

Panthers vs. Falcons
Nakamura returns after mistake last time teams faced off **SPORTS**

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Budding dancers switch off in ballet's star role **CLT**

Also, Toppman: Helen Mirren elevates 'Hitchcock'

The Charlotte Observer

FRIDAY ■ DECEMBER 7, 2012 ■ 75¢

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C D E F ■ +



THE WASHINGTON POST
Reporter Elizabeth McIntosh, now 97, interviews a U.S. sailor in Honolulu in this undated photo.

71 years later, Pearl Harbor account finally gets published

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 wrote a story directed at Hawaii's 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 article. It appears here for the first time.

For 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, fear of the unknown as planes drone overhead and lorries shriek through the streets.

The seven days may stretch to seven 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 Mohammed Morsi's government as tanks took up positions around his palace Thursday. **8A**

Levin's 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**

58° 46°

Forecast: Mostly cloudy. **10C**

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Vol. 143, No. 342

7 8 3 5 2 0 5 4 3 2 1 8

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

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South Carolina Republican Jim DeMint's decision to leave the U.S. Senate next month gives the tea party fa-

vorite a new national platform, poses a challenge for S.C. Gov. Nikki Haley and sets off a scramble among would-be successors.

In a surprise move, DeMint, 61, announced Thursday that he would step down in January, four years before the end of his second term, to become president of the conservative Heritage Foundation.

"I'm leaving the Senate now, but I'm not leaving the fight," he said in a



DeMint

lawyer who lives in Indian Land, S.C., and Tim Scott of Charleston, who would be the only African-American

statement.

Haley will appoint a successor to serve for the next two years. Among the names floated: Republican U.S. Reps. Mick Mulvaney, a former Charlotte

INSIDE

■ Next: Heritage Foundation, a temple of conservative thought. **6A**
■ DeMint pushed fiscal restraint in Senate. **7A**

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



DIEDRA LAIRD - d Laird@charlotteobserver.com

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
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Apartments are sprouting at a rapid clip along Charlotte's Lynx Blue Line in South End, as developers 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 region 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

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 percent 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 announced this week, as Camden Property Trust said it would build 324 units at West Boulevard and Camden Road, and 266 units at South Bou-

RIDE THE RAIL TO UNCC?

Experts say development may be slower for northern extension. **9A**

levard and Iverson Way.

Driving the apartment boom are demographics: a growing number of young professionals who are either uninterested in owning a home or unable to because they can't get a mortgage. Rents have been rising, and have room to rise

SEE RAIL, 9A

EMPTY STOCKING FUND

EFFORT BRINGS SENIORS JOY

BY HILARY TRENDIA
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When Alberta Hunter, 76, opens her gift from a stranger she'll never meet, she will know she hasn't been forgotten.

Hunter is one of more than 700 area senior adults who participate in the Salvation Army Christmas Bureau's Silver Bells program. Hunter said the program reminds seniors that people still care about and value them.

"It's nice for people to think enough of you to get you something," Hunter said. "People think you get old and get forgotten. This might be one of the only times (a senior) gets something."

Hunter, a lifelong Charlotte resident, has lived for nearly 10 years at Midland Commons, an affordable housing community with 60 duplex units for seniors and those with medical disabilities. Midland services coordinator Jonas Richardson said the property has about 55 residents who participate in the Silver Bells program.

Shelley Henderson, director of communications for the

SEE FUND, 2A



DAVID T. FOSTER III - dffoster@charlotteobserver.com

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

FUND UPDATE
List of donors, **2A**



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RAIL

■ from 1A

further, said CoStar senior real estate economist Erica Champion.

"In Charlotte, you have this constant inflow of young professionals that will probably rent before they buy," Champion said.

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

Apartments near mass transit in Charlotte rent for an average \$982 a month, compared with an overall city average of \$638 a month, CoStar research shows.

Nationally, 65 percent of apartments built in metropolitan cities are within walking distance of mass transit.

