

\$3 Million Grant Funding

**To mock up an Ai Smart District Starting
With Personal Agents**

**In the Downtown Denver Development Authority
as the 1st Experimental Smart-District**

By Bingham Labs and Partners

March 15, 2026

Contains six smart infrastructures proposed by Bingham Labs to stimulate economic development in Colorado. This document proposes a template for gradual funding that starts with \$3 Million for a prototype, then \$100 Million for a Proof-of-Concept corridor on Colfax and finally \$1 Billion for a 210-mile 25 town National Experiment from Downtown up I-70 to the mountain resorts. The transportation element follows the same template but is 5 times bigger.

Project Title: 1ST Experimental Smart District

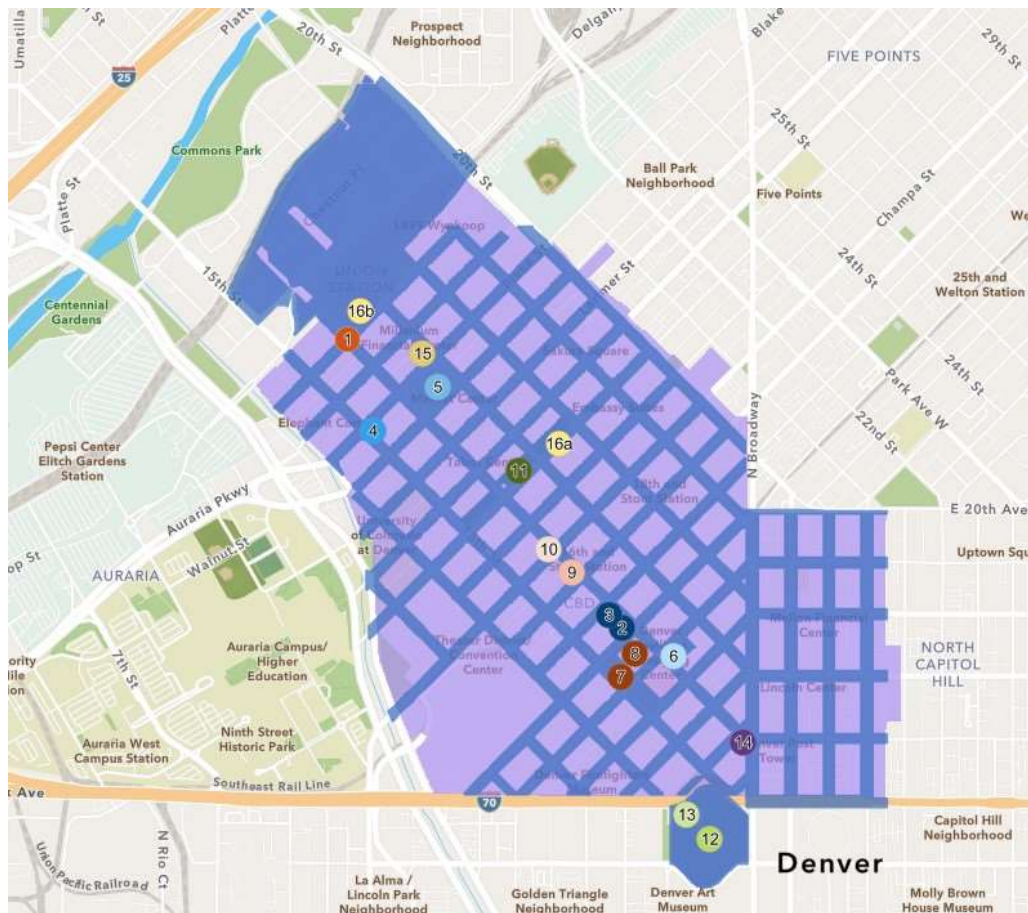
1. Applicant Information

- Organization: Bingham Labs LLC
- Primary Contact: Lloyd Goff, Founder & Director
- Email / Phone: lloydrgoff@gmail.com (303) 598-2379
- Website: www.binghamlabs.com
- Legal Entity Type: Colorado LLC

