

Collegeville Parks Plan



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Introduction

The Collegeville Parks Plan gives an overview of the borough's four parks and open space area, highlighting each's role in the borough and documenting how each fit into the overall system of open space in the area. They all provide unique opportunities for residents, from active recreation like baseball or soccer at Waterworks Park or Community Park, to wooded trails and picnic areas at Waterworks Park or Hunsberger Woods, to boating on the Perkiomen at Creekside Park. The borough Parks Committee, in collaboration with borough staff and Montgomery County Planning Commission worked throughout 2024 and 2025 to inventory existing conditions, consult prior studies, gather feedback, and generate recommendations. We conducted public outreach via a survey and an open house in the fall of 2025. This report includes master plans for each park or open space area to illustrate existing conditions and proposed changes. It can be used as a resource for planning and funding future improvements. Overall, major changes to the borough's system of parks and open spaces are not needed. We recommend smaller shifts in programming and maintenance, and enhancements to existing spaces.

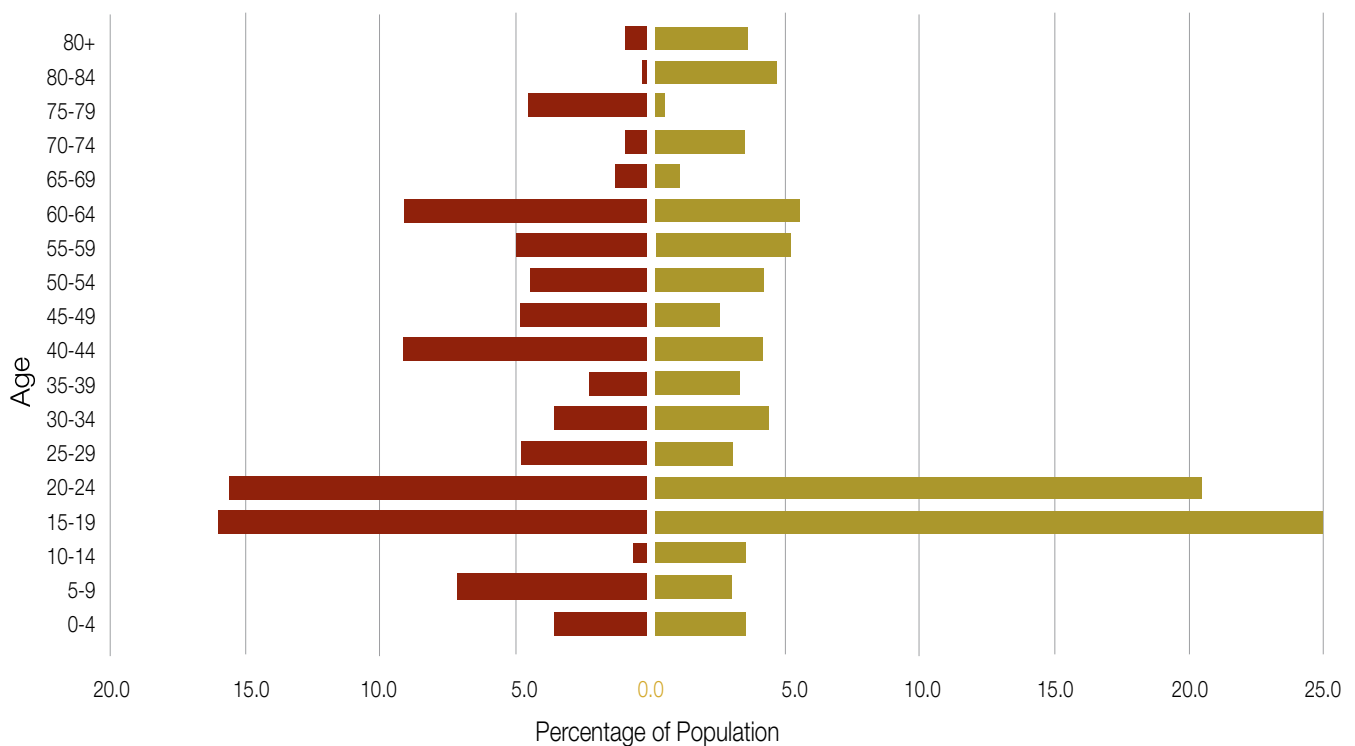
Collegeville Borough Demographics

Collegeville's population is growing. Between 2000 and 2020, the borough grew by 9%, an increase of 415 residents, according to the U.S. Census Decennial reports. Over the next 25 years, Delaware Valley Regional Planning Commission forecasts the borough's population to grow another 6.5%.

