

## YOUR ALLIANCE FRANÇAISE ACROSS THREE CENTURIES

The Alliance Française de Denver (AFD) has served as a cornerstone of French cultural life in Denver since the late 19th century. From its earliest gatherings in 1897—supported by Denver’s own Molly Brown at her home on Pennsylvania Street—to today, AFD has continuously connected generations through language, culture, and community.

For over a century, AFD has been an anchor for the French-speaking community in the Denver metro area. Today, from our home in the Santa Fe Arts District, we continue to offer French language education and a vibrant program of cultural events that engage both local and regional audiences.

In 2024, the AFD Board of Directors made the decision to rehabilitate and expand our historic home at 571 Galapago Street, ensuring its place as a cultural center for decades to come.

## LOOKING FORWARD TO YOUR NEW ALLIANCE FRANÇAISE BUILDING

Since the partial collapse of our north wall in 2021, AFD has carefully navigated a thoughtful and strategic rebuilding process. Throughout this period, our staff has continued to deliver high-quality programming while the Board evaluated the best path forward. Now, we are ready to transform our Maison Française into a modern, vibrant cultural hub.

## JOIN US IN BUILDING THE FUTURE

This project is more than a building, it is an investment in culture, education, and community for generations to come.

We invite you to be part of this transformation.



*af* Alliance Française  
Denver

PRESENTS

## THE NEW MAISON FRANÇAISE Francophone Cultural Center

*The Future of French Culture  
in Denver*

### OUR VISION

The Alliance Française de Denver (AFD) enters its 128th year as one of Denver’s most enduring cultural institutions, with a stable financial foundation, engaged leadership, and an ambitious vision to transform its owned building at 571 Galapago Street into a full-service French cultural hub.

The new Maison Française in the heart of Denver will connect French language, culture, and community with the Santa Fe Arts District, central Denver, and the Denver Metro Area for decades to come.

Learn more or contribute at [www.afdenver.org](http://www.afdenver.org)

Thank you for your support,  
Merci pour votre soutien!

### CONTACT US

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## CONSTRUCTION & DESIGN

The Maison Française Francophone Cultural Center's renovation is poised to advance into permitting. With our building design complete and near our target budget, we are commencing our capital campaign and will direct the design team to submit the project to the City and County of Denver for permitting based on our financial readiness to proceed with construction.



### What the New Building Will Provide:

- ✓ New accessible and safe classrooms with modern teaching technology
- ✓ Flexible spaces for exhibitions, theater, film
- ✓ Enhanced cultural programming capacity
- ✓ New elevator for access, enhanced fire-safety, and new fully accessible bathrooms
- ✓ Upgraded carpet, lighting, furniture and finishes in the existing to remain portions of the building
- ✓ A welcoming garden at Galapago & 6th Avenue



## PROJECT TIMELINE AT A GLANCE

### Fall 2025

Final cost estimation completed by Contractor; AFD, Architect, and Contractor work together to determine final modifications to scope and design to meet project budget

### December 2025

Recommended value engineering modifications presented at AFD Annual Meeting

### January-March 2026

Architect makes approved value engineering modifications to design documents in preparation for permitting and construction

### April 2026

AFD prepares for capital campaign launch at 2026 Spring Gala

### June 2026

Permit applications submitted (anticipated) pending financial readiness to start construction upon receipt of permits

### October 2026

Project permitted, Contractor commences construction (anticipated) at AFD's direction

*As with all construction projects, timelines are subject to change*

## PROJECT BUDGET OVERVIEW

Category	Amount
Total Estimated Project Cost*	\$1,593,000
Hard Costs (Construction, Contractor fees)	\$1,289,000
Soft Costs (Architecture, Engineering, etc.)	\$175,000
Contingency	\$129,000

*\*2024 Preliminary estimated budget was \$1,580,000*

## FUNDING STRATEGY

- \$600,000 – Fundraising (Capital Campaign)
- \$500,000 – Existing Capital/Cash
- \$500,000 – Financing/Bank Loan

## ALLIANCE FRANÇAISE DE DENVER – AT A GLANCE

- 700 members
- 300–400 students annually
- 40–60 cultural events per year (cafés scientifiques, film screenings, exhibitions, community events)

### Programs include:

- French language courses (all levels)
- Cultural programming (arts, sciences, cinema)
- Community partnerships in the Santa Fe Arts District

## AFD FINANCIAL SNAPSHOT (2023–2025)

### Net Operating Revenue:

9/2022 – 8/2023: \$20,886  
9/2023 – 8/2024: \$70,599  
9/2024 – 8/2025: \$113,482

*Detailed audited financials available upon request*

### Revenue Sources Include:

- Tuition (French language programs)
- Membership dues
- Cultural programming and events
- Grants and donations

### Financial Position:

AFD maintains a balanced operating model centered on earned revenue from language programs, supplemented by cultural programming and philanthropic support. The Capital Campaign represents the organization's first structured major fundraising initiative.