

HOPE LODGE - BALTIMORE



APPLICATION INFORMATION

APPLICANT INFORMATION |

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*This is a joint submission, completed by the project team.

PROJECT TEAM



Client
American Cancer Society



Architect + Interiors
JP2 Architects



Sustainability
Lorax Partnerships



General Contractor
Harkins



Structural Engineer
Carroll Engineering



MEP Engineer
Allen + Shariff



Code Consultant
Jensen Hughes



Branding | Signage
Cohere



Artist
ArtStar



Photography
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Landscaper
WT squared

MEETS JUDGING REQUIREMENTS

Project Overview

The American Cancer Society's Richard M. Schulze Family Foundation Hope Lodge Baltimore is a 30,000-square-foot hospitality facility providing free lodging and support for cancer patients and caregivers traveling for treatment. Designed as a place of comfort, connection, and hope, it offers a restorative environment during a challenging time.

Completeness

June 2026 marked the completion of the transformation of the former Ronald McDonald House into Hope Lodge Baltimore. Funded entirely through donor support and philanthropic investments, Hope Lodge expanded guest accommodations, shared living areas, kitchen facilities, and other amenities to better serve guests and their caregivers.

Sense of Place and Quality

Guided by themes of restoration, renewal, and hope, the facility incorporates welcoming communal spaces, abundant natural light, flexible gathering areas, and wellness-focused amenities that support both physical and emotional well-being. Hope Lodge creates a true "home away from home," fostering dignity, community, and resilience for those receiving care in Baltimore.

Sustainability

Rather than constructing a new facility on an undeveloped site, the new Hope Lodge Baltimore facility is a sustainable urban infill redevelopment that revitalizes a downtown site, supports smart growth, utilizes existing infrastructure, and promotes transit-oriented living near major healthcare facilities. Features such as WaterSense fixtures, ENERGY STAR appliances, low-emitting materials, stormwater management systems, and efficient lighting controls reduce resource consumption while enhancing indoor environmental quality. The project also prioritizes the health and well-being of cancer patients and their caregivers through wellness-focused design strategies and is pursuing WELL certification, while achieving National Green Building Standard (NGBS) Multifamily Silver certification.

Visionary and Emulation

Hope Lodge Baltimore elevates patient lodging into a healing environment that supports the well-being of cancer patients and caregivers. Through wellness-focused design, it provides a place to rest, connect, and recover during treatment. Recognizing that cancer care takes a village, the project demonstrates how collaborative partnerships can transform an existing building into a valuable community asset that serves patients, caregivers, and families alike. The result is a replicable model for integrating wellness, hospitality, and community support that others can emulate.

A Need

Hope Lodge Baltimore addresses the needs of cancer patients and caregivers who must travel away from home for treatment, providing free lodging that helps reduce the financial and emotional burdens associated with care. Hope Lodge strengthens Baltimore's role as a place of care and provides hope, stability, and relief to families navigating cancer treatment.



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PROJECT OVERVIEW

PROJECT ADDRESS |

636 W. Lexington Street
Baltimore, MD 21201

PROJECT COMPLETION |

June 03, 2026

PROJECT SIZE |

30,000 sq. ft

PROJECT OVERVIEW |

The American Cancer Society's Richard M. Schulze Family Foundation Hope Lodge Baltimore is a place of healing and hospitality. For the guests who rely on it, however, it is so much more than a building.

By renovating the existing three-story building, the project transformed the former Ronald McDonald House at 636 W. Lexington Street into a larger Baltimore Hope Lodge. Expanding from 26 to 34 guest rooms, the facility increased its capacity by approximately 30%, enabling more families traveling for medical treatment to access free lodging, shared amenities, and a supportive home-like environment.

Every aspect of the environment was thoughtfully considered to support guest well-being. Healthy, natural materials were carefully selected throughout the facility, complemented by advanced mechanical systems and water filtration technologies that promote a healthier indoor environment. Together, these elements create a welcoming and restorative setting where guests can find comfort, connection, and support during one of life's most challenging experiences.



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COMPLETENESS

The Hope Lodge Baltimore relocation and expansion project was successfully completed just in time for National Cancer Survivors Month in June 2026.

The completed project delivered more than 30 guest rooms and a comprehensive suite of supportive amenities, including communal kitchens, dining spaces, wellness-focused gathering areas, administrative support spaces, and upgraded building systems. Designed to provide a free “home away from home,” the facility directly addresses one of the most significant barriers to cancer treatment: access to affordable lodging for patients and families who must leave their home behind to receive care.

The project represents a strategic investment of philanthropic and donor resources, leveraging charitable dollars to create a long-term community asset with a lasting impact. By increasing lodging capacity and enhancing the quality of accommodations and services available to guests, the facility expands the reach of the American Cancer Society’s mission while strengthening the healthcare support infrastructure that serves Baltimore’s nationally recognized cancer treatment centers. The expanded facility enables easier access to life-saving treatment, reducing the financial and logistical burdens associated with travel, housing, and extended medical care.