Figure 1 shows the range of ages present in Collegeville, demonstrating the need for a wide range of recreational facilities. The presence of Ursinus College explains the large number of residents between the ages of 19 and 24. The 2022 American Community Survey estimates that 13.4% of Collegeville's population has a disability, with 4.4% under the age of 18. In addition, the non-white population has been growing from 10% of the population in 2010 to 12% in 2020. These statistics reveal the need for a greater range of recreational amenities that residents of all ages, backgrounds, and abilities can enjoy.

According to the Trust for Public Land's ParkServe tool, 95% of borough residents have access to a park within a 10-minute (1/2 mile) walk from their home. For a small municipality (only 1.6 square miles), residents have access to a wide range of recreational amenities, as outlined in the next section

Figure 1. Collegeville Age Sex Pyramid, 2022 (ACS 5-year estimate)



Collegeville Borough Parks Inventory

Collegeville's four parks vary in size and amenities. Community Park is the borough's main park, with playing fields and playground equipment for active recreation, while Hunsberger Woods and Creekside Park provide passive recreation opportunities. Waterworks Park is shared with Trappe Borough and provides a mix of active and passive recreation. Table 1 outlines the amenities available at the four parks and open space areas.

Table 1. Collegeville Parks Amenities

Park	Total Acreage	Access Locations	Playing Fields/Courts	Walking Trail	Playground	Pavilion & Picnic Tables	Restrooms & Water Fountains	Parking Spaces	Benches/Chairs	ADA Accessibility	Other
Community Park	4.88	3rd Avenue, 4th Avenue	1 Baseball Field, 1 Roller Hockey Court, 1 Basketball Court		Yes	1 Pavilion, 11 Picnic Tables	Portable restrooms	On-street	13	ADA access to pavilion, no ADA play equipment	Little Free Library
Hunsburger Woods	27	9th Avenue, 1st Avenue		Yes		1 Picnic Table		9	5	A short portion of the trail is paved	
Creekside Park	10	2nd Avenue						15		ADA parking	Boat Ramp
Waterworks Park	17	1st Avenue, Zvarick Road	1 Baseball Field, 2 Soccer Fields	Yes	Yes	1 Pavilion, 10 Picnic Tables	Portable restrooms	23	19	Paved trails, no ADA play equipment	
TOTAL	58.88		7			3 Pavilions, 22 Picnic Tables		32	36		

Community Park

Site Description

Community Park is located on Park Avenue between Third and Fourth Avenues. The park has a playground with two sets of play equipment and two sets of swings, one for toddlers and one for older children. There is a pavilion with picnic tables, a roller hockey court, a basketball court, a baseball field with dugouts, and a little free library. There is no lighting in the park, and ADA accessibility is limited.

Land Use and Zoning

The park is located in the R-2 zoning district, which is meant for medium density single-family and two-family neighborhoods. The park is largely surrounded by residences, and is less than a quarter mile from the borough's Main Street.

General Condition and Use

Community Park is the most-used park in the borough. The borough utilizes the baseball field for summer outdoor concerts, little league teams play there, and families use the playground. The playground is outdated, and the borough is planning to purchase new equipment for children aged 5-12. Residents requested more shade for the playground area, as well as better bathroom facilities, as detailed in the Outreach Summary on page 18.

Amenities and Activities

The park's amenities and activities are listed in Table 1 on page 3 and shown below in Figures 2 - 7.



Figure 2. Roller hockey and basketball court



Figure 3. Baseball field with dugout and bleachers



Figure 4. Swing sets and play equipment



Figure 5. Pavilion with 6 picnic tables



Figure 6. Play equipment



Figure 7. Gaga court

Environmental Features

The site is largely mowed turf lawn for the baseball field, but there are mature maple trees shading the trail along Park Avenue (Figure 8), several trees near to the picnic area, playground, and bleachers, and a spruce grove in the northeastern corner (Figure 9).



