

R E G I O N

For New York Fans, It's Like Mudville

Continued From Page A1

from the ESPN Zone sports entertainment complex in Times Square yesterday afternoon. "The Mets stink, the Yankees stink, the Knicks stink — well, the season hasn't started yet, but they're already stinking. And the Jets — geez, they're terrible. It seems like all of the New York teams have lost their heart."

One might have to reach back to the Koch administration — from the fall of 1987 to the spring of 1988, to be precise, when the Yankees, Mets, Giants, Jets, Knicks and Rangers all missed the playoffs — to find a season as cheerless as this one has the potential to be.

Most of the damage seemed to happen suddenly, in the course of a couple of October weekends. First, the Yankees folded like lawn chairs (or, maybe more accurately, Mets) at the feet of a perennial also-ran, the Anaheim Angels.

Then, on Saturday, the Knicks saw their prospects for success collapse when Antonio McDyess, acquired in a blockbuster off-season trade, broke his kneecap. Until then the team's preseason had been marked by the disciplining of Latrell Sprewell, who responded by sulking on his yacht in Milwaukee, of all places, nursing his pride as much as his broken pinky.

The next day, the spiritual anchor of the Giants' defense, the tackle Keith Hamilton, was helped off the field with that most symbolic of sea-

Learning to live with loss in a town that's used to winners.

"It's coincidence," he said. "It's just kind of the ebb and flow. The consensus at the bar is that it's just the fortunes of what goes on in professional sports — and poor judgment on the part of management."

Still, he conceded, "it is insane. Maybe the Giants might do something, but not this year. It's kind of wait till next year already."

There have been a few bright spots, to be sure. Last month the Staten Island Yankees, the Bronx Bombers' farm team, won the Class A Penn League championship for the second time in three years.

And here's good news for Knicks fans: season tickets, for which there

is usually a long waiting list, are yours for the asking (and the \$2,800). According to Ticketmaster, there are even \$210 and \$100 seats still available for the home opener, Nov. 2 against the Celtics.

Morris McWilliams, who managed the Harlem 12-year-olds to the Little League World Series in August, prescribed patience for fans and players alike.

"You've got to continue to persevere and hang in there," Mr. McWilliams said. "Hopefully things will turn themselves as time goes on."

Back at the OTB, a 58-year-old security guard named A. Gardner said that although he would not bet on any of the local teams — "That would be stupid" — he remained hopeful.

"Take the Knicks," he said. "You can't go by the preseason. I'm not going to give up on them."

Then he turned his attention to what seemed like a surer thing.

"Come on 3," he shouted at the TV screen as the horses rounded a turn. "Get him 3. Get on that rail!"



Barton Silverman/The New York Times

Shortstop Derek Jeter, at left, manager Joe Torre and other Yankees players and coaches watched the Anaheim Angels celebrate after eliminating the Yankees from post-season play 10 days ago.

You won't find any other...

A Green Foothold in Lower Manhattan

Continued From Page B1

the far higher volumes of water use.

The skeleton of 20 River Terrace has twice as many water pipes and air ducts in its apartments as a conventional high-rise residential building. Each apartment will have its own dedicated air supply — filtered and humidified — and a separate water line just for flushing the toilets with treated waste water piped up from the treatment plant in the basement. There are also pipes leading to and from a 10,000-gallon rainwater collection tank that will be used to water the rooftop garden, which is intended to reduce the building's radiant heat and energy loss.

"The interesting thing is that it's forcing us to develop innovative ways of building in a sustainable fashion at appropriate costs," said Martin Dettling, a vice president at the Albanese Development Corporation and the project manager. "Our lenders want the building to be financially sustainable, too."

To meet the Battery Park guidelines and also qualify for a green building tax credit created by New York State earlier this year, 20 River Terrace must use 35 percent less energy than a similar-sized structure built under the standard construction codes. Building materials must follow a complex formula establishing their percentage of recycled content, and there must be affi-

davits and a paper trail to prove it. At least 40 percent of components must be manufactured no farther than 500 miles from the job site, to hold down air pollution from long-distance truck transportation.

Jumping through all those hoops at once required compromise and constant calculation, contractors said. How the solar-energy collectors on the building's exterior changed their color midway through the project tells that tale.

The original design specified black

'If you create a healthier building, you make people healthier.'

photovoltaic panels — running half-way up the tower's southwest side. The subcontractor found a Delaware supplier, within the 500-mile limit, who was making solar panels out of recycled silicon, using chips discarded by the computer industry. Using the Delaware supplier would thus get two benefits for one in meeting the rules — more recycled content, close enough — but there was a problem. The solar panels would have to be blue, not black.

So the exterior design changed. Blue it was.

There were some culture clashes, too.

Anthony O. Pereira, a former organizer for Greenpeace who now develops alternative energy systems and whose business cards say they are printed with soy ink on recycled paper, vividly recalls making his first presentations to the general contractor, the Turner Corporation, a big, old-line firm that has been building New York skyscrapers for more than 100 years.

"The first few meetings were very intimidating," Mr. Pereira said, "but we decided that if we worked twice as hard, we could still earn their respect."

Other construction experts say Sept. 11 also raised the profile for green construction by illuminating how incredibly expensive it is to put in water and electricity and sewer systems once they have been destroyed.

"If you use less energy and less water and you're putting less water out as waste, then don't have to think about the big things like putting more pipes in and more wires, and the political and economic implications of that are enormous," said William D. Browning, a senior consultant at the Rocky Mountain Institute, a nonprofit group in Snowmass, Colo., that works on resource efficiency issues.

Green buildings are designed to



Joyce Dopkeen/The New York Times

Workers pouring concrete at 20 River Terrace in Battery Park City. Developers say it will be the world's most environmentally correct residential tower. Its air is to be purified, and solar panels will generate electricity.

depend less on water and energy resources; 20 River Terrace, for example, will use a third less water than a typical tower of 293 apartments. It will also generate about 5 percent of its own electricity through solar collectors and use natural gas

for its air-conditioning system, which, developers say, will help avoid summertime electricity price spikes.

Mr. Dettling, the project manager at 20 River Terrace, said that in watching the building rise, he is see-

ing another payoff as well: a growing expertise in how to make it all work. "First there's resistance to new things, then acceptance," he said. "Then competition kicks in, and you get innovation, efficiency and cost savings."