

## Tea party hero to leave Senate

South Carolina's DeMint to head conservative group; Gov. Haley to pick successor. BY JIM MORRILL AND JAMES ROSEN jromrill@d=hardtedbserveccom South Carolina Republican Jim De-Mint's decision to leave the U.S. Ser-ate next month gives the tea party fa-

 $\begin{array}{c} \label{eq:statement} \\ \text{Figure 1} \\ \text{Figure 2} \\$ 

INSIDE ■ Next: Heritage Foundation, a temple of conservative thought. ■ DeMint pushed fiscal restraint Senate. 7A

in the Senate In the Senate. DeMint, sometimes called "Sen. Tea Party," has been a champion of fiscal conservatives but often a thorn in the side of his party's establishment. SEE DEMINT, 6A

# Rail drawing apartment boom



The light-rail line train passes the site for the Fountains at South End under construction on New Bern Street at South Boulevard. Apartments near mass transit in Charlotte rent for an average \$982 a month, compared with an overall city average of \$638 a month.

## 60 percent of planned apartments are within walking distance of the Lynx Blue Line

By Kerry Singe

Apartments are sprouting at a rapid clip along Charlotte's Lynx Blue Line in South End, as de-velopers look to cash in on a booming rental market and cater to young professionals who want to live near uptown. While commercial development across the re-gion is seeing slow growth at best, the South End neighborhood has seen a spurt of new activity this year with more than \$200 million worth of

something."

new construction being announced. Apartments near the Lynx line are powering the growth. In fact, of the more than 4,000 new apartment units announced in Charlotte this year. 60 per-cent are within a 15-minute walk of the light-rail line, according to CoStar, a real estate analytics firm. Two more South End complexes were nounced this week, as Camden Property Tinst

firm. Two more South End complexes were an-nounced this week, as Camden Property Trust said it would build 324 units at West Boulevard and Camden Road, and 266 units at South Bou-

EMPTY STOCKING FUND

unable to because they can't get a mortgage. Rents have been rising, and have room to rise SEE RAIL, 9A



Alberta Hunter, 76, said the most memorable gift she received through the Salvation Army's Silver Bells program was a set of pots.

How to help Since 1920, news-paper readers have given to the Empty Stocking Fund to buy needy children Christmas gifts. Send checks to Empty Stocking Fund, PO. Box 37269. Charlotte NC 28237-7269 or go to charlotteobserver.com/ emptystockingfund and use PayPal. For questions about how to help famiabout how to help fami-lies, call Salvation Army Donor Relations: 704-714-4725. Registration has been closed for families seeking help. Donations so far: **\$74,907** 

ς 2Δ



### 71 years later, Pearl Harbor account finally gets published

orter Elizabeth McIntosh. nov 97, interviews a U.S. sailor in Honolulu in this undated pho

BY ELIZABETH P. MCINTOSH Special to The Washington Post On Dec. 7, 1941, when Japanese planes attacked Pearl Harbor, I was working as a reporter for the Honolulu Star-Bulletin. After a week of war, I women, I thought it would be useful for them to know what I had seen. It might help prepare them for what lay ahead. But my editors thought the graphic content would be too upsetting for readers and decided not to run my arti-le. It appears here for the first time: Ne seven ghastly, confused days, we have been at war. To the women of Hawaii, it has meant a total disruption of home life, a sudden acclimation to blackout nights, terrifying rumors, ear of the unknown as planes drone overhead and lorries shrick through.

the streets. The seven days may stretch to sev-en years, and the women of Hawaii will have to accept a new routine of living. It is time, now, after the initial confusion and terror have subsided, to sum up the events of the past week, SEE PEARL HARBOR, 4A

#### **BELK ADDS 150 JOBS AS INTERNET SALES GROW**

The Charlotte-based retailer has been focusing on online sales as a major part of its growth strategy. 2B

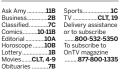
More aides resign in Egypt Resignations rocked President Mo-

hammed Morsi's government as tanks took up positions around his palace Thursday. **8A** 

#### Levines help to ease food shortage

The Leon Levine Foundation offered matching grants of \$50,000 to Loaves & Fishes and \$75,000 to Second Harvest Food Bank - and \$50,000 more to Second Harvest that doesn't require a match. **1B** 





© 2012 The Charlotte O  ■ from 1A

further, said CoStar senior real estate economist Erica Champion

pion. "In Charlotte, you have this constant inflow of young pro-fessionals that will probably rent before they buy," Champi-on said

"(Developers) can get a huge premium being next to mass transit."

