculty credentials and experience, scholarly theological reputation; (6) doctrinal integrity – fidelity to historic Christian orthodoxy as summarized in the institution's Statement of Faith; (7) positive reputation among pastors, Christian leaders and the greater community; (8) partnership with local churches.

Phoenix Seminary now desires to relocate at 7901 E. Shea as its permanent home on a campus that will provide the best training environment for scholarship, a campus feel with spaces for our daily worship and chapel services, as well as for more effective mentoring, and to gain proximity to Scottsdale Bible, Honor Health, etc. where students' skills can be honed in every day Christian ministry.

we have held an open public meeting for interested neighbors, and have had representatives speak individually to the neighbors adjacent to the property. We have adjusted design and landscape to satisfy neighbor comments. In reviewing the comments received by the City from neighbors, we had a second traffic study completed by J2, which resulted in a similar opinion – the impact on traffic will be less than that of Scottsdale Bible’s usage. This report includes a comprehensive comparison between the two entities.

In reviewing the neighbors’ comments, it also appears that there is a misunderstanding that Phoenix Seminary is a ministry of Scottsdale Bible Church. It is not (see first paragraph). Therefore, any reference to Scottsdale Bible and its operations, choices of design, color, etc. have no bearing upon Phoenix Seminary’s application. We are in the process of communicating this with the concerned neighbor(s). It may also appear misleading that Phoenix Seminary is listed as a college or university. While it falls under this category, the unique nature of Phoenix Seminary as a non-denominational evangelical graduate school of theology limits both its scope and size; the number of people on campus at any one time will normally be less than that during Scottsdale Bible’s normal usage. Scottsdale Bible has operated on the Shea campus seven days each week since its inception, with church activities regularly scheduled Sunday through Thursday with groups upward of several hundred. In addition, SBC has operated a counseling center Monday-Friday from 8:00am to 10:00pm. Until the recent completion of the new chapel at 7601 East Shea, Scottsdale Bible also held large events (such as conferences, weddings and funerals) minimally, at least two weekends per month (Friday and Saturday), and as frequently as 3 times per week. Phoenix Seminary operates the business office Monday through Friday from 8:30am to 5:00pm. Classes are held Monday through Thursday afternoon and evenings, with no classes on Fridays. Two times a year we hold a student Chapel in lieu of classes for the 190 students on a Friday evening (7:00pm – 8:30 pm). The campus is closed on Saturdays and Sundays. Twice a year, the seminary provides a one-day extension of its Doctoral classes on Saturday for 4-10 students (normally mid-January and mid-July). The following graph, provided in the J2 Study, shows the maximum number of students that will on-site per week and the comparison to Scottsdale Bible’s usage:

Table 8 - Trip Generation Comparison (Existing Chapel vs. Phoenix Seminary)

Land Use	Weekday Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Scottsdale Bible Chapel	230	35	30	5	70	55	15
Phoenix Seminary	190	25	25	0	125	50	75
TOTAL	-40	-10	-5	-5	55	-5	60

Phoenix Seminary currently employs a total of 25 regularly contracted or employed individuals. Of these 25, 20 represent full time administrative staff and faculty who would be travelling to and from the campus Monday through Friday. 5 employees are part-time and would be traveling to and from the property 2-3 days per week. These employees will all serve exclusively for Phoenix Seminary on this campus. In addition, Phoenix Seminary has another 50 individuals who are listed as adjunct faculty, teaching one on-campus semester class every four years (on average), and online instructors, teaching remotely. Adjunct instructors are contracted when needed and paid upon performance of teaching services. The on-campus adjunct normally teach in place of regularly contracted or employed faculty. See tables below for a graphic comparison of campus populations.

Table 9A – Scottsdale Bible Church [PREVIOUS USE]

Day of Week	Staff / Faculty	Students	Congregants	Other Visitors	Special Events	Totals
Monday	30	0	70	5		105
Tuesday	30	0	50	35		105
Wednesday	30	0	100	5	100*	180
Thursday	30	0	0	0		30
Friday	30	0	70	5	200*	105
Saturday	30	0	100	25	300*	155
Sunday	30	0	300	0		330

* Special Events – Weddings, rehearsals, funerals, visitations, etc. – not included in daily totals but occur regularly up to three times a week.

Table 9B – Phoenix Seminary Graduate School of Theology [PROPOSED USE]

Day of Week	Staff / Faculty	Students Physical (online)	Congregants	Other Visitors	Special Events	Totals
Monday	25	65 (45)	0	0	0	90
Tuesday	20	45 (40)	0	5	0	65
Wednesday	25	65 (45)	0	0	0	90
Thursday	20	45 (40)	0	5	0	65
Friday	25	65 (45)	0	0	190*	90
Saturday	closed	-	-	-	45*	-
Sunday	closed	-	-	-	-	-

* Special Events – student chapel 2x / year on Friday evening. Doctoral dissertations 1x / year on Saturday midday

As the table above illustrate, the large campus gatherings typical of a church campus are almost entirely eliminated when converted to a Theological Campus. The faculty and staff numbers are similar but the total campus population is reduced due to the much larger church groups being replaced by smaller graduate level lecture / seminar classes. Also, the church campus visitation shows a large degree of volatility from day to day, especially when considering the likelihood of the added special events population. The Theological Campus has a more regimented schedule for its groups, owing to the academic framework.

Phoenix Seminary Campus Addition / Renovation

CCBG Architects, Inc.

Project Narrative

3-14-2016

Phoenix Seminary is a nationally-recognized, graduate level theological seminary. They are planning to expand an existing campus at 7901 East Shea Boulevard. This campus formerly owned by Scottsdale Bible Church has two existing buildings - an existing Chapel and an Administrative Office along with full site development of adjacent parking. The expansion will include a one story addition to the existing Administration building and a new 10,500 sf one story Library. The existing Administration Building will receive new interior finishes. Parking will be re-stripped to allow for the addition. A new central drop of area will be incorporated into the existing parking configuration. The placement of the Library is adjacent between the existing Chapel and Administration building. This location creates a new space that gives a central feeling to the campus. The architecture of the new Library blends with the existing buildings both in massing and form. Existing materials of tan colored stucco and bronze colored glazing system are utilized in the new Library. A new landscape pedestrian link connects the building to the parking area to the south. The new Library will also contain student study areas and faculty offices.



VIEW LOOKING SOUTHEAST FROM SHEA

