

Bo Bragg

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September 10, 2025
Irvington Town Council
Town Hall
4203 Irvington Road
Irvington, VA 22480

Dear Members of the Irvington Town Council,

I am writing as a resident of Irvington and a local Realtor with Bragg & Company Real Estate to express my strong support for extending the sidewalk along King Carter Drive from its current termination at the entrance to the Tides Inn Resort westward into West Irvington. My wife, Camille, and I both walk and bike this route frequently, and we believe this extension would greatly enhance the safety and charm of our beloved community.

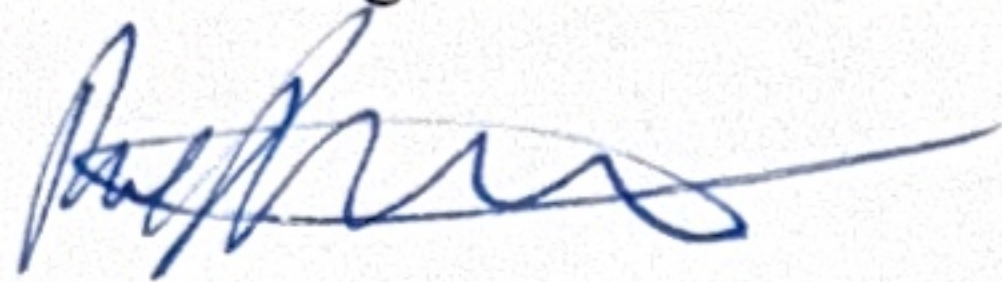
Irvington is renowned for its walkability, a hallmark that draws residents and visitors alike to explore our picturesque streets. Our existing sidewalks weave through town, supporting families strolling with dogs, cyclists enjoying the local color, and children safely walking to and from Chesapeake Academy. Guests at the iconic Tides Inn Resort, a cornerstone of our waterfront heritage, frequently walk and bike along King Carter Drive, immersing themselves in the Northern Neck's serene beauty. Yet, the current sidewalk ends abruptly at the resort, leaving a hazardous stretch exposed—particularly with its blind bends and increasing foot and bike traffic heading toward the Rappahannock River Yacht Club at the end of West Irvington. While local drivers proceed cautiously, delivery vehicles and service providers often travel faster, and seasonal surges in traffic amplify risks for pedestrians.

Extending this sidewalk would address these dangers while enhancing Irvington's strengths. Studies from the Federal Highway Administration show that sidewalks can prevent up to 88% of pedestrian crashes along roadways, fostering safer environments for our children, seniors, and visitors. Enhanced walkability promotes physical health, with residents in sidewalk-connected neighborhoods more likely to achieve daily activity goals, reducing healthcare costs and boosting overall well-being. Environmentally, it encourages reduced vehicle use, cutting emissions by 1.3–2.2% in similar communities

and aligning with our Chesapeake Bay stewardship. Economically, walkable streets drive tourism and vitality; properties near complete sidewalk networks see values rise by \$700–\$3,000 per Walk Score point, with retail spaces commanding 54% higher valuations.

As a Realtor, I can attest that sidewalks significantly elevate property desirability and resale values in our market, attracting buyers who prize connectivity to landmarks like the Tides Inn, our shops and restaurants and the yacht club. This investment would not only safeguard lives but also sustain our town's economic vibrancy and community spirit.

We urge the Council to prioritize this feasible extension, perhaps through grants or partnerships, to preserve Irvington's walkable legacy for generations. Thank you for considering our voices—I'd welcome the opportunity to discuss further.

A handwritten signature in blue ink, appearing to read 'Bo Bragg', with a long, sweeping horizontal line extending to the right.

Sincerely,
Bo Bragg