Financial viability and long-term sustainability were central considerations throughout the project’s planning and implementation. The renovated facility incorporates durable, low-maintenance materials and upgraded building systems that reduce ongoing operational costs while supporting efficient facility management. Hope Lodge’s design was guided by evidence-based wellness principles, including improvements to air quality, water quality, lighting, acoustics, and material selection, ensuring a healthy, resilient environment that will continue to serve occupants effectively for decades to come. These investments not only improve guest comfort and well-being but also support the long-term operational performance of the facility.

The project’s success extends beyond construction. Its true value is demonstrated through its ongoing operation as a vital community resource that improves access to cancer care and strengthens the region’s healthcare support network. By providing no-cost lodging and supportive services, Hope Lodge creates measurable community benefits by reducing treatment-related expenses, alleviating stress, and enabling patients and caregivers to focus on healing and recovery.

As a healing-centered destination built on dignity, connection, and hope, the facility will serve thousands of future guests while delivering enduring social and economic

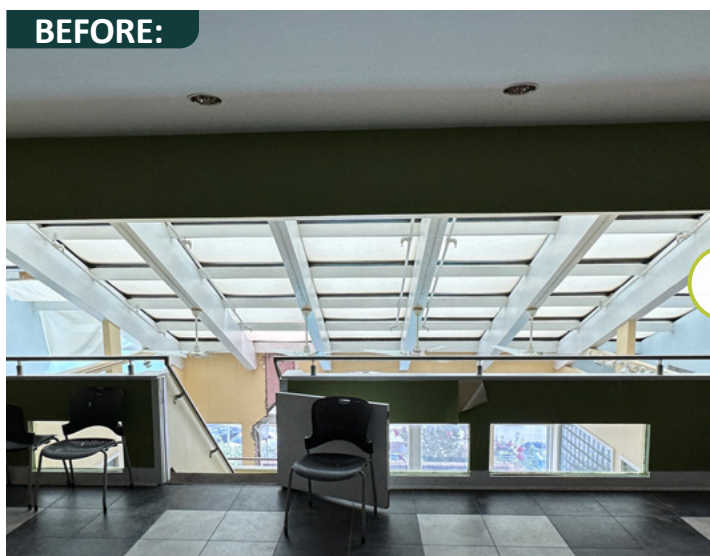


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value. Through its fully implemented mission; measurable community impact, operational sustainability, and effective stewardship of donor investment, the Hope Lodge Baltimore project stands as a model for how strategic capital investment can transform communities and change lives.



INTERIOR IMPROVEMENTS



EXTERIOR IMPROVEMENTS





A SENSE OF PLACE AND QUALITY

Hope Lodge Baltimore is far more than a place to stay during cancer treatment. It is a thoughtfully designed community that serves as a vital source of comfort, connection, and healing for patients and caregivers navigating one of the most challenging periods of their lives.

While many may view Hope Lodge simply as lodging near treatment centers, the reality is that guests spend countless hours between medical appointments in the building itself. During these moments, feelings of isolation, uncertainty, and exhaustion can be overwhelming. The design of the new Hope Lodge Baltimore was intentionally shaped to address these emotional and physical needs, transforming the facility into a restorative environment that supports healing beyond clinical care.

Located in the heart of Baltimore's medical district, Hope Lodge serves patients from across Maryland and the surrounding region who must travel away from home to access specialized cancer treatment. As a result, the project was designed to foster a strong sense of community

while providing a welcoming, residential atmosphere that reflects the warmth and resilience of the people it serves. Concepts such as restoration, renewal, faith, connection, and transformation guided the design process and informed every aspect of the guest experience.

These themes are expressed through purposeful architectural and interior design elements. Accessible and intuitive kitchen spaces encourage independence while creating opportunities for social interaction. An ombré staircase symbolizes transformation and hope, reflecting the personal journeys of guests throughout treatment. Natural light pours through a rejuvenating skylight, bringing warmth and vitality into shared spaces. Throughout the building, comfortable lounges, quiet rooms, and flexible gathering areas accommodate both moments of reflection and opportunities for community engagement.

The project achieves a high standard of quality by integrating thoughtful design with operational excellence. Hope Lodge Baltimore offers 34 private guest rooms and



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a comprehensive range of amenities that support both physical and emotional well-being. This includes a fully equipped communal kitchen with dedicated storage for residents, a fitness center, yoga and meditation rooms, multiple lounges, free laundry facilities, outdoor gathering spaces, gardens, and areas for reflection. These amenities are intentionally designed to create a nurturing, home-like environment where guests can focus on healing rather than the burdens of travel and accommodation. The American Cancer Society describes Hope Lodge as a “home away from home,” providing a supportive community where guests

can share meals, participate in activities, and find comfort among others experiencing similar challenges.

By combining compassionate design, quality construction, and mission-driven programming, Hope Lodge Baltimore serves as an inspiring anchor within the surrounding healthcare community. The facility promotes dignity, connection, and hope for thousands of patients and caregivers seeking care in Baltimore. Through its thoughtful integration of wellness, community, and hospitality, Hope Lodge Baltimore exemplifies how design can positively impact lives and strengthen the communities it serves.





