Stafford County Public Schools
Edward E. Drew Jr. Middle School

Community Meeting
November 5, 2025

Stafford County Public Schools
Inspire | Empower | Excel

Edward E. Drew Middle School

Engagement and Design - Meetings to Date

Oct 8, 2024	Program and Design Input Presentation at the School Board Work Session
Oct 11, 2024	DMS Teacher & Staff Input Meeting
Oct 18 – Nov. 7 2024	Community Wide Survey
Nov 14, 2024	Community Meeting
Nov 20, 2024	Design Kickoff
Dec 10, 2024	Design Presentation at the School Board Work Session
February 2025	Comprehensive Plan Submittal
March 11, 2025	Design Update Presentation at the School Board Work Session
April 2, 2025	Community Meeting and Update
April 8, 2025	Design Update Presentation at the School Board Work Session
June 10, 2025	Design Update Presentation at the School Board Work Session
June 27, 2025	Conditional Use Permit Application
Sept 22, 2025	Pre-application Building Permit Review
Sept 24, 2025	Planning Commission Review (Approved Comp. Plan Compliance Review & Conditional Use Permit)
Oct 6, 2025	75% Construction Documents Submission
Oct 13, 2025	Design Progress Update
Oct 21, 2025	Board of Supervisors CUP Review
Nov 5, 2025	**Community Meeting**
Feb 2026 - March 2026	Bidding Process
April 2026	Construction Start
Aug 2028	School Opens

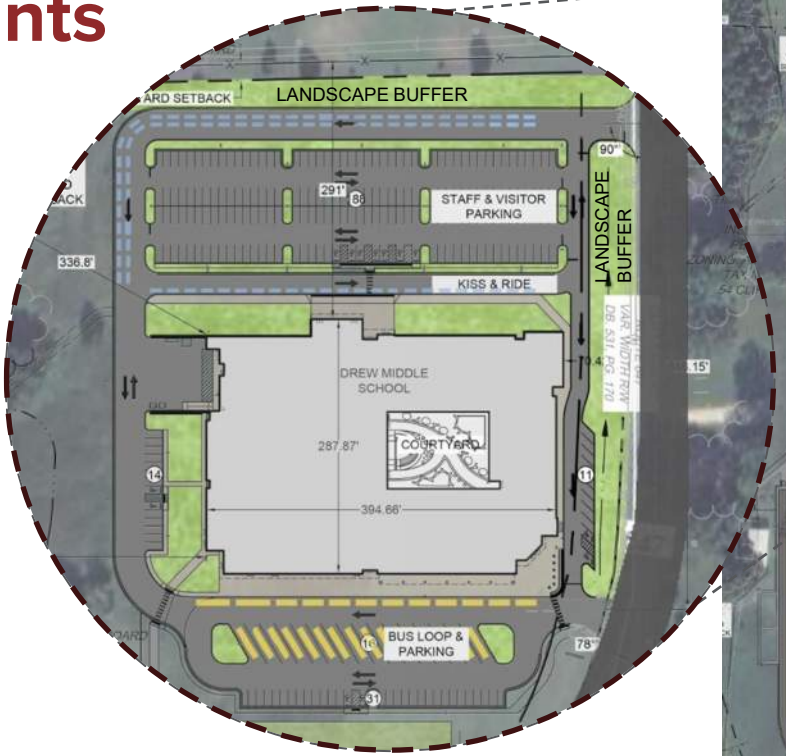
Project Background



- Drew Middle School Rebuild identified in the County FY25 – 34 Capital Improvements Plan
- Estimated cost approximately $113 million.
- Board of Supervisors appropriated funds to purchase Oak Knoll Farm 6th May 2024
- Design efforts commenced in November 2024.
- 3-story building consisting of 176,300 SF
- Design capacity of 1,100 students
- Includes a softball, soccer, and football fields; as well as a track, a parking lot and bus loop.