Apartments near mass tran-sit in Charlotte rent for an average \$982 a month, compared with an overall city average of \$638 a month, CoStar research

\$638 a month, CoStar research shows. Nationally, 65 percent of apartments built in metropoli-tan cities are within walking distance of mass transit.

"A renter is looking for con-"A renter is looking for con-venience and lifestyle, and part of that equation is light rail," said developer Stuart Profitt, whose firm, Profitt Dixon Partners, is building Fountains at South End, a 208-unit com-plex at the New Bern station. The land's former owner had planned to build a larger complex with more structured

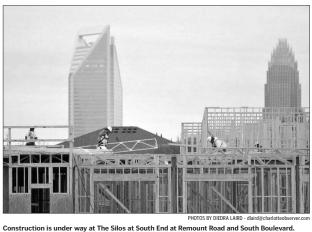
Change of plans

complex with more structured parking, partner Wyatt Dixon

The firm bought the land at a discount from the lender, cut the number of units and added a lounge where tenants can wait for the train.

wait for the train. "We bought the property at an attractive price; we had a great design for the site, and we weren't forced to pay so much for land where we had to over-densify." Dixon said. The developers said compe-tition from other complexes makes business more challeng-ing in the beginning. Long

ing in the beginning. Long term, they said, it helps to es-tablish the neighborhood.



FROM PAGE ONE

Change of plans The road to development along the light-rail line hasn't been smooth. Hopes ran high in the 2000s as the city of Char-lotte and area officials worked by the line. Speculators bought up land, sending values skyrocketing. But activity fell just as quickly when the finan-cial crisis hit a few years later. More than four years after the real estate market crashed, developers have adapted Gone are plans for luxury con-dominiums and other projects. New owners have moved in, with plans retooled to meet to-day's demand. Lenders are more likely to fi-nance a new multifamily com-plex than other types of com-mercial projects, analysts say. Veteran real estate appraiser Fitzhugh Stout remembers

speculators snapping up raw land in the 2000s as the south-bound light-rail line came clos-er to reality. At one point, land values in the south corridor doubled in a

two-year period, said Stout, who was hired years ago by the city of Charlotte to study prop-erty values near the light-rail line.

line. Stout was among those bid-ding on property. He said he and others paid \$20 a square foot for their office building on West Tremont Street. The value later rose to \$40 a square foot.

"What drove that value was the transit-oriented develop-ment zoning," said Stout, man-aging director of Integra Realty Resources. "It's all a function of development."

Resources. "It's all a function of density." Higher density lets develop-ers pack more people and uses into a project without having to provide as much parking as in the suburbs, yielding bigger profits.

profits. Plans for the corridor then included mixed-use projects and luxury condominiums, in-cluding one where transparent floor-to-ceiling glass walls

■ Friday, December 7, 2012 + 9A



Workers install win ndows at the Fountains at South End w Bern Street at South Boulevard.

rould fold out of sight to trans-orm an entire condo into a bal-

cony. But when the real estate markets slowed in 2008, those dreams fizzled. Property val-ues along the light-rail line fell an average of 51 percent, Stout's research shows. Values on the rebound

Stout said South End prop-Stout said South End prop-erty values are starting to rise, thanks to the apartment com-plexes. He said some parcels are fetching around \$35 a square foot. "It's not quite as high as it was, but it's rebounding." he said. "When you can build den-sity, you can afford to pay more for the land." Anartment complexes. and

Apartment complexes, and their renters, in turn draw more development, such as re-

tail and services, experts say. While apartments account for the most significant new development in South End, about 40 new retail or serviceaout 40 new retail or service-oriented businesses have opened in the area during the past five months, said Ted Boyd, director of Charlotte Center City Partners' Historic South End.