SUSTAINABILITY

The American Cancer Society Hope Lodge Baltimore exemplifies a comprehensive approach to sustainability by integrating environmental stewardship, resource efficiency, and human-centered design. Located at 635 West Lexington Street in downtown Baltimore, the project is an urban infill redevelopment that leverages existing municipal infrastructure, utilities, healthcare services, and transportation networks. By revitalizing a previously developed site within an established community, the project supports smart growth principles, reduces embodied carbon, and strengthens the surrounding urban fabric.

The facility incorporates numerous green building strategies that contributed to achieving NGBS Multifamily Silver certification on May 11, 2026. Sustainable building features include WaterSense-certified plumbing fixtures, ENERGY STAR-rated appliances, occupancy sensors for lighting controls, low-emitting interior materials, bioretention systems for stormwater management, drip irrigation with rain-sensing controls, and smoke-free indoor and outdoor environments. These measures reduce energy and water consumption, improve indoor environmental quality, and support long-term operational efficiency.

The project's downtown location promotes alternative transportation and transit-oriented living by providing convenient access to public transportation, walkable amenities, and world-class healthcare institutions. Its proximity to the University of Maryland Medical Center and other treatment facilities reduces transportation burdens for patients and caregivers while encouraging pedestrian connectivity and reducing vehicle dependence.

Beyond environmental performance, Hope Lodge demonstrates a strong commitment to social sustainability and community well-being. The facility provides a free "home away from home" for cancer patients and their caregivers who must travel for treatment, removing a significant financial and emotional burden during a critical time in their lives. By improving access to healthcare, reducing housing insecurity during treatment, and fostering a supportive residential community, the project addresses important local and regional needs while promoting health equity and quality of life. The project's pursuit of WELL certification further underscores its focus on occupant health, comfort, safety, and wellness through strategies that enhance indoor environmental quality, support physical and mental well-being, and create spaces that promote healing and recovery.



VISIONARY AND EMULATION

Hope Lodge Baltimore redefines patient lodging by serving as an active part of the healing journey rather than simply a place to stay between treatments. The project takes the familiar concept of a “home away from home” and elevates it through thoughtful design, creating an environment that supports the physical, emotional, and social needs of cancer patients and their caregivers.

What further distinguishes the project is its commitment to creating a healthy indoor environment. Designed in accordance with the WELL Building Standard, the facility incorporates healthy building materials, advanced air filtration systems, and enhanced water quality measures that help provide exceptionally clean indoor air and drinking water for guests. These features support the health and well-being of immuno-compromised patients, demonstrating how building systems can play a meaningful role in the healing experience. The project’s emphasis on air quality, water quality, daylight, wellness, and occupant comfort raises the standard for patient lodging and supportive housing.

The space also demonstrates a forward-thinking approach to adaptive reuse and community investment. By transforming an existing building into a modern residential facility, the American Cancer Society and its partners created a resource that provides meaningful support to patients traveling to Baltimore for cancer care. The result is a space that not only meets practical needs but also reduces the emotional and financial burdens associated with treatment away from home.

Hope Lodge Baltimore serves as a model for how patient lodging can be designed with wellness, dignity, and community at its core. By integrating hospitality, wellness, and healthcare design into a single environment, Hope Lodge Baltimore demonstrates how patient lodging can become an essential part of the healing process rather than simply a place to stay.



A NEED

Each year, thousands of cancer patients travel to Baltimore to access specialized treatments that are unavailable in their home communities. For many, receiving life-saving care requires weeks or months away from home, creating significant financial and logistical challenges for both patients and their caregivers.

Baltimore is home to two National Cancer Institute (NCI)-designated comprehensive cancer centers: the Sidney Kimmel Comprehensive Cancer Center at Johns Hopkins and the University of Maryland Marlene and Stewart Greenebaum Comprehensive Cancer Center. These world-renowned institutions attract patients from across the country and around the globe seeking specialized care and innovative treatments.

For patients and their caregivers, the cancer journey extends beyond the hospital. The costs of travel, temporary housing, and other expenses can create significant financial and emotional burdens, adding stress at a time when families should be focused on healing.

The new Hope Lodge Baltimore facility represents far more than a move across the street. Since opening in 1987, the original lodge served patients with 26 guest rooms.

The relocated and renovated facility at 636 W. Lexington Street expands capacity to 34 rooms while offering modern amenities and more welcoming spaces. These improvements enable more patients to stay near life-saving treatment, more caregivers to remain by their loved ones' side, and more families to find stability and support during an incredibly difficult time.

Healing is shaped not only by medical treatment but also by the sense of comfort, connection, and normalcy that surrounds it. Shared meals, moments of laughter, meaningful conversations, and quiet opportunities for reflection remind patients and caregivers that they are more than their diagnosis. By fostering a supportive community, Hope Lodge creates an environment where emotional well-being can flourish alongside physical healing.