Figure 8. Street trees along Park Avenue



Figure 9. Spruce grove in Community Park

Circulation and Access

Community Park is centrally located within the borough and has frontage on three roads. Fourth Avenue to the north has on-street parking and sidewalks on both sides of the street (Figure 10). Park Avenue to the west has sidewalk on the western side of the street, with a crosswalk and ADA ramp at Fourth and Third Avenues (Figure 11). The park's paved walking trail borders Park Avenue and connects from the stop sign at Third Avenue up to Fourth Avenue, with a spur over to the pavilion and basketball court. The playground is not ADA accessible, however. Third Avenue to the south has sidewalk on the northern side of the street and on-street parking (Figure 12). There is no bike parking at Community Park, and none of the roads leading to the park have bike lanes.



Figure 10. Sidewalk on 4th Avenue



Figure 11. Crosswalk at Park and Third Avenues



Figure 12. Sidewalk on 3rd Avenue

Hunsberger Woods

Site Description

Hunsberger Woods is a 27-acre natural area with access from Ninth Avenue and First Avenue. The borough and Ursinus College faculty and students collaborate on the stewardship of the property. Trails traverse woodlands, meadow, and stream habitats, and connect users to the Perkiomen Trail. The trail from the Ninth Avenue entrance starts paved before turning into gravel and mowed grass as it crosses a tributary to the Perkiomen Creek at the bottom of a hill. There are several benches near the Ninth Avenue entrance and along the trail, and one picnic table. The property also includes an old spring house, a dam, and two ponds that drain into the stream.

Land Use and Zoning

The property is in the R-1 low density residential zoning district. The park is primarily surrounded by single family detached homes, but Ursinus College owns the adjacent home, outbuildings, rugby field, and student organic farm.

General Condition and Use

Hunsberger Woods is used for passive recreation – walking, running, and biking. Some of the trails are mowed, while some are asphalt or gravel. The trail going down the hill needs repair (see Figure 13), and a couple of the benches are no longer usable because of decay or vegetation growth (Figure 14). The concrete stream ford needs improvement with a bridge (Figure 15) and better signage is needed at the park entrances (Figure 16). Other habitat restoration and stewardship issues include addressing streambank erosion with riparian buffer plantings, dam removal, invasive species removal in the ponds and woods, completing repairs to the spring house, installing trail signs, and increasing meadow species diversity. In 202x, Montgomery County Planning Commission completed the Central Perkiomen Valley Greenway and Stewardship study, which includes a stewardship assessment of Hunsberger Woods conducted by Natural Lands. Refer to this study for a more detailed analysis of existing conditions and stewardship recommendations.

(<https://www.montgomerycountypa.gov/DocumentCenter/View/37374/Region-1-Central-Perk>).

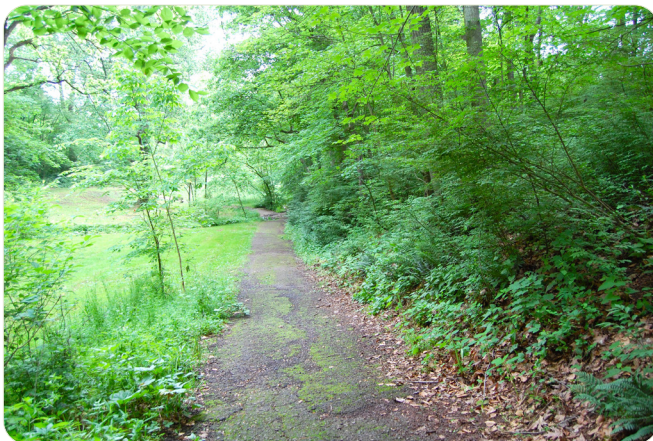


Figure 13. Paved trail descending through woods to stream crossing



Figure 14. Broken bench with overgrowth



Figure 15. Stream crossing



Figure 16. Hidden entrance sign on 9th Avenue

Amenities and Activities

See Table 1 for a list of amenities available at Hunsberger Woods. Figures 17-21 show the different trail surfaces and habitats, as well as the various amenities.