Design Key Points

- Site design work almost complete with 3rd site plan submission date of October 27, 2025
- Playfields grouped and located closest to the athletic entrances of the building
- Kiss & Ride loop designed to limit traffic impacts and interference with busses
- Building frontage provides view of main façade and entrance from bus loop and Kiss and Ride approach
- Road improvements to realign intersection of Leeland and Clift Farm Roads
- Turn Lane improvements, grading and vegetative clearing for sight distance

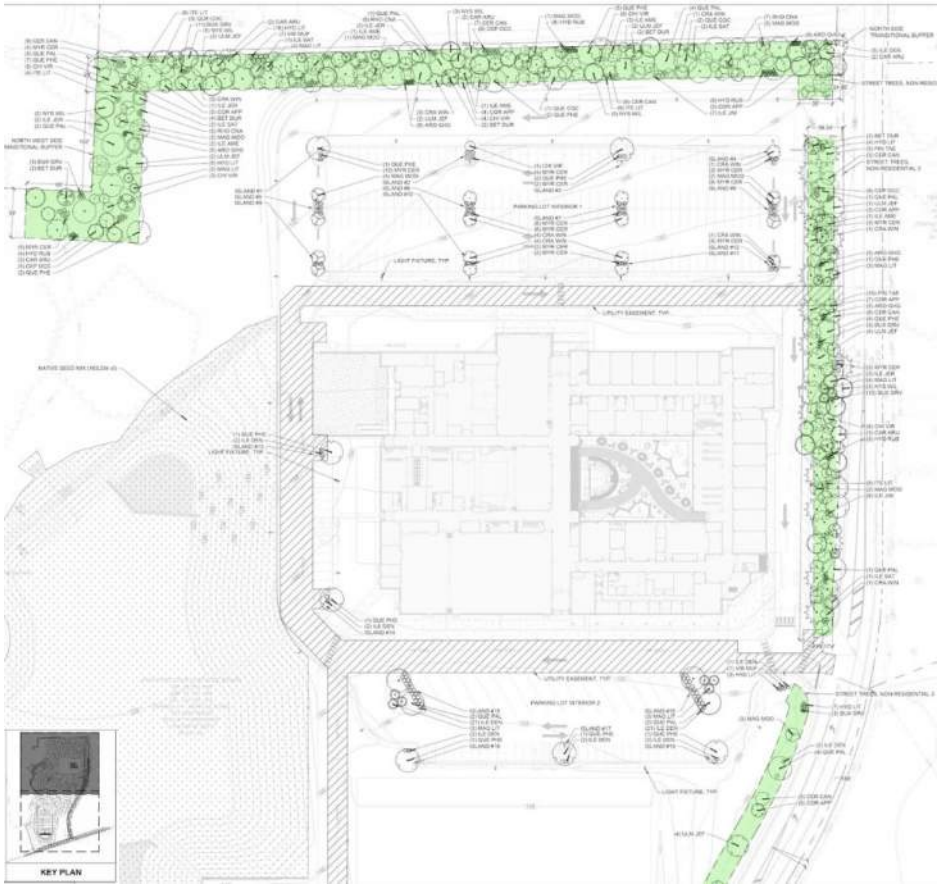




Site Plan – 55 Clift Farm Rd. Fredericksburg, VA 22405