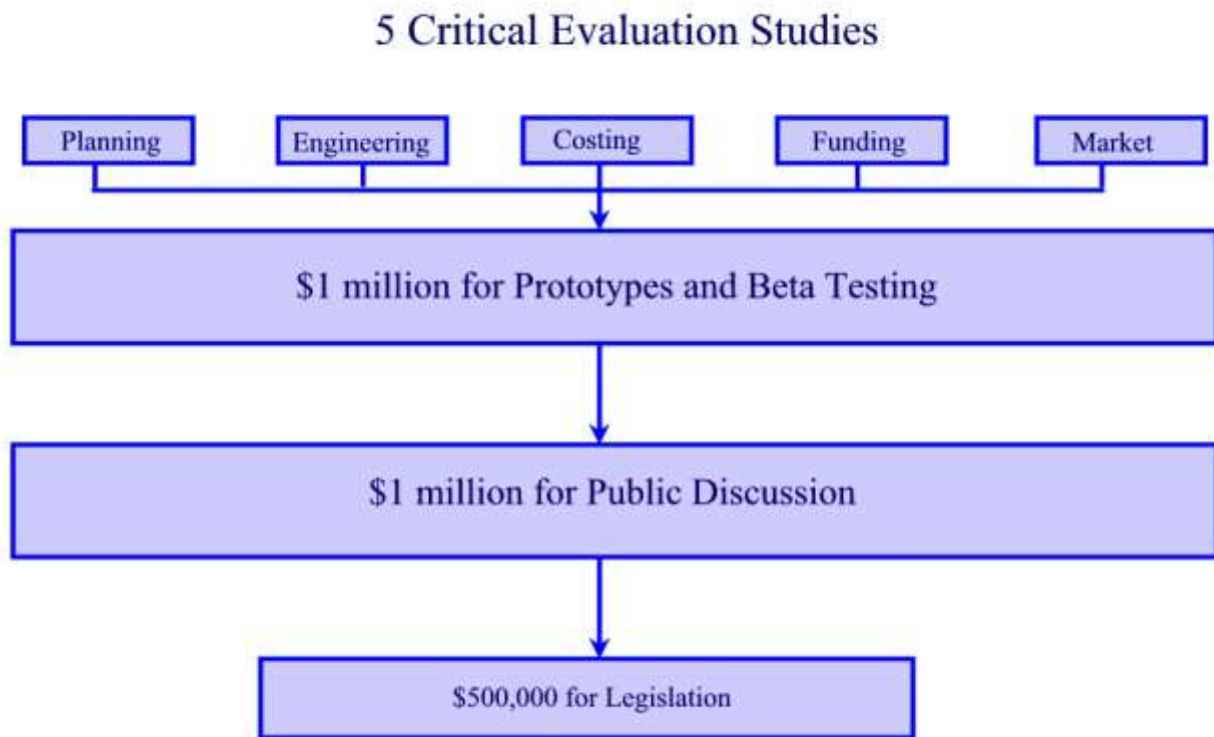
Business Incentives: To assist businesses to expand, increase their employee's productivity or establish operations within the DDA boundary, creating significant economic growth in the downtown core

2. Project Purpose – [Video Animation Introduction](#)

Mission is to facilitate experimentation of a Smart District run by Ai programing for better communications, leading to higher understanding and group think for economic development.



Bingham Labs is working on a Smart-District Experiment using a Tablet programed with software that has selected Ai programing including some as an agent. Using any grant funds we can find, Bingham Labs propose to hire a prime contractor like Comcast to create a 100–200-person beta test in the DDA grid area shown above and along 15th Street in both directions. This schematic shows how the grant will be deployed for each technology as it becomes available.



Evaluation Studies at \$100,000 each

These will be provided to the public Discussion as the information is made available. We have identified targets to perform each study.