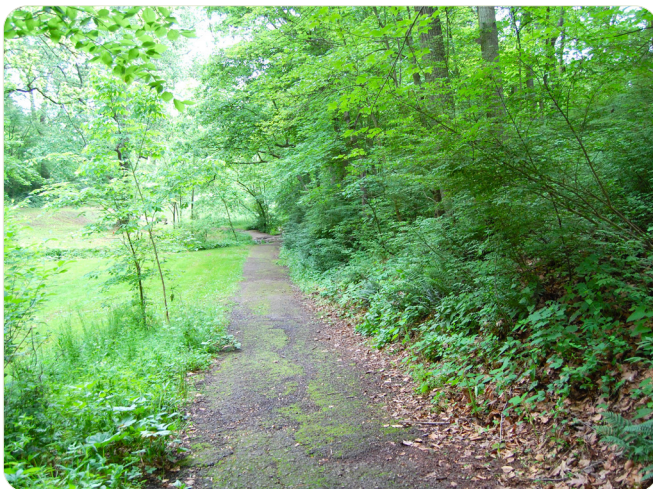


Figure 17. Upland grass trail with reforestation



Figure 18. Woodland gravel and grass trail



Figure 19. Paved trail from 9th Avenue entrance



Figure 20. Benches at 9th Avenue entrance



Figure 21. Picnic table



Figure 22. Spring house

Environmental Features

Hunsberger Woods has 13 acres of meadow, 13 acres of red oak mixed hardwood forest, pond, and stream habitats (Figures 23 -26).



Figure 23. Meadow habitat



Figure 24. Forest trail habitat



Figure 25. Lower pond habitat



Figure 26. Upper pond habitat

Circulation and Access

Access to Hunsberger Woods is via Ninth Avenue, where there is a paved parking lot with space for about 6 cars, and via First Avenue where there is a gravel parking lot with space for about 4 cars. There are no sidewalk connections on Ninth Avenue to access the natural area. There is a connection to the Perkiomen Trail, however a short traverse alongside rushing traffic on First Avenue is needed to get to the crosswalk and flashing beacon to cross over to the trail from the park (Figure 27). There is no bike parking at Hunsberger Woods, and Ninth Avenue does not have bike lanes.



Figure 27. Perkiomen Trail crossing by 1st Avenue entrance to Hunsberger Woods

Waterworks Park

Site Description

Waterworks Park is a 17-acre park located in Trappe Borough, but jointly owned and maintained by Collegeville and Trappe. There are playing fields, a playground, trails, and a picnic pavilion in a wooded streamside area bordering Donny Brook.

Land Use and Zoning

Waterworks Park is located partially in Trappe Borough's R-1 Low Density Residential District and partially in the R-2 Medium Density Residential District. Both districts are primarily intended for single-family detached homes, though the R-2 also allows parks and playgrounds. Waterworks Park is surrounded by residential development, principally single family detached homes but also some single family attached units.

General Condition and Use

Waterworks Park is a mix of mowed fields and forest. Stewardship issues to address include invasive species management, flooding by the parking area, hazard trees, and riparian buffer improvement along Donny Brook. The Central Perkiomen Valley Greenway and Stewardship study, which includes a stewardship assessment of Waterworks Park conducted by Natural Lands.

<https://www.montgomerycountypa.gov/DocumentCenter/View/37374/Region-1-Central-Perk>) has a detailed analysis of existing conditions and stewardship recommendations.

Amenities and Activities

Waterworks Park has both active and passive recreation opportunities as shown in Figures 28-33. The trails are paved, providing ADA access, and there are two ADA parking spaces, but the playground is not ADA accessible. More detail is found in Table 1.



Figure 28. Paved walking trail



Figure 29. Pavilion with picnic tables



Figure 30. Baseball field



Figure 31. Soccer field



Figure 32. Playground equipment

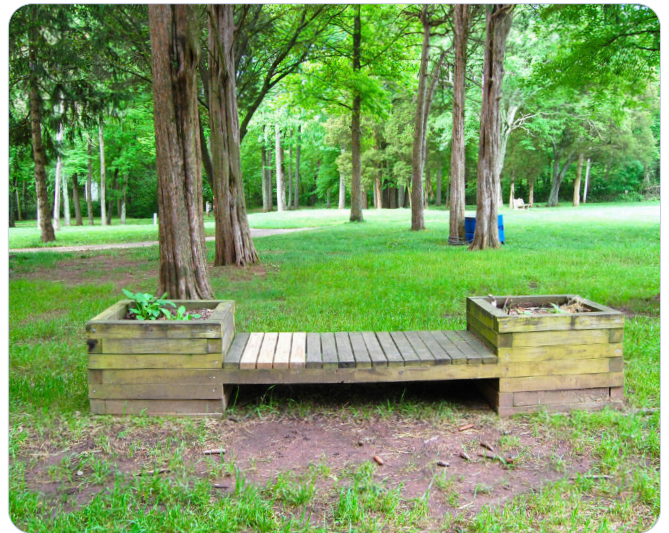


Figure 33. Planter bench

Environmental Features

Donny Brook runs through a 2-acre mixed hardwood palustrine forest area. There is a 1-acre mixed hardwood hedgerow area by Zvarick Road entrance. The playground is in a grove of primarily cedar trees, and the remaining 13 acres of the park are mowed lawn and paved trail or parking area.

