

The stadium effect: Greater Boston's sports hubs have become hot zones of new development

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Rounding the bases

Fenway's ripples turn once-gritty area into high-end haven

Neighborhood:

The Fenway

Major players:

Boston Red Sox, Hotel Commonwealth, UnitedHealth, Samuels & Associates

Why it's transformative:

Once known as a gritty neighborhood that many Bostonians avoided when the Red Sox weren't playing, the Fenway is now one of the hottest development areas in booming Boston. For more than half a century, it seemed the Fenway and Kenmore Square areas of Boston were destined to remain a sort of ramshackle district dominated by beat-up low-rise buildings, gas stations, dive bars and a Fenway Park that the then-owners wanted to demolish. Three World Series