Planning- where are the fiber routes, hot spots, data Centers and topology

Engineering- laying out the framework, costs and job created for each tech

Costing- Identifying expected costs

Funding- Identifying the best funding options for startup thru construction

Markets- What are the best markets, comparables and revenue assumption

\$1,000,000 engaging a Prime Contractor

Targets are Comcast, Google, Microsoft, Amazon, Disney, Version, ATT

The Ai Smart Grid uses existing technology for Fiber Optics and broadband cable. Comcast currently supplies internet including cell phone technology at \$40 per month for 1st Introductory year. The grant goal will be to propose a transformative smart grid that increases the productivity of users just by talking to the Ai. We also plan to offer agentic automation as an agent. A few examples are users that instruct their Agent to write a letter, look up an address, create a monthly budget, schedule a meeting, sort emails by important and unsubscribe to junk, navigate on their TV, order food, collect medical results, find and take a class.

The prime contractor will build several prototypes and a 200-person beta testing program. One will be a grid layout shown in the DDA map and the other will be a single line for 15th Street from Civic center to the Platte River. These 200 volunteers will be given an Ai Tablet with Personal Assistants using this new tech in exchange for free equipment and training for one year.

Now Comes the futuristic Tablet focusing on voice and adding Agentic Automation

It Stimulates a \$100 Million Fund

Assume, one million people live within one mile of the 14-mile route from Denver to Golden. Then 100,000 subscribers (10%) paying \$100 per month or \$1200 pr year will generate \$120,000,000. If we use 70% for expenses and 6.3 % for debt service, this leaves 24% for net surplus or profit. One half goes to capital and the other ½ goes to the partnership between Bingham Labs and Partners. The Commercial technology will be next after this one is up and running. It will need to be more robust, faster and serve a bigger audience including business, banking, energy, universities, military, manufacturing, travel, construction and hospitals/clinics- the new oil.



Image of Tablet with Ai Assistance on it Tablet includes cell phone chip, wireless to laptop, desktop, TV, projector, large screen display, printers, cameras and any digital device. Its will focus on voice commands to Ai that can navigate anything, video conferences, drawing, scheduling and writing. It uses existing phone and Internet technology [with Agentic Automation.](#)

Revenue Generation per month per user



Subscriber Economic Sketch
 The information in these charts shows what an Ai Smart-grid of personal Agents is capable of

Segment	Count	Monthly Rate	Monthly Revenue
Corridor Residents	100,000	\$70	\$7.0M
Metro Subscribers	25,000	\$100	\$2.5M
Tourist Users (Occasional)	75,000 est.	~\$85 avg	\$6.375M
Total Monthly Revenue	—	—	\$15.875M

Category	Amount
Annual Revenue	\$190.5M
Operating Expenses	\$120.0M (63%)
Debt Service	\$6.3M
Net Profit	\$57.2M (30%)

Voice AI and its role as the interface of the future. (By the Neuron newsletter)

Let's talk about the UI of the future: voice...Remember when we thought the future of computing would be holograms and hand gestures like Minority Report? Turns out we were overthinking it. The real interface revolution is happening with something we've been doing since birth: talking.

Here's the thing: voice is finally good enough to replace typing now. And I mean good enough, not “Siri, play Despacito” good enough. To Paraphrase Andrej Karpathy’s famous quote, “the hottest new programming language is English”, in this case, the hottest new user interface is talking. The Great Convergence: Why Voice Is Having Its Moment. Three massive shifts collided to make voice interfaces inevitable.

First, speech recognition stopped being terrible. OpenAI's Whisper model hit human-level accuracy back in 2022, handling 100+ languages without breaking a sweat. Meta went even crazier; they built voice models for 1,100 languages by training on, no joke, religious texts (turns out the Bible is great training data). Today, models understand context, accents, and even when you correct mid-sentence.