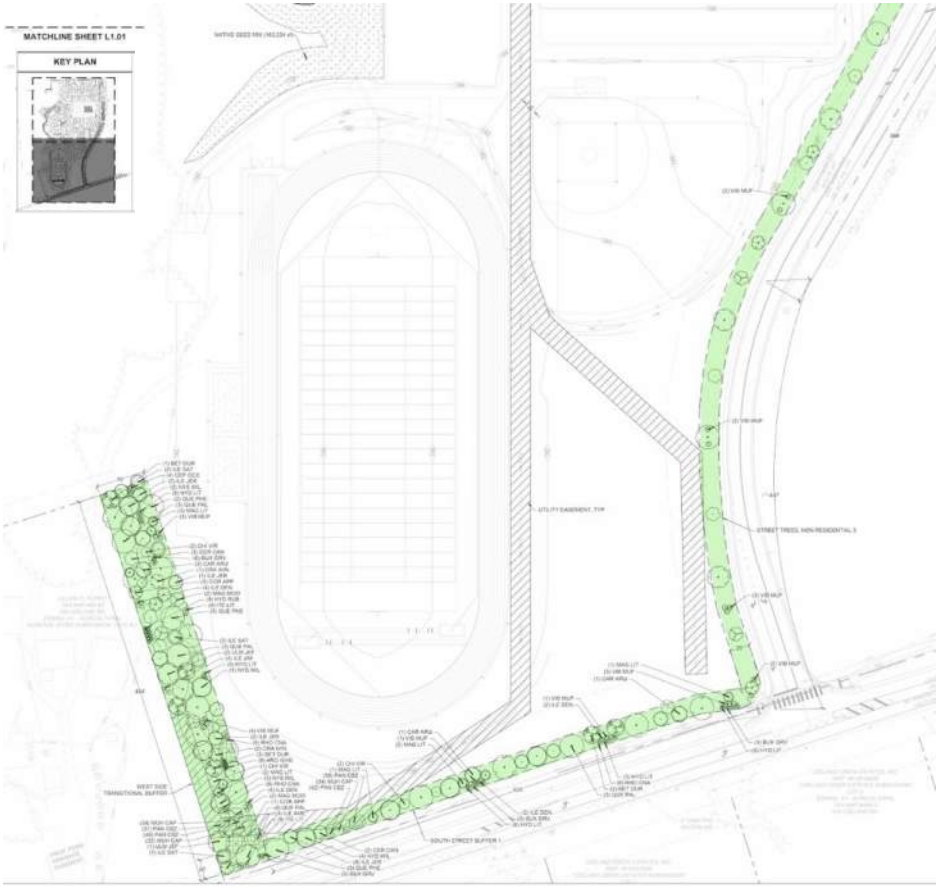
Landscape Buffers

- Provided is 35’ with 1,310 Plant Units at North property line
- Provided buffer with width varying from 19’ to 36’ with 761 Plant Units on East property line along Clift Farm Rd. opposite to Diehr’s property
- Typical 20’ buffer provided along Clift Farm Road
- Canopy Trees throughout will be planted at a minimum of 15’ height



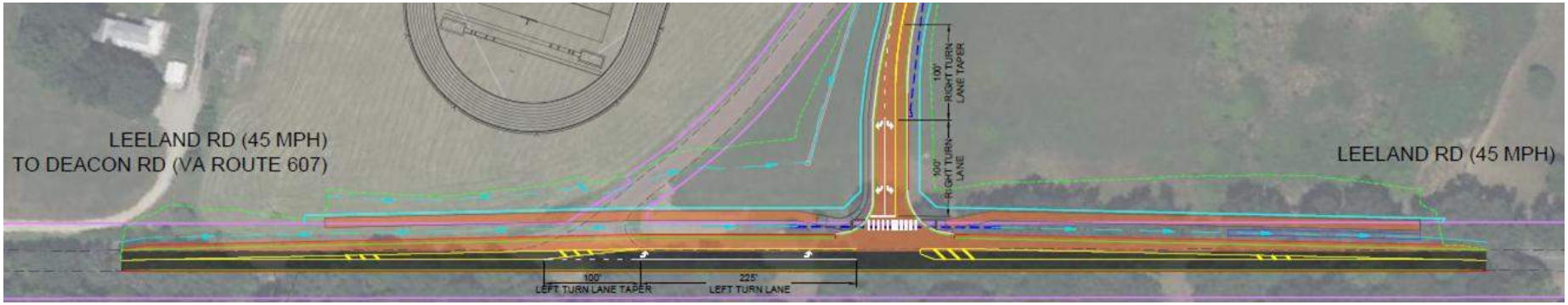
Landscape Buffers

- South property line along Leeland Rd. has 20’ street landscape buffer
- 50’ buffer with 679 Plant Units provided along Southwest property line