"A renter is looking for convenience and lifestyle, and part of that equation is light rail," said developer Stuart Proffitt, whose firm, Proffitt Dixon Partners, is building Fountains at South End, a 208-unit complex at the New Bern station.

The land's former owner had planned to build a larger complex with more structured parking, partner Wyatt Dixon said.

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.

"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-density," Dixon said.

The developers said competition from other complexes makes business more challenging in the beginning. Long term, they said, it helps to establish the neighborhood.



PHOTOS BY DIEDRA LAIRD - dila@d@charlotteobserver.com

Construction is under way at The Silos at South End at Remount Road and South Boulevard.

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 Charlotte and area officials worked to build the line. Speculators bought up land, sending values skyrocketing. But activity fell just as quickly when the financial crisis hit a few years later.

More than four years after the real estate market crashed, developers have adapted. Gone are plans for luxury condominiums and other projects. New owners have moved in, with plans retooled to meet today's demand.

Lenders are more likely to finance a new multifamily complex than other types of commercial 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 closer 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 property values near the light-rail line.

Stout was among those bidding 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 development zoning," said Stout, managing director of Integra Realty Resources. "It's all a function of density."

Higher density lets developers pack more people and uses into a project without having to provide as much parking as in the suburbs, yielding bigger profits.

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



Workers install windows at the Fountains at South End Apartments on New Bern Street at South Boulevard.

would fold out of sight to transform an entire condo into a balcony.

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

Values on the rebound

Stout said South End property values are starting to rise, thanks to the apartment complexes. 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 density, you can afford to pay more for the land."

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 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.

"Great urban places are built in layers," said Boyd's Center City 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 transformation from a business district to becoming a mix of uses. Housing is going to become an incredible part of it."

Singe: 704-358-5085

Experts predict slower growth near north light rail line

By KERRY SINGE

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Is the rapid apartment development in South End a preview of what's to come when the light rail extends to UNC Charlotte? Not necessarily, experts say.

Instead, they predict slower growth, concentrated in certain pockets along the corridor, such as around the university or the popular NoDa arts district.

This fall, the federal government committed to paying \$580 million, or half the construction cost to extend the Lynx from uptown to the northeast. The city of Charlotte and the Charlotte Area Transit System will spend \$250 million, and the N.C. Department of Transportation will spend \$299 million. The line will have 11 stations, with construction scheduled to begin in November.

Experts believe the growth will come more slowly than

along the south line. That's because the 9.2 miles is largely industrial or near lower income neighborhoods, unlike the area to the south, which was more revitalized and closer to established, affluent neighborhoods.

And in a sign of how the economy has changed, speculators 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 slowly improving real estate market.

Development that does occur is likely to be at the north end near the university campus, or around the station near NoDa, Goode said.

"It's so far out," Goode said of the rail extension, which may be completed in 2017. "It's hard to imagine right now."

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

By SETH BORENSTEIN

Associated Press

WASHINGTON — Attention wealthy nations and billionaires: A team of former NASA executives will fly you to the moon in an out-of-this-world commercial venture combining 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. Individuals with the money to spare can go the moon for a couple days, too.

Some experts, though, are skeptical of the firm's financial ability. The venture, called Golden Spike Co., was announced Thursday.

Dozens of private space companies have started up recently, 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," McDowell 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 transfixed the world. But once

the race ended, there has been 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 human exploration. But the ex-NASA officials behind Golden Spike do.

The firm has talked to other countries, which are showing interest, said former NASA associate administrator Alan Stern, Golden Spike's president. 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 foreign nations, he said.

"It's not about being first. It's about joining the club," Stern said. Many countries did pony up millions to fly their astronauts on the Russian space station Mir and American space shuttles in the 1990s, but a billion dollar price tag seems a bit steep, McDowell said.

NASA chief spokesman David Weaver said the company "is further evidence of the timeliness and wisdom of the Obama administration's overall space policy," which tries to foster commercial space companies.

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