Second, our devices got ears everywhere. Your phone, watch, earbuds, car, TV, and probably your refrigerator all have microphones now. We're surrounded by listening devices, but instead of (or in addition to?) being creepy, they're becoming genuinely useful. Being able to ask questions and share your screen to get help based on the actual step you're on in a problem dramatically saves you time when troubleshooting.

Third, and most importantly: LLMs made voice assistants smart enough to be worth talking to. ChatGPT's voice mode can hold actual, realistic conversations with you. Google's Gemini assistant can analyze images while you describe them. Even Alexa just got an AI brain transplant to stop being so... Alexa-ish.

And as of today, that convergence is getting scary good: Google officially launched Gemini 3.0 Pro, its latest generation multimodal model, and started wiring it into the Gemini app, Search, and Workspace so the same brain that powers text chat also underpins the long-form voice conversations in Gemini Live. On top of that, Google also rolled out the Gemini Live API, which let developers stream audio and video into Gemini for low-latency, back-and-forth voice agents.

Meanwhile, at Microsoft Ignite 2025, Microsoft unveiled Voice in Microsoft 365 Copilot (so you can say “Hey Copilot” to start it anywhere on Windows, web, and mobile across Word, Excel, PowerPoint, Outlook, and Teams) and took its Live Interpreter service to general availability, the same tech behind the Interpreter agent in Teams that does real-time speech-to-speech translation so everyone can speak and listen in their own language in the same meeting. The big platforms are now assuming you'll talk to your software, not just type, some of the time, and are acting accordingly.

You spend your life typing — emails, notes, plans, ideas — translating thoughts into words with a machine designed in the 1800s. It's no wonder your brain feels like it's moving faster than your hands.

\$1,000,000 for Public Discussion and promotions

[Public discussion](#) This includes services shown in column 4 and documentation

[Podcasting](#) -This has weekly podcasting asking questions and a UTube TV channel

[Smart Tablets](#)- This shows current specifications for both hardware and software

Although there is currently lots of talk about service for personal assistants use, it is random compared to a focused intent of assistance in a corridor that Bingham Labs believes will create more economic activity and synergy. In addition, including A.I. with personal agents is new and needs models. Most models don't include the software that comes with our Ai agents. This is an economic development project meant to stimulate growth

\$500,000 for legislation

This allocation is reserved for the conclusion of the \$3 million grant which is to get a partnership with the State of Colorado as a Economic Development Corporation. It is expected to get legislative approval and perhaps get on the ballot. The second part of this allocation is to design a Smart District template with the City of Denver for [10 smart districts in the Platte Valley](#) at the locations shown in this map

Timelines:

2026: Planting seeds with Evaluation, testing, economics and public debate.

2027: design prototype start beta testing

2028: Construction and deployment of Smart District with Personal Assistants

2029: Public launch and marketing evaluation

[Community Impact](#)

Economic Development: Positions Denver as a hub for smart districts and AI media. It is expected to have a huge ripple effect in jobs from each phase of the project, planning, design, engineering, funding, construction, operations and integration. The project could afford to pay for a variety of training programs as a trade for future cheap labor and a ready supply of future workers to grow, operate, monitor and maintain.

- Public Space Activation: Integrates digital corridors with parks, civic venues, and cultural programming such as an idea for a Cheery Creek History Walk

- Innovation Ecosystem: This is economic development activity meant to stimulate local startups, universities, and workforce productivity development. We will reach this audience thru digital systems like podcasting and social media.
- By banding together as an economic development capacity, we can experiment at a large scale to evaluate investing in revenue bonds.
- Downtown Denver Authority represents the largest market around so this project should get their agreements to the grid boundaries, locations of modular data centers and trunk lines for collection and distribution of services. See the map on the page 4 for a grid vs corridor schematic. Stakeholder subscription should be as low cost as possible to get started say \$70 per month. Rather than public forums we propose a new form of economic development that has a digital public debate, with a new question every week for 50 weeks until the next election. A weekly podcast debates the question of the week, and responses are made public. Government authorities should participate.