Traffic Improvements

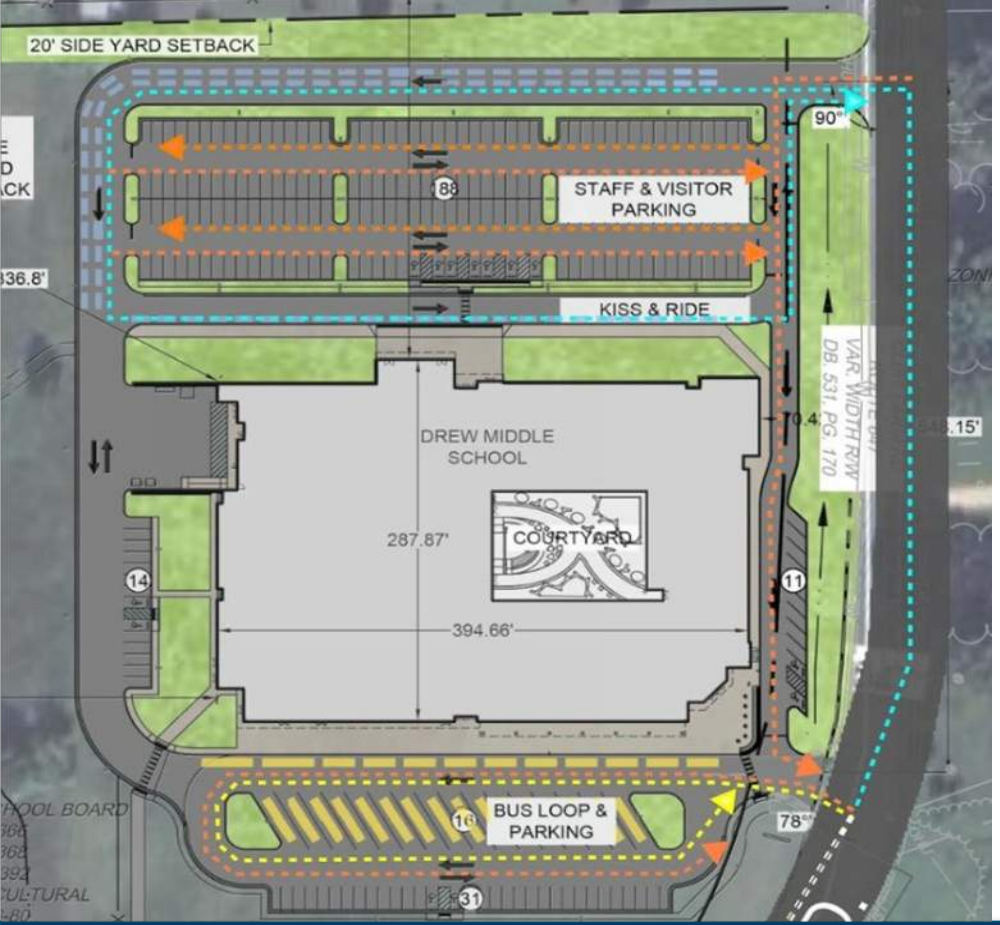
- Realign the Leeland Road/Clift Farm Road to a 90-degree intersection
- Construct a southbound right turn lane on Clift Farm Road at the intersection
- Construct an eastbound left turn lane on Leeland Road at the intersection
- Substantial Sight distance improvements along Leeland Road at Clift Farm Road



Traffic Improvements

- Construct a left turn lane taper on Clift Farm Road at Bus Loop Entrance
- Flashing School Zone signals
- Pedestrian accommodations along Clift Farm Road to end of improvements
- Reconstruction of Clift Farm Road which has not been paved in 30 years





Proposed Traffic Flow

SCPS proposes mitigating measures:

- Kiss and Ride Loop designed to handle 91 stacked cars within the site providing adequate space and eliminating queuing on Clift Farm Rd.
- Located building further away from Leeland to avoid queueing issues
- Parking for 244 cars and 28 buses including 12 stacked busses
- Provided an additional route on the rear of the building for rerouting internal traffic
- Peak traffic hours are 9:00-9:30 and 3:30-4:00

BUS
KISS AND RIDE
STAFF AND VISITOR



FLOOR PLAN - LEVEL 01



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 03

Overall Site Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Bus Loop Entrance



Main Entrance



Kiss & Ride Entrance View



View



Courtyard

- Design creates spaces of varying sizes for gathering, instruction, dining, socializing.
- Majority of courtyard paved for ease of maintenance
- Use of premanufactured concrete furniture
- Outdoor mini amphitheater with ramp access



Courtyard view



Courtyard view

