STRIDEArc
Consulting

Tool 4: Red Flag Report

This rapid risk scanner is your early warning system. It helps you spot high-risk issues that may delay, derail, or overcomplicate your project.

Use this tool to:
- Score access, zoning, site conditions, and feasibility using a simple color-coded system.
- Surface any items that require deeper investigation before you move forward.
- Set realistic expectations with your team or partners about project risks.

Instructions:
Use this scanner as a quick risk assessment tool to surface high-impact concerns that could delay or derail your project. Mark each item based on what you know today. If you're unsure, mark "Red" or leave it blank and bring it up during your ARC consult.

Risk Area	Question	Green (Low Risk)	Yellow (Moderate Risk)	Red (High Risk)	Notes
Access	Is the site legally accessible from a public road?	[ ]	[ ]	[ ]	
	Can emergency and construction vehicles safely access the lot?	[ ]	[ ]	[ ]	
Zoning	Is the use allowed by right under current zoning?	[ ]	[ ]	[ ]	
	Do lot dimensions comply with all zoning requirements?	[ ]	[ ]	[ ]	
Topography	Is the slope manageable without major grading or retaining walls?	[ ]	[ ]	[ ]	
	Are soil or geotechnical conditions favorable or already known?	[ ]	[ ]	[ ]	
Utilities	Are water, sewer, electric, and gas services readily available?	[ ]	[ ]	[ ]	
	Are utility extensions simple, permitted, and affordable?	[ ]	[ ]	[ ]	
Permitting	Are permits and approvals likely to be minimal or routine?	[ ]	[ ]	[ ]	

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Risk Area	Question	Green (Low Risk)	Yellow (Moderate Risk)	Red (High Risk)	Notes
Environmental	Is the site free of overlays, design reviews, or conditional use triggers?	[ ]	[ ]	[ ]	
	Is the lot outside of floodplain, wetlands, and protected habitat areas?	[ ]	[ ]	[ ]	
	Are there no signs of contamination or history of industrial use?	[ ]	[ ]	[ ]	
Layout & Buildable	Can your desired footprint and parking fit within the buildable area?	[ ]	[ ]	[ ]	
	Are there no major site constraints that impact building efficiency?	[ ]	[ ]	[ ]	
Market Alignment	Is your proposed use well-supported by local demand and comps?	[ ]	[ ]	[ ]	
Timeline Feasibility	Can the project reasonably be completed in 12 months or less?	[ ]	[ ]	[ ]	

Tip: Three or more red flags don't necessarily mean the project isn't viable—but they do signal that a deeper feasibility review is needed. Consider upgrading to ARC Start Advisor or ARC Start Pro for support resolving complex risk areas.