By applying for a \$3 million Grant for an Experiment Smart District, it would open the door to several larger funds such as for a \$100 million smart grid corridor from downtown to Golden along Colfax, followed by an even bigger commercial network using the same existing internet technology and Right-of-Way. After all that a companion [Ai Factories model](#) could then attach itself to the doors opened by the smart grid. This is the biggest money maker, and Denver is uniquely equipped with 6 to 7 public arenas that can originate and display the new kinds of holographic media that are coming.

This new application for a \$3 million grant to DDA is intended to show and test prototype models. This \$100 million funding is a 14-mile “Proof-of-Concept” for a later 210-mile National Experiment model linking 25 towns. The application activates new smart infrastructure, creating jobs, catalyzing innovation, and positioning Denver as the launchpad for a national experiment in next-generation digital storage and connectivity – The project will open an office in downtown Denver to display/use some of the new technology. Here is how it works:

Future Vision & Opportunity

- Deploy AI-powered smart-grid infrastructure along a 14-mile Colfax corridor
- Serve 100,000 residents within 1-mile radius + 25,000 metro subscribers
- Monetize 75,000 monthly tourist users with dynamic access in hotel rooms
- Align with Denver DDA's Plan of Development and Ball Arena milestones
- We have been studying a way to get the community involved with allocating funds for stories of Denver's early history. This could evolve into a Cheery Creek history walk where previous artwork has grown stale. (Available on request)

Wispr Flow is a voice-powered writing tool that turns your thoughts into clean, structured text anywhere you work — Slack, Notion, Gmail, whatever. It's as fast as talking, but as polished as writing. You'll write 4x faster, think more clearly, and finally catch up to yourself. Flow adapts to your tone, edits as you speak ("5pm—actually, make it 6"), and keeps your focus on what matters instead of what key to hit next.

Meta Ray-Ban glasses + Neural Band: \$799 smart glasses that combine voice, camera, and a tiny display so you can ask “what am I looking at?” and get whispered answers, with real-time translation overlaying subtitles on your lens and a Neural Band wristband that lets you control everything with subtle finger pinches (basically telekinesis for your glasses).

Apple's evolving Siri + AirPods: A long-game bet on voice as an invisible layer, Apple is building a large language model-powered Siri for 2026 that actually understands on-device context and can operate your apps by voice (and in a twist almost no one saw coming, Apple reportedly plans to pay Google's Gemini about \$1B a year to power the long-context brain while “Apple Intelligence” runs on-device). The idea here is to eventually use AirPods as the main interface so you can just talk without pulling out your phone.

Alexa+ smart speaker: A generative-AI upgrade that runs on new Echo hardware and many existing devices, using large language models to hold more natural conversations, remember your preferences, and act on documents, emails, and photos you share with it—currently offered free for Prime members while Amazon figures out the long-term business model.

Friend pendant (and similar tech): An always-on wearable that listens continuously and pipes your life into cloud models to offer “AI companionship,” previewing what ambient, on-body agents could look like while already drawing backlash over the creepiness of an AI that hears everything you and the people around you say.

OpenAI × Jony I’ve device: A still-unreleased, palm-sized, voice-first gadget described by Sam Altman as a new family of ambient AI companions rather than another screen; so far it exists publicly only as a vague letter from Sam & Jony, but reporting suggests the team is wrestling with the same UX questions as this piece: when should a device listen, when should it speak up, and how do you make an always-on agent feel respectful instead of intrusive?

Example of the downtown grid (red) versus the corridor (blue)

3. Location and Site Details



Data Center Headquarters for CoreSite

Summary of References

[Video Animation Introduction](#)

[Community Engagement](#)

[Video animation Smart-Grid](#)

[The Big Picture](#) A \$10 Billion National Experiment for Colorado

[Interactive Preliminary 210-mile corridor map](#)

[Evaluation Proposal to Congressional Committee](#) (In May 2025)

[Amended Plan of development](#) for DDA

[Ai Factories model](#)