Circulation and Access

Waterworks Park is accessed via First Avenue and via Zvarick Road. The main entrance and parking area is off First Avenue, and there are three other pedestrian connections to the park's trail system on this road, two of which have a crosswalk (Figures 34-35). First Avenue has sidewalk on one side of the street, and there are two crosswalks to connect to the park, but there are several crosswalks with no curb cuts on the park side of the street. There is a pedestrian entrance to the park on Zvarick Road, where there is sidewalk on both sides of the street (Figure 36). There is no bike parking at Waterworks Park, and none of the roads leading to the park have bike lanes.



Figure 34. 1st Avenue entrance



Figure 35. Crosswalk on 1st Avenue near Speaker Place



Figure 36. Zvarick Road entrance

Welakamike Creekside Park

Site Description

Creekside Park is Collegeville's newest park, inaugurated in early summer 2024. Bordering the Perkiomen Creek, this 9-acre park has a paved boat launch and parking area with space for 16 cars. There is a buried sewer line traversing the property that has a grass trail that is not maintained.

Land Use and Zoning

Creekside Park is located in the R-1 low density zoning district. It connects to the county-owned Central Perkiomen Valley Park which is bordered to the west by a single-family detached neighborhood in the R-4 zoning district. The park is within walking distance of a strip-style commercial area along Route 29 which is in the General Commercial district on the east side of the street, and the Shopping Center district on the west side of the street.

General Condition and Use

Most of Creekside Park is in the floodway. Many areas of the park are primarily un-mowed grass and need additional trees to prevent the spread of invasive plants and hold the soil in place.

Amenities and Activities

Currently, the only amenities in the park include the boat launch and paved parking area (Figures 37 and 38). There are two ADA parking space. Additional amenities are limited due to FEMA's restrictions on development in the floodplain.



Figure 37. Parking area



Figure 38. Boat launch

Environmental Features

Creekside Park is a riparian area along the creek and is sparsely wooded with some mowed lawn and meadow areas between the parking area and the boat launch.

Circulation and Access

Access to Creekside Park is via Chestnut Street Extension and W. First Avenue, or via the Perkiomen Water Trail if arriving by boat. There is a sidewalk on a section of Chestnut Street Extension that connect to Second Avenue, but the sidewalk does not continue to the park. There are no bike lanes in the vicinity.

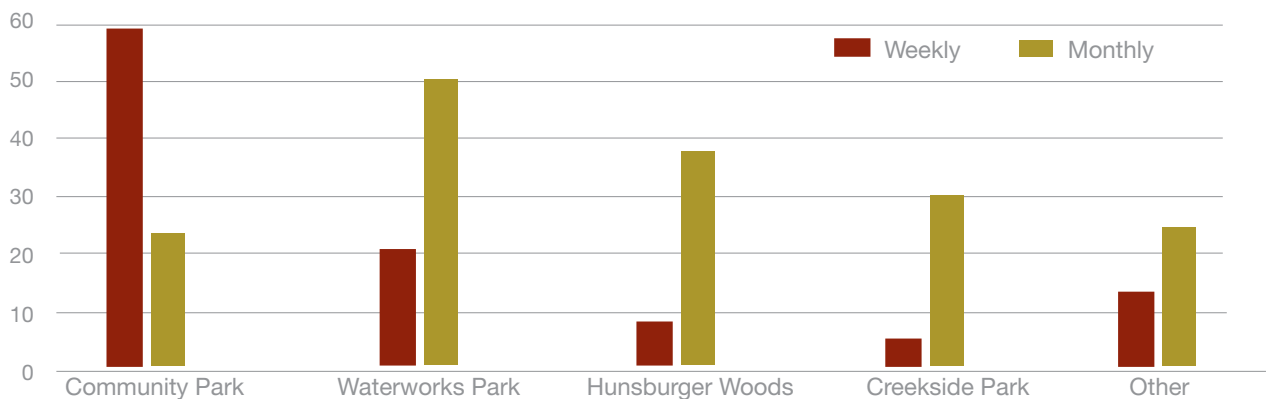
Community Engagement

Collegetown Borough gathered community input on the borough's parks and open space areas through a community survey, and an open house in October 2025. There were 99 respondents to the survey, and about 30 attendees to the open house. The results of both are summarized below.

Park Usage

Community Park gets the most usage, with 71% of visitors frequenting the park on a weekly basis. Waterworks Park is the second-most visited park, and most respondents shared that they frequent this park on a monthly basis (Figure 1). Fewer respondents utilize Hunsberger Woods and Creekside Park, as both see more monthly visits than weekly ones.

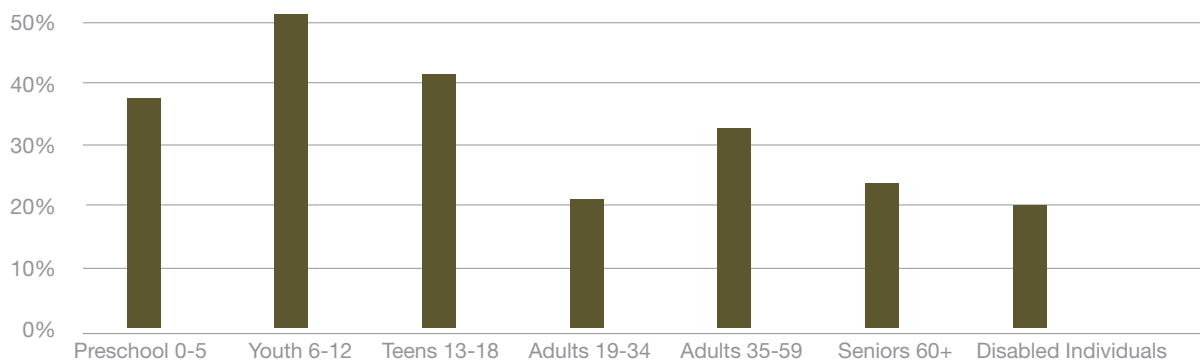
Figure 1. How often do you visit public parks and open space?



Recreational Equipment

Many survey respondents (52%) requested more active recreational facilities or equipment for youth aged 6-12 and teens aged 13-18 (42%), followed by preschool aged children (37%), and adults aged 35-59 (34%) (Figure 2).

Figure 2. Should the borough provide more active recreational facilities or equipment for:



Common suggestions respondents had regarding additional recreational facilities or equipment included:

- ▶ Updated play equipment, including:
 - Ninja warrior course
 - Big slides
 - Zip lines
 - Web jungle gym
 - Nature play zones
 - Monkey bars
 - Music features
 - STEM items
- ▶ Pickleball
- ▶ Exercise equipment
- ▶ Splash pad/water features
- ▶ More trails
- ▶ Change mulch to ADA surface on playgrounds
- ▶ More shade/trees
- ▶ Disc golf
- ▶ Dog park

These are visualized in Figure 3 below.

Figure 3. Common requests for additional recreational facilities or equipment



Community Park

Respondents appreciate the accessibility of Community Park, the concerts, and the activities available there for young kids. Several people commented positively on the fence, though some would like there to be more landscaping along the fence line. Many people commented on the lack of shade, the need for updated play equipment, and the need for an updated playground surface. Respondents want more activities and amenities for teens and adults. There were requests for bathroom facilities, a water fountain, and lighting along Park Avenue. Many attendees expressed a desire to make the baseball fields slightly smaller to allow for other amenities. The most common requests for Community Park are summarized below:

- ▶ Walking trail all around the park
- ▶ A bandshell for concerts
- ▶ More shade and landscaping
- ▶ Cell phone charging station
- ▶ Better bathrooms facilities that can accommodate a baby changing table
- ▶ Swings for babies
- ▶ Water bottle filling station
- ▶ More amenities for bigger kids, teens, and adults

Hunsberger Woods

Fewer people commented on this natural area, but many of those who did responded that they either do not go there or do not know about it. Some use the trails as a cut-through from 9th Street to Route 29 without having to walk on 9th and therefore requested the trails be paved to better accommodate bikes. However, several appreciate the lack of “improvement” of the open space and therefore prefer that the trails remain unpaved. Several also requested that the space be ‘re-wilded’ with pollinator plants and flowers.