South End. "Great urban places are built in layers," said Boyd's Center Ci-ty Partners' colleague Michael Smith. "The South End began very industrial, and there was a lot of re-adaptive use to create a creative district. We're in the middle of an incredible transfor-mation from a business district to becoming a mix of uses. Hous-ing is going to become an incred-ible part of it."

Singe: 704-358-5085



ntire Purchase of Red Dot Clearance

Entire Purchase of Home Red Dot

## **Experts** predict slower growth near north light rail line

### By Kerry Singe

ksinge@charlotteobserver.com Is the rapid apartment de-velopment in South End a pre-view of what's to come when the light rail extends to UNC Charlotte? Not necessarily, ex-perts say

Charlotte? Not necessarily, ex-perts say. Instead, they predict slower growth, concentrated in cer-tain pockets along the corridor, such as around the university or the popular NoDa arts dis-triet

or the popular NoDa arts dis-trict. This fall, the federal govern-ment committed to paying \$580 million, or half the con-struction cost to extend the Lynx from uptown to the northeast. The city of Char-lotte and the Charlotte Area Transit System will spend \$250 million, and the N.C. Depart-ment of Transportation will spend \$299 million. The line will have II stations, with cou-struction scheduled to begin in November. 

 northeast. The city of Char-lotte and the Charlotte Area
 ly improving real estate mar-lotte and the Charlotte Area ket.

 Transit System will spend \$250
 Development that does oc-cur is likely to be at the north ment of Transportation will end ear the university cam-spend \$299 million. The line will havel 1 stations, with con-struction scheduled to begin in November.
 Development that does oc-cur is likely to be at the north pus, or around the station near will so far out," Goode said of the rail extension, which Experts believe the growth will come more slowly than

along the south line. That's be-cause the 9.2 miles is largely in-neighborhoods, unlike the area to the south, which was more revitalized and closer to estab-lished, affluent neighborhoods. And in a sign of how the economy has changed, specu-lators aren't expected to move in for a while because banks aren't likely to lend money for people to buy raw land, says David Goode, vice chairman of NAI Southern Real Estate. Land speculators typically want to double their money in three to five years, something unlikely to happen in the slow-ly improving real estate mar-ket.

along the south line. That's be-

To the moon? Firm hopes to sell \$1.5B trek

By Seth Borenstein

BY SETH BORENSTEIN Associated Press WASHINGTON — Attention wealthy nations and billion-aires: A team of former NASA executives will fly you to the moon in an out-of-this-world commercial venture combin-ing the wizardry of Apollo and the marketing of Apple. For a mere \$1.5 billion, the business is offering countries the chance to send two people to the moon and back. Individ-uals with the money to spare cays, too. Some experts, though, are

Some experts, though, are skeptical of the firm's financial

Some experts, moggi, are skepical of the firm's financial ability. The venture, called Golden Spike Co., was an-nounced Thursday. Dozens of private space companies have started up re-cently, but few if any will make it, said Harvard astronomer Jonathan McDowell, who tracks launches worldwide. "This is unlikely to be the one that will pan out," McDow-ell said. NASA's last trip to the moon launched 40 years ago Friday. The United States is the only country that has landed people there, beating the Soviet Union in a space race to the moon that

in a space race to the moon that transfixed the world. But once

only sporadic interest in the moon. On Wednesday, the National Academy of Sciences said the U.S. space agency has no clear goal or direction for future hu-man exploration. But the ex-NASA officials behind Golden Snike do

nan exploration. But the ex-NASA officials behind Golden spike do. The firm has talked to other countries, which are showing interest, said former NASA as-sociate administrator Alan Stern, Golden Spike's presi-dent. Stern said he's looking at countries like South Africa, South Korea, and Japan. One very rich individual has also been talking with them, but the company's main market is for-eign nations, he said. "If's not about being first. It's about joining the club," Stern said. Many countries did pony up millions to fly their astro-nauts on the Russian space sta-tion Mir and American space shuttles in the 1990s, but a bil-liot dollar price tag seems a bit steep, McDowell said. NASA chief spokesman Da-yin Weaver said the company 'is further evidence of the timeli-ness and wisdom of the Obama administration's overall space collecy," which tries to foster commercial space companies.

the race ended, there has been only sporadic interest in the