

Dec,1 2025

Honorable Mayor Mike Johnston

[mayorsoffice@denvergov.org](mailto:mayorsoffice@denvergov.org)

Dear Mayor Johnston,

We thank the City for considering our submission to the DDDA. While our proposal did not meet current criteria, we remain committed to making Denver the launchpad for our national Personal Agent and other experiments. Denver's innovative spirit and strategic importance make it the ideal setting for this initiative. Our vision extends beyond Personal Agents. We're developing five additional smart infrastructures, including an AI holographic media network. Our most ambitious project is a transportation corridor connecting Denver to mountain resorts and Fort Collins—a 210-mile route integrating all six of our smart technologies within a 30-by-30-foot aerial easement. We aim to create a \$10 billion national demonstration. [Here are 8 study models](#) . This smart infrastructure is ready for public discussion over 2026.

Over the next few months, we will roll out several other smart infrastructures including an AI holographic media Network that could include equipping large audience facilities with capture and display technology. Our biggest smart infrastructure is a new type of transportation system that we want to connect Denver to the mountain resorts and to Fort Collins. This is a distance of 210-miles and will include all six Smart Technologies sharing the same corridor. Our broader proposal is to incubate an Economic Development Partnership aligned with the needs of today's digital industries. We envision a collaborative effort with the grants and foundations community to co-develop and showcase these prototypes. More information is available at our new web site [www.binghamlabs.com](http://www.binghamlabs.com). (under Construction). We are not saying we will build it, we are saying we will plant the seeds.

Our Economic Development Partnership is intended to generate ripple effects. According to the U.S. Chamber of Commerce, transportation investments typically yield an 8:1 return. With our integrated approach—combining six smart infrastructures—we believe a 10:1 return is a conservative estimate. For the \$1 billion West Colfax corridor alone, this could translate into \$10 billion in economic impact.

The ripple effect is the purpose of the Economic Development Partnership. With our five other smart infrastructures we think a 10:1 ripple effect would be conservative. For the \$1 billion west Colfax corridor this could amount to \$10billion. What kinds of uses would this have: Expansion is one use. These technologies should go east on Colfax to DIA and someday to the borders of

State. The west Colfax corridor would attract large real estate investments, perhaps something like below. Denver's large audience facilities like the DCPA, Convention Center, Auraria campus, Ball Arena, Broncos stadium should install Ai cameras someday to capture and Holographic Ai media to display. By the time this technology is available revenues bonds should be ready.

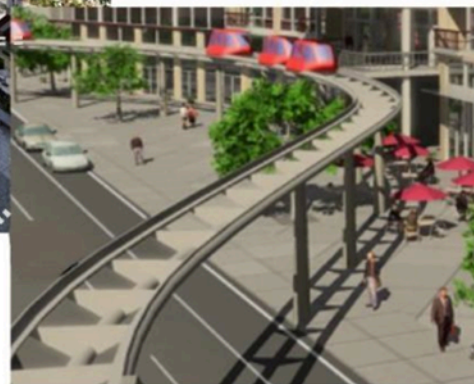


### **Transport Stimulates a ripple effect of Development Possibilities**

A two city block radius can support two million sf of mixed use urban density with all the necessary supporting services and other office, hotel, retail uses. Stations can be built into the buildings

This can be built using prefabricated modular panels as shown here for faster construction and even more affordable communities. Car parking can be kept to the outside edge for a pedestrian village.

Illustration courtesy Green Builders Institute



### **Colfax Station Stops**

Over time real estate on both sides will evolve into more density like shopping malls with a mix of offices, hotels and residential above.



\$1 Billion for Transport and smart infrastructures Backbone on Colfax could cause this kind of \$10 billion ripple effect over time in the adjacent real estate markets.

What does \$10 billion mean in today's economy?

Consider two benchmarks:

- A 25% decline in the U.S. stock market would erase over \$15 trillion in value—making \$1 billion seem almost negligible by comparison.
- Meanwhile, leading tech companies are reportedly planning to invest over \$400 billion in AI development by 2026, signaling the scale and urgency of innovation.

Against this backdrop, a \$10 billion national demonstration in smart infrastructure is not only feasible, it's timely. It positions Denver and Colorado as strategic participants in shaping the next wave of economic transformation.

A public Private Partnership with the City and with the State can create some regulation to the Ai industry. without legislation it's "up to a few executives at Ai companies to police themselves.

We have a prototype we want to show the Mayor's office that could change Denver. Here is a video animation illustration.

<https://binghamlabs.com/video/BINGHAMLABS11625.mp4>