People requested:

- ▶ Nature playground/mud kitchen/outdoor classroom
- ▶ A more accessible way to get to the park (sidewalks, crosswalk)
- ▶ More seating
- ▶ Better management of dog waste or dogs off leash
- ▶ Frisbee golf
- ▶ Signage

Waterworks Park

Respondents appreciate the multipurpose fields, the trails, and the shaded creek-side area in Waterworks Park. They also appreciate that the playground is shaded. Attendees at the open house also requested benches/tables closer to the Zvarick Road entrance, a trail connection to Chestnut Street, adult exercise equipment stations, and a more formal access point to the stream. Other comments included a desire for nature study/outdoor education for children, benches that arm rests that help older residents get up, better lighting, and more toddler equipment. Overall, residents expressed their appreciation for the natural setting at Waterworks Park and want that to remain. Common requests include:

- ▶ A water bottle filling station
- ▶ Updated playground equipment and surface (i.e. swings and monkey bars)
- ▶ Cell phone charging station
- ▶ Bathroom/water fountain facilities
- ▶ Better dog poop management
- ▶ Better maintenance
- ▶ Restrooms

Welakamike Creekside Park

The most requested amenities at Creekside Park included:

- ▶ Trails
- ▶ Picnic shelter
- ▶ Community garden

Other comments include a request for a trail connection to the Perkiomen Trail, better signage to the park from Route 29 and to the park's functions (i.e. boat ramp), and a request for trails to be mowed regularly.

Master Plans

The following section includes master plans and recommendations for the borough's four parks and open space areas. Recommendations are prioritized according to the likely timing for implementation. Short-term projects are expected to be implemented in the next one to three years. Medium-term projects are expected to be implemented in the next three to five years, and long-term projects are anticipated to take longer than five years.



Welakamike Creekside Park

Community Park Recommendations

Recommendation	Prioritization
Replace the play equipment for children aged 5-12	Short-term
Reduce the baseball field depth from 365 feet to 300 feet and remove the perimeter fence	Long-term
Install a concrete pad for an outdoor performance space	Long-term
Install play equipment for older children and teens to the south of the existing playground area	Long-term
Install an eight-foot-wide pervious perimeter trail to traverse the park. Replace the existing three-foot wide sidewalk on West Third Avenue with this trail	Long-term
Install a six-to seven-foot pervious verge with street trees along West Third Avenue	Long-term
Widen the existing pathway along Park Avenue to six feet	Long-term
Add a 50 by 30-foot wide bioretention area between the ball field and the basketball courts to help with water management	Long-term
Plant additional shade, sub-canopy and flowering trees throughout the park, in particular along the proposed trail	Long-term



Asphalt walkway along Park Avenue



Existing brick dedicated walkway and flagpole



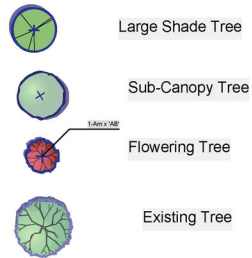
Narrow Sidewalk - W. Third Avenue



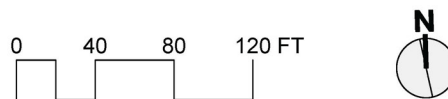
View



LEGEND



Performance Space with a Contemporary Canopy



**MONTGOMERY
COUNTY, PA**
PLANNING COMMISSION



View of Baseball Field from West Third Ave.

COMMUNITY PARK

Concept Improvement Plan

Collegeville Borough, PA

May 29, 2026

Hunsberger Woods Recommendations

Recommendation	Prioritization
Complete streambank stabilization and riparian corridor restoration	Short-term
Remove invasive plants along the stream	Short-term
Plant successional plantings in woodland clusters in the upper meadow with enhanced deer protection	Medium-term
Install interpretive signage and wayfinding kiosks at both parking areas	Long-term
Install interpretive signage along trails	Long-term
Install viewing/seating areas along the stream	Long-term
Improve the trail from the 9th Avenue parking lot to the parking area on Route 29	Long-term
Resurface existing parking area on Route 29 with gravel	Long-term
Expand the 9th Avenue parking area to accommodate additional vehicles	Long-term
Add a pedestrian connection along the shoulder of Route 29 from the parking area to the Perkiomen Trail	Long-term
Improve the existing stream crossing with a bridge	Long-term



Improvements- Goals

NLT- Stewardship Plan- Recommendations for future landscape interventions: Meadow Stewardship Management Goals- Removal of Exotics along Stream/ Successional Plantings to Woodland Clusters in the Upper Meadow

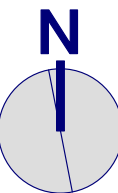
Improved Public Access- Safety & ADA Standards- Paved Surface Trail from 9th Ave Parking to Rt.29 Parking Area.

