Man’s Land
No More

West Colorado/Manitou Avenue was a 1.5-mile corridor forgotten in time. The project is located between 31st Street and the US 24, with infrastructure dating to the Pikes Peak Gold Rush. This stretch of roadway crosses four jurisdictions: CDOT, El Paso County, City of Colorado Springs, and Manitou Springs. Due to the multi-jurisdictional nature of the corridor, no one agency was able to address the needs sufficiently, and over time, the aged corridor developed the moniker “No Man’s Land.” Frequent rear-end accidents, drivers speeding, pedestrians risking safety to cross the road, flooding, and run-down businesses characterized “No Man’s Land.”

In 2012, El Paso County selected Felsburg Holt & Ullevig to lead the way to revitalization through public transportation investment with the goal of economic vitality through private investment. The Westside Avenue Action Plan (WAAP) (Gateway to Revitalization) process was put into action. WAAP began with a signed Charter and included public engagement, planning, and design. The four jurisdictions along with the Pikes Peak Rural Transportation Authority, neighbors, and other stakeholders collaborated and accomplished what no one agency could, resulting in a safer, complete streets roadway with overhead utilities placed underground, underground storm sewer system, 1,000 feet of re-designed Fountain Creek, and the Adams Crossing Bridge passing the 100-year flood.

This once blighted area is now a thriving corridor and gateway into the Rocky Mountains with increasing economic private investment. The westside community has reclaimed its historic name, Adams Crossing, and is known as “No Man’s Land” no more!