Paved Trails and Enhanced Streambank Restoration

Interpretive Signage/ Wayfinding Kiosks at both parking lots.

Enhanced viewing/seating areas along stream

1' = 100 ft.
SCALE BAR





LEGEND

- ① Existing Pathways & Roadbed
- ② Walking Paths- Existing mown & natural surface
- ③ Improved Paved - Walking Trail- 9th Ave parking lot to Rt. 29
- ④ Connection-Perkiomen Trail- Proposed path
- ⑤ Visitor Parking & Parallel Parking along Driveway
- ⑥ Visitor Access - Proposed gravel parking lot
- ⑦ Ursinus College Recreational fields- Potential Residential Development
- ⑧ Sanitary Sewer Easement
- ⑨ Regional Natural Gas Corridor-Easement
- ⑩ Forested Lands- Existing
- ⑪ Meadow Areas- Existing
- ⑫ Meadows & Natural Areas- Proposed Landscape
- ⑬ Area of Interest- Existing Dam
- ⑭ Area of Interest- Spring House
- ⑮ Area of Interest- Creek crossing- +/- paved
- ⑯ Area of Interest- Pond & Quarry Site
- ⑰ Natural Interest - Steep & North facing woodlands
- ⑱ Opportunities for Nature Interpretation
- ⑲ Nodes- Viewing/Seating Areas
- ⑳ Restoration- Riparian Corridor & Streambank Stabilization Areas



**MONTGOMERY
COUNTY, PA**
PLANNING COMMISSION

Hunsberger Woods Park

Concept Plan

Collegeville Borough, Montgomey County, PA

June 26, 2026

Waterworks Park Recommendations

Recommendation	Prioritization
Expand existing play area to accommodate swings	Short-term
Install a permanent restroom facility at the end of the parking lot	Short-term
Install a nature play area by the creek	Short-term
Install green stormwater BMPs by the parking area	Medium-term
Install sidewalk on the park side of West 1st Avenue where it is missing after the park entrance	Medium-term
Add a curb cut on the bend of West 1st Avenue	Medium-term
Create a new park entrance at the bend on West 1st Avenue	Long-term
Create an additional trail connection to 11th Avenue behind the public property storage yard	Long-term
Create a buffer between the public property storage yard and the park	Long-term



Notes

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Dedicated PECO Accessible PlayArea 2. Playspace Expansion for Swings 3. Parking Lot Renovation w/Green Stormwater Management BMPs 4. Open Pavilion 5. Existing Multi-Use Fields: Baseball, Soccer & Event Parking 6. Soccer Area 7. Existing Park Community Access (Typical) 8. Establish Sidewalk along West 1st Avenue | <ul style="list-style-type: none"> 9. Existing Park Pathway- Perimeter 10. Existing Park Community Access 11. Potential New Park Access 12. Existing Pathway- Not ADA Accessible at Slope 13. Existing Park Access 14. Public Property Storage Yards Create buffer/setback with Park 15. Sanitary Sewer Manhole(Typical) 16. Streambank Restoration Opportunity 17. Potential Nature Play Area 18. Restroom Site |
|--|--|

Waterworks Park

Improvement Opportunities

Concept Plan

Boroughs of Trappe & Collegeville PA

June 24, 2026



**MONTGOMERY
COUNTY, PA**
PLANNING COMMISSION

Welakamike Creekside Park Recommendations

Recommendation	Prioritization
Install directional signage along Chestnut Street Extension and Route 29	Short-term
Install a paved picnic area outside of the floodway next to the parking area with concrete picnic tables	Medium-term
Plant shade trees and shrubs in select areas of the park and enhance the existing riparian vegetation with additional plantings. Plantings should include adequate deer protection	Medium-term
Add pavement striping for a pedestrian connection from Chestnut Street Extension to Creekside Park	Long-term
Install a pathway trail system throughout the park with a substrate of natural materials. The pathway system can be connected to the borough sidewalk network on East Main Street	Long-term
Create a trail connection to the Perkiomen Trail	Long-term



-  Potential Area- Riparian Vegetation Enhancements
-  Park Open Areas-
-  Shade Tree & Shrub Planting Areas



Welakamike Creekside Park
Concept Plan-
 Borough of Collegeville, PA
 June 